

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

January 14, 2014

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

City Council Study Sessions

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

City Council Meetings

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

City Council Closed Sessions

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

City Hall Council Chamber - 14177 Frederick Street

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

Victoria Baca, Mayor Pro Tem
Jesse L. Molina, Council Member

Tom Owings, Mayor

Richard A. Stewart, Council Member
Yxstian Gutierrez, Council Member

AGENDA
CITY COUNCIL OF THE CITY OF MORENO VALLEY
January 14, 2014

CALL TO ORDER – 5:30 PM

SPECIAL PRESENTATIONS

1. Moreno Valley “M” Landmark Improvement Project
2. Business Spotlight
 - a) AP Computers
 - b) Polly’s Pies
3. Proclamation Recognizing January 2014 as National Mentoring Month

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

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

**REGULAR MEETING - 6:00 PM
JANUARY 14, 2014**

INVOCATION

Pastor Diane Gardner - Beautiful Women of God - Diane Gardner Ministries

CALL TO ORDER

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

PLEDGE OF ALLEGIANCE

ROLL CALL

INTRODUCTIONS

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

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

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

AGENDA
January 14, 2014

JOINT CONSENT CALENDARS (SECTIONS A-D)

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

A. CONSENT CALENDAR-CITY COUNCIL

A.1 ORDINANCES - READING BY TITLE ONLY

Recommendation: Waive reading of all Ordinances.

A.2 MINUTES - REGULAR MEETING OF DECEMBER 10, 2013 (Report of: City Clerk's Department)

Recommendation:

1. Approve as submitted.

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

Recommendation:

1. Receive and file the Reports on Reimbursable Activities for the period of December 4, 2013 – January 7, 2014.

A.4 APPROVE AND EXECUTE AGREEMENT FOR CONVEYANCE OF PROPERTY FOR PARTIAL ACQUISITION OF APN 486-270-019 FOR THE NASON STREET FROM CACTUS AVENUE TO FIR AVENUE STREET IMPROVEMENT PROJECT – PROJECT NO. 801 0001 70 77 (Report of: Public Works Department)

Recommendations

1. Approve the Agreement for Conveyance of Property for the partial acquisition of APN 486-270-019 for the Nason Street Improvement Project.
2. Authorize the City Manager to execute the Agreement for Conveyance of Property and authorize the Public Works Director/City Engineer to approve any changes subject to the approval of the City Attorney.
3. Authorize the issuance of a Purchase Order for \$146,000 (\$136,000

AGENDA
January 14, 2014

for the acquisition purchase price plus \$10,000 for escrow closing fees) when the Agreement has been signed by all parties.

A.5 SUPPLEMENTAL LAW ENFORCEMENT SERVICES FUND (SLESF)
EXPENDITURE PLAN FOR FY 2013-14
(Report of: Financial & Management Services Department)

Recommendations

1. Approval of the Supplemental Law Enforcement Services Fund (SLESF) Expenditure Plan for FY 2013-14.
2. Approve an increase of \$325,323 to the SLESF Grant Fund FY 2013-14 revenue budget (account 2410-60-69-76012-486000) to reflect the total FY 2013-14 allocation of \$325,323.
3. Approve an increase of \$325,323 to the SLESF Grant Fund FY 2013-14 expenditure budget (account 2410-60-69-76012-620320) to reflect the FY 2013-14 planned expenditure of \$325,323.

A.6 AWARD CONSTRUCTION CONTRACT TO PRINCIPLES
CONTRACTING, INC. FOR THE CIVIC CENTER SITE IMPROVEMENTS
(EXTERIOR) PHASE 2 -
PROJECT NO. 803 0001 70 77
(Report of: Public Works Department)

Recommendations

1. Award the construction contract to Principles Contracting, Inc., 1760 Marlborough Avenue, Riverside, CA 92507, the lowest responsible bidder, for the construction of the Civic Center Site Improvements (Exterior) Project.
2. Authorize the City Manager to execute the Agreement with Principles Contracting, Inc.
3. Authorize the issuance of a Purchase Order to Principles Contracting, Inc. for \$400,500 (\$356,000 bid amount plus 12.5% contingency) when the contract has been signed by all parties.
4. Authorize the Public Works Director/City Engineer to execute any subsequent related minor change orders to the contract with Principles Contracting, Inc., up to, but not exceeding, the contingency amount of \$44,500, subject to the approval of the City Attorney.
5. Authorize the Public Works Director/City Engineer to record the Notice of Completion once he determines the work is complete, accept the improvements into the City's maintained system, and

AGENDA
January 14, 2014

release the retention to Principles Contracting, Inc., if no claims are filed against the project.

6. Authorize the re-appropriation of \$185,358 from the EOC Family Care Generator project, 2005 Lease Revenue Bonds Fund (Fund 3401), to the Civic Center Site Improvements (Exterior).

- A.7 APPROVE AND EXECUTE AGREEMENT FOR CONVEYANCE OF PROPERTY FOR PARTIAL ACQUISITION OF APNS 487-470-015, 487-470-016, AND 487-470-017 FOR THE NASON STREET FROM CACTUS AVENUE TO FIR AVENUE STREET IMPROVEMENT PROJECT – PROJECT NO. 801 0001 70 77
(Report of: Public Works Department)

Recommendations

1. Approve the Agreement for Conveyance of Property for the partial acquisition of APNs 487-470-015, 487-470-016, and 487-470-017 for the Nason Street Improvement Project.
2. Authorize the City Manager to execute the Agreement for Conveyance of Property and authorize the Public Works Director/City Engineer to approve any changes subject to the approval of the City Attorney.
3. Authorize the issuance of a Purchase Order for \$210,000 (\$200,000 for the acquisition purchase price plus \$10,000 for escrow closing fees) when the Agreement has been signed by all parties.

- A.8 PA07-0080, PM 35672 – REQUEST TO EXTEND THE FULL ROAD CLOSURE OF INDIAN STREET FROM IRIS AVENUE TO KRAMERIA AVENUE AND IRIS AVENUE BETWEEN INDIAN STREET AND CONCORD WAY FOR THE CONSTRUCTION OF STREET IMPROVEMENTS UNTIL FEBRUARY 1, 2014
(Report of: Public Works Department)

Recommendations

1. Authorize the extension of a full road closure of Indian Street from Iris Avenue to Krameria Avenue and Iris Avenue between Indian Avenue and Concord Way for the construction of street improvements until February 1, 2014.
2. Authorize the City Engineer to allow for an additional 30-day extension in addition to the extension being requested to the proposed road closure window if the project is delayed due to unforeseen construction issues.

- A.9 AUTHORIZATION TO AWARD THE CONSTRUCTION CONTRACT TO HILLCREST CONTRACTING, INC. FOR THE HEMLOCK AVENUE IMPROVEMENTS AND GRAHAM STREET IMPROVEMENTS, PROJECT NO. 801 7002 70 77
(Report of: Public Works Department)

Recommendations

1. Award the construction contract to Hillcrest Contracting, Inc., 1467 Circle City Drive, Corona, California 92879, the lowest responsible bidder, for the Hemlock Avenue Improvements and Graham Street Improvements.
2. Authorize the City Manager to execute a contract with Hillcrest Contracting, Inc.
3. Authorize the issuance of a Purchase Order to Hillcrest Contracting, Inc. for the amount of \$293,412 (\$244,510 bid amount plus 20% contingency) when the contract has been signed by all parties.
4. Authorize the Public Works Director/City Engineer to execute any subsequent related minor change orders to the contract with Hillcrest Contracting, Inc. up to, but not exceeding, the contingency amount of \$48,902, subject to the approval of the City Attorney.
5. Authorize the Public Works Director/City Engineer to record the Notice of Completion once he determines the work is complete, accept the improvements into the City's maintained system and release the retention to Hillcrest Contracting, Inc., if no claims are filed against the project.

- A.10 APPROVAL OF PAYMENT REGISTER FOR NOVEMBER, 2013
(Report of: Financial & Management Services Department)

Recommendation:

1. Adopt Resolution No. 2014-01. A Resolution of the City Council of the City of Moreno Valley, California, approving the Payment Register for the month of November, 2013 in the amount of \$11,821,621.94.

B. CONSENT CALENDAR-COMMUNITY SERVICES DISTRICT

- B.1 ORDINANCES - READING BY TITLE ONLY

Recommendation: Waive reading of all Ordinances.

- B.2 MINUTES - REGULAR MEETING OF DECEMBER 10, 2013 (Report of: City Clerk's Department)

Recommendation:

1. Approve as Submitted.

B.3 AUTHORIZE THE SUBMISSION OF APPLICATION FOR ADDITIONAL AFTER SCHOOL EDUCATION AND SAFETY GRANT FUNDS FOR FISCAL YEAR 2014/2015

(Report of: Parks & Community Services Department)

Recommendation:

1. Authorize the City Manager to submit an application to the California Department of Education for additional After School Education and Safety Grant funds (ASES) for FY 2014/15.

C. CONSENT CALENDAR - HOUSING AUTHORITY

C.1 ORDINANCES - READING BY TITLE ONLY

Recommendation: Waive reading of all Ordinances.

C.2 MINUTES - REGULAR MEETING OF DECEMBER 10, 2013 (Report of: City Clerk's Department)

Recommendation:

1. Approve as submitted.

C.3 RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO ACCEPT AND CONSENT TO DEEDS OR GRANTS FOR RESIDENTIAL PROPERTIES ACQUIRED BY OR ASSIGNED TO THE MORENO VALLEY HOUSING AUTHORITY

(Report of: Community & Economic Development Department)

Recommendation:

1. Adopt Resolution No. HA 2014-01. A Resolution of the Moreno Valley Housing Authority of the City of Moreno Valley, California, authorizing the executive director (or his/her assignee) to accept and consent to deeds or grants for residential properties acquired by or assigned to the Housing Authority.

D. CONSENT CALENDAR - BOARD OF LIBRARY TRUSTEES

D.1 ORDINANCES - READING BY TITLE ONLY

Recommendation: Waive reading of all Ordinances.

D.2 MINUTES - REGULAR MEETING OF DECEMBER 10, 2013 (Report of: City Clerk's Department)

Recommendation:

AGENDA
January 14, 2014

1. Approve as submitted.

E. PUBLIC HEARINGS - NONE

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

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

G. REPORTS

- G.1 APPROVE POLICY DIRECTION FOR REVIEW OF LAND USE APPLICATIONS IN THE SR-60 EAST CORRIDOR STUDY AREA (PA13-0003), AND RECOGNIZE THAT ORDINANCE 861 WILL EXPIRE ON JANUARY 23, 2014

(Report of: Community & Economic Development Department)

Recommendations That the City Council:

1. Adopt the Preferred Alternative identified in the SR-60 East Corridor Study to provide policy direction for use in the review of land use change applications, recognizing that any future land use proposals in the Study area will require separate evaluation for land use consistency and potential environmental impacts.
2. Recognize that Ordinance 861 which extended a moratorium on the issuance of land use entitlements in four designated locations along the SR-60 East Corridor Area will expire on January 23, 2014.

- G.2 RECEIVE THE ANNUAL REPORT ON DEVELOPMENT IMPACT FEES FOR FISCAL YEAR 2012-13

(Report of: Financial & Management Services Department)

Recommendations That the City Council:

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

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

- G.4 CITY ATTORNEY'S REPORT (Informational Oral Presentation - not for

AGENDA
January 14, 2014

Council action)

H. LEGISLATIVE ACTIONS

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

H.2 ORDINANCES - 2ND READING AND ADOPTION

- H.2.1 ORDINANCE NO. 872. AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MORENO VALLEY, CALIFORNIA APPROVING P11-061, THE SIXTH AMENDMENT TO THE TOWNGATE SPECIFIC PLAN (SP NO. 200) TO PERMIT SENIOR HOUSING FACILITIES AND CONDITIONALLY PERMIT HOTELS AND ASSISTED LIVING FACILITIES IN THE OFFICE COMMERCIAL LAND USE DISTRICT OF THE PLAN, INCLUDING DEVELOPMENT AND PARKING STANDARDS AND UPDATED HANDICAP ACCESSIBLE STANDARDS. (RECEIVED FIRST READING AND INTRODUCTION ON DECEMBER 10, 2013 BY A 5-0 VOTE)

Recommendations That the City Council:

1. ADOPT Ordinance No. 872. An Ordinance of the City Council of the City of Moreno Valley, California approving P11-061, the sixth amendment to the Towngate Specific Plan (SP No. 200) to permit senior housing facilities and conditionally permit hotels and assisted living facilities in the Office Commercial Land Use District of the Plan, including development and parking standards and updated handicap accessible standards.

H.3 ORDINANCES - URGENCY ORDINANCES - NONE

H.4 RESOLUTIONS - NONE

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

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

AGENDA
January 14, 2014

CLOSED SESSION

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

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

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

The Closed Session will be held pursuant to Government Code:

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

Number of Cases: 5

Discussion and possible decision(s) about waiving the attorney-client privilege and authorizing disclosure of the document(s) created pursuant to the City Council's direction to the City Attorney in Closed Session on September 7, 2010.

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

Number of Cases: 5

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

ADJOURNMENT

CERTIFICATION

I, Jane Halstead, City Clerk of the City of Moreno Valley, California, certify that the City Council Agenda was posted in the following places pursuant to City of Moreno

AGENDA
January 14, 2014

Valley Resolution No. 2007-40:

City Hall, City of Moreno Valley
14177 Frederick Street

Moreno Valley Library
25480 Alessandro Boulevard

Moreno Valley Senior/Community Center
25075 Fir Avenue

Jane Halstead, CMC,
City Clerk

Date Posted: January 8, 2014

MINUTES
CITY COUNCIL JOINT MEETING OF THE CITY OF MORENO VALLEY
December 10, 2013

CALL TO ORDER

SPECIAL PRESENTATIONS

1. Recycling All-Star Awards Presented by Waste Management - Kitty Vandiver, Octavio Hernandez, and Broadstone Rancho Belago Apts

2. Recognition of Ride MoVal Volunteers

Item No. 2 was continued to January 2014.

3. Business Spotlight

a) Qi Hair Salon

b) Integrated Care Communities

**MINUTES
JOINT MEETING OF THE
CITY COUNCIL OF THE CITY OF MORENO VALLEY
MORENO VALLEY COMMUNITY SERVICES DISTRICT
CITY AS SUCCESSOR AGENCY FOR THE
COMMUNITY REDEVELOPMENT AGENCY
OF THE CITY OF MORENO VALLEY
MORENO VALLEY HOUSING AUTHORITY
BOARD OF LIBRARY TRUSTEES
MORENO VALLEY HOUSING AUTHORITY
MORENO VALLEY PUBLIC FACILITIES FINANCING CORPORATION (MVPFFC)
MORENO VALLEY PUBLIC FINANCING AUTHORITY (MVPFA)
MORENO VALLEY INDUSTRIAL DEVELOPMENT AUTHORITY (IDA)
REGULAR MEETING – 6:00 PM
December 10, 2013**

INVOCATION

Invocation will be given by Pastor Philpot Christ Community Church.

CALL TO ORDER

The Joint Meeting of the City Council of the City of Moreno Valley, Moreno Valley Community Services District, City as Successor Agency for the Community Redevelopment Agency of the City of Moreno Valley, Moreno Valley Housing Authority and the Board of Library Trustees was called to order at 6:07 p.m. by Mayor Tom Owings in the Council Chamber located at 14177 Frederick Street

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

PLEDGE OF ALLEGIANCE

Pledge of Allegiance was led by Pete Bleckert

ROLL CALL

Council:

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

MINUTES
December 10, 2013

Staff:

Jane Halstead	City Clerk
Ewa Lopez	Deputy City Clerk
Cindy Miller	Executive Assistant to Mayor/City Council
Richard Teichert	Chief Financial Officer/City Treasurer
Suzanne Bryant	City Attorney
Michelle Dawson	City Manager
Tom DeSantis	Assistant City Manager
Ahmad Ansari	Public Works Director
Chris Paxton	Administrative Services Director
Joel Ontiveros	Police Chief
Abdul Ahmad	Fire Chief
John Terell	Community and Economic Development Director
Mike McCarty	Parks & Community Services Director

Council Member Victoria Baca introduced Library Director Ivorie Franks.

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

Scott Heveran - recall

Eduardo - recall; involvement in the community

Marcia Amino - Saturday study session; conduct at council meetings

JoAnn Stephan - recall

Tom Jerele, Sr. - Wind Symphony concert last week; kudos to the City Clerk and staff; recall

Dr. Steve Overton - invited councilmembers to help pass out toys to underprivileged children on December 21

AGENDA ORDER

Remaining comments were taken after Item G.6, City Attorney Report

Chris Baca - homelessness issue, Nason Street bridge - proposed naming it in memory of Norma Lopez; Hemlock and Graham flooding issue on Hemlock and Graham

Louise Palomarez - recall petition

Susan Gilmore Owings - congratulations to mayor; photo shot of mayor's arrest; recall; mayor's contributions/accomplishments

MINUTES
December 10, 2013

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

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

A. CONSENT CALENDAR-CITY COUNCIL

A.1 ORDINANCES - READING BY TITLE ONLY

Recommendation: Waive reading of all Ordinances.

A.2 MINUTES - REGULAR MEETING OF NOVEMBER 12, 2013 (Report of: City Clerk's Department)

Recommendation:

Approve as submitted.

A.3 MINUTES - SPECIAL MEETING OF NOVEMBER 26, 2013 (Report of: City Clerk's Department)

Recommendation:

Approve as submitted.

A.4 CITY COUNCIL REPORTS ON REIMBURSABLE ACTIVITIES (Report of: City Clerk's Department)

Recommendation:

Receive and file the Reports on Reimbursable Activities for the period of November 6 – December 3, 2013.

A.5 APPROVAL OF PAYMENT REGISTER FOR OCTOBER, 2013
(Report of: Financial & Management Services Department)

Recommendation:

Adopt Resolution No. 2013-85. A Resolution of the City Council of the City of Moreno Valley, California, approving the Payment Register for the month of October, 2013 in the amount of \$10,662,871.27.

A.6 ACCEPTANCE OF THE FISCAL YEAR 2013 HOMELAND SECURITY GRANT PROGRAM (HSGP) AWARD
(Report of: Fire Department)

MINUTES
December 10, 2013

Recommendations

1. Accept the Fiscal Year 2013 Homeland Security Grant Program (HSGP) award of \$32,345 from the Riverside County Fire Office of Emergency Services.
2. Increase the revenue and expenditure budget for the Emergency Management Grant Fund 2503 by \$6,725.

A.7 COMPREHENSIVE ANNUAL FINANCIAL REPORT FOR FISCAL YEAR ENDED JUNE 30, 2013

(Report of: Financial & Management Services Department)

Recommendation:

The Finance Sub-Committee reviewed and recommends the receipt and filing of the Comprehensive Annual Financial Report for the fiscal year that ended June 30, 2013.

A.8 AWARD TO HAAKER EQUIPMENT FOR THE REPLACEMENT PURCHASE OF ONE ELGIN CNG STREET SWEEPER

(Report of: Public Works Department)

Recommendations

1. Award to Haaker Equipment Company of La Verne, CA, for the purchase of one 2014 Elgin CNG Broom Bear, Street Sweeper, and:
2. Authorize the Purchasing & Facilities Division Manager to issue a purchase order to Haaker Equipment Company in the amount of \$339,805.80.

A.9 P10-085 – REDUCE IRREVOCABLE STANDBY LETTER OF CREDIT AS FAITHFUL PERFORMANCE SECURITY AND ADOPT THE RESOLUTION AUTHORIZING ACCEPTANCE OF THE PUBLIC IMPROVEMENTS AS COMPLETE AND ACCEPTING THE PORTIONS OF PIGEON PASS ROAD AT COUGAR CANYON DRIVE ASSOCIATED WITH THE PROJECT INTO THE CITY’S MAINTAINED STREET SYSTEM

(Report of: Public Works Department)

Recommendations

1. Adopt the Resolution No. 2013-86 authorizing the acceptance of the public improvements within P10-085 as complete and accepting the portions of Pigeon Pass Road at Cougar Canyon Drive associated with the project into the City’s maintained street system; and

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

- A.10 ADOPTION OF RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MORENO VALLEY APPROVING THE ISSUANCE BY THE MORENO VALLEY PUBLIC FINANCING AUTHORITY OF NOT TO EXCEED \$42,000,000 AGGREGATE PRINCIPAL AMOUNT OF LEASE REVENUE REFUNDING BONDS, SERIES 2013 TO REFUND OUTSTANDING BONDS; AUTHORIZING EXECUTION AND DELIVERY OF A MASTER FACILITIES LEASE, A MASTER FACILITIES SUBLEASE AND A BOND PURCHASE AGREEMENT; APPROVING FORM OF OFFICIAL STATEMENT; AND AUTHORIZING EXECUTION OF DOCUMENTS AND THE TAKING OF ALL NECESSARY ACTIONS RELATING TO THE REFINANCING WITH THE MORENO VALLEY PUBLIC FINANCING AUTHORITY

(Report of: Financial & Management Services Department)

Recommendation:

Adopt Resolution No. 2013-87, a resolution of the City Council of the City of Moreno Valley, California, approving the issuance by the Moreno Valley Public Financing Authority of not to exceed \$42,000,000 aggregate principal amount of Lease Revenue Refunding Bonds, Series 2013 to refund outstanding bonds; authorizing execution and delivery of a Master Facilities Lease, a Master Facilities Sublease and a Bond Purchase Agreement; approving form of Official Statement; and authorizing execution of documents and the taking of all necessary actions relating to the refinancing with the Moreno Valley Public Financing Authority.

- A.11 CITY FINANCIAL PARTICIPATION WITH CHAMBERS OF COMMERCE
(Report of: Community & Economic Development Department)

Recommendations

Provide formal City financial support by joining the three Moreno Valley Chambers of Commerce at their corporate or higher level.

- A.12 LASSELLE SPORTS PARK - EXECUTION OF EASEMENT DEEDS FOR WATER AND SEWER PURPOSES TO EASTERN MUNICIPAL WATER DISTRICT

(Report of: Parks & Community Services Department)

MINUTES
December 10, 2013

Recommendations

1. Authorize the Mayor to execute the Easement Deed for Recycled Water and Access Easement on Lasselle Sports Park A.P.N. 312-260-016.
2. Authorize the President of the Community Services District (CSD) to execute the Easement Deed for Recycled Water and Access Easement on Lasselle Sports Park A.P.N. 312-130-024.
3. Authorize the President of the CSD to execute the Easement Deed for Sewer Man-hole Access Easement on Lasselle Sports Park A.P.N. 312-130-024.
4. Authorize the President of the CSD to execute the Easement Deed for Sewer Access Easement on Lasselle Sports Park A.P.N. 312-130-024.
5. Authorize the President of the CSD to execute the Easement Deed for Sewer Access Easement on Lasselle Sports Park A.P.N. 312-130-024 and 312-130-025.
6. Direct the City Clerk to forward the signed Easement Deeds to Eastern Municipal Water District for further processing and recordation.

B. CONSENT CALENDAR-COMMUNITY SERVICES DISTRICT

B.1 ORDINANCES - READING BY TITLE ONLY

Recommendation: Waive reading of all Ordinances.

B.2 MINUTES - REGULAR MEETING OF NOVEMBER 12, 2013 (Report of: City Clerk's Department)

Recommendation:

Approve as submitted.

B.3 MINUTES - SPECIAL MEETING OF NOVEMBER 26, 2013 (Report of: City Clerk's Department)

Recommendation:

Approve as submitted.

B.4 AUTHORIZE SUBMISSION OF APPLICATION FOR 21ST CENTURY COMMUNITY LEARNING CENTERS GRANT FOR FISCAL YEAR 2014/2015

(Report of: Parks & Community Services Department)

MINUTES
December 10, 2013

Recommendation:

Authorize the City Manager to submit an application to the California Department of Education for the 21st Century Community Learning Centers Grant for Fiscal Year 2014/2015.

B.5 LASSELLE SPORTS PARK - EXECUTION OF EASEMENT DEEDS FOR WATER AND SEWER PURPOSES TO EASTERN MUNICIPAL WATER DISTRICT

(Report of: Parks & Community Services Department)

Recommendations

1. Authorize the Mayor to execute the Easement Deed for Recycled Water and Access Easement on Lasselle Sports Park A.P.N. 312-260-016.
2. Authorize the President of the Community Services District (CSD) to execute the Easement Deed for Recycled Water and Access Easement on Lasselle Sports Park A.P.N. 312-130-024.
3. Authorize the President of the CSD to execute the Easement Deed for Sewer Man-hole Access Easement on Lasselle Sports Park A.P.N. 312-130-024.
4. Authorize the President of the CSD to execute the Easement Deed for Sewer Access Easement on Lasselle Sports Park A.P.N. 312-130-024.
5. Authorize the President of the CSD to execute the Easement Deed for Sewer Access Easement on Lasselle Sports Park A.P.N. 312-130-024 and 312-130-025.
6. Direct the City Clerk to forward the signed Easement Deeds to Eastern Municipal Water District for further processing and recordation.

C. CONSENT CALENDAR - HOUSING AUTHORITY

C.1 ORDINANCES - READING BY TITLE ONLY

Recommendation: Waive reading of all Ordinances.

C.2 MINUTES - REGULAR MEETING OF NOVEMBER 12, 2013 (Report of: City Clerk's Department)

Recommendation:

Approve as submitted.

MINUTES
December 10, 2013

C.3 MINUTES - SPECIAL MEETING OF NOVEMBER 26, 2013 (Report of: City Clerk's Department)

Recommendation:
Approve as submitted.

D. CONSENT CALENDAR - BOARD OF LIBRARY TRUSTEES

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

D.2 MINUTES - REGULAR MEETING OF NOVEMBER 12, 2013 (Report of: City Clerk's Department)

Recommendation:
Approve as submitted.

Motion to Approve Joint Consent Calendar Items A.1 through D.2 by m/Council Member Victoria Baca, s/Council Member Richard A. Stewart

Approved by a vote of 5-0.

ADJOURNMENT OF THE MORENO VALLEY CITY COUNCIL REGULAR MEETING TO THE MORENO VALLEY PUBLIC FINANCING AUTHORITY(MVPFA)

SPECIAL MEETING OF THE MORENO VALLEY PUBLIC FINANCING AUTHORITY (MVPFA)

CALL TO ORDER

Special Meeting of the Moreno Valley Public Financing Authority was called to order at 6:37 p.m. by Chairman Tom Owings in the Council Chamber located at 14177 Frederick Street.

ROLL CALL

Council:

Tom Owings	Chairperson
Jesse L. Molina	Vice Chairperson
Richard A. Stewart	Board Member
Yxstian Gutierrez	Board Member
Victoria Baca	Board Member

MINUTES
December 10, 2013

PUBLIC COMMENTS ON ANY SUBJECT ON THE SPECIAL MEETING AGENDA

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

G. REPORTS

- G.1 ADOPTION OF RESOLUTION OF THE BOARD OF DIRECTORS OF THE MORENO VALLEY PUBLIC FINANCING AUTHORITY AUTHORIZING THE ISSUANCE AND SALE OF LEASE REVENUE REFUNDING BONDS TO REFUND OUTSTANDING BONDS; APPROVING THE FORMS OF A MASTER TRUST AGREEMENT, A MASTER FACILITIES LEASE, A MASTER FACILITIES SUBLEASE AND A BOND PURCHASE AGREEMENT; APPROVING AN OFFICIAL STATEMENT DESCRIBING SAID BONDS; AND AUTHORIZING EXECUTION OF DOCUMENTS AND THE TAKING OF ALL NECESSARY ACTIONS RELATING TO THE ISSUANCE OF THE BONDS

(Report of: Financial & Management Services Department)

Recommendations That the City Council:

That the Board of Directors of the Moreno Valley Public Financing Authority adopt Resolution No. MVPFA 2013-01, authorizing the issuance and sale of Lease Revenue Refunding Bonds to refund outstanding bonds; approving the forms of a Master Trust Agreement, a Master Facilities Lease, a Master Facilities Sublease and a Bond Purchase Agreement; approving an Official Statement describing said Bonds; and authorizing execution of documents and the taking of all necessary actions relating to the issuance of the Bonds.

That the Board of Directors of the Moreno Valley Public Financing Authority adopt Resolution No. MVPFA 2013-01, authorizing the issuance and sale of Lease Revenue Refunding Bonds to refund outstanding bonds; approving the forms of a Master Trust Agreement, a Master Facilities Lease, a Master Facilities Sublease and a Bond Purchase Agreement; approving an Official Statement describing said Bonds; and authorizing execution of documents and the taking of all necessary actions relating to the issuance of the Bonds by m/Board Member Yxstian Gutierrez, s/Vice Chairperson Jesse L. Molina

Approved by a vote of 5-0.

ADJOURNMENT OF THE MORENO VALLEY PUBLIC FINANCING AUTHORITY (MVPFA) at 6:46 p.m.

MINUTES
December 10, 2013

RECONVENE JOINT MEETING OF THE CITY COUNCIL OF THE CITY OF MORENO VALLEY, MORENO VALLEY COMMUNITY SERVICES DISTRICT, CITY AS SUCCESSOR AGENCY FOR THE COMMUNITY REDEVELOPMENT AGENCY AND THE HOUSING AUTHORITY

E. PUBLIC HEARINGS

E.1 PUBLIC HEARING REGARDING THE MAIL BALLOT PROCEEDINGS FOR ASSESSOR'S PARCEL NUMBERS 291-192-025; 312-250-018, -019, AND -024; AND 316-020-002 THROUGH -005 AND 316-020-012 THROUGH -019 BALLOTING FOR THE CSD ZONE M ANNUAL PARCEL CHARGE

(Report of: Financial & Management Services Department)

Recommendations That the CSD:

1. Conduct the Public Hearing and accept public testimony regarding the mail ballot proceedings for Assessor's Parcel Numbers (APNs) 291-192-025; 312-250-018, -019, and -024; and 316-020-002 through -005 and 316-020-012 through -019 for inclusion into and approval of the annual charges for the CSD Zone M (Commercial, Industrial, and Multifamily Improved Median Maintenance) program.
2. Direct the Secretary of the CSD Board (City Clerk) to tabulate the CSD Zone M ballots for APNs 291-192-025; 312-250-018, -019, and -024; and 316-020-002 through -005 and 316-020-012 through -019.
3. Verify and accept the results of the mail ballot proceedings as identified on the Official Tally Sheet.
4. Receive and file with the City Clerk's office the accepted Official Tally Sheet.
5. If approved, authorize and impose the CSD Zone M (Commercial, Industrial, and Multifamily Improved Median Maintenance) annual parcel charge to APNs 291-192-025; 312-250-018, -019, and -024; and 316-020-002 through -005 and 316-020-012 through -019.

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

Conduct the Public Hearing and accept public testimony regarding the mail ballot proceedings for Assessor's Parcel Numbers (APNs) 291-192-025; 312-250-018, -019, and -024; and 316-020-002 through -005 and 316-020-012 through -019 for inclusion into and approval of the annual charges for the CSD Zone M (Commercial, Industrial, and Multifamily Improved Median Maintenance) program.

MINUTES
December 10, 2013

Direct the Secretary of the CSD Board (City Clerk) to tabulate the CSD Zone M ballots for APNs 291-192-025; 312-250-018, -019, and -024; and 316-020-002 through -005 and 316-020-012 through -019 by m/Victoria Baca, s/Jesse L. Molina

Approved by a vote of 5-0.

The City Clerk announced the results:

Smog Station and Tire Sales, Zone M
APN 291-192-025 - “Yes” vote

First 36, Zone M
APN 312-250-018, -019, -024 – “Yes” vote

FirstCal Industrial, LLC, Zone M
APN 316-020-002 through -005 and 316-020-012 though -019 – “Yes” vote

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

Receive and file with the City Clerk’s office the accepted Official Tally Sheet.

If approved, authorize and impose the CSD Zone M (Commercial, Industrial, and Multifamily Improved Median Maintenance) annual parcel charge to APNs 291-192-025; 312-250-018, -019, and -024; and 316-020-002 through -005 and 316-020-012 through -019 by m/Council Member Victoria Baca, s/Mayor Pro Tem Jesse L. Molina

Approved by a vote of 5-0.

- E.2 PUBLIC HEARING REGARDING THE MAIL BALLOT PROCEEDINGS FOR ASSESSOR’S PARCEL NUMBERS 291-192-025; AND 312-250-018, -019, AND -024 BALLOTING FOR NPDES
(Report of: Financial & Management Services Department)

Recommendations That the City Council:

1. Conduct the Public Hearing and accept public testimony regarding the mail ballot proceedings for Assessor’s Parcel Numbers (APNs) 291-192-025; and 312-250-018, -019, and -024 for approval of the National Pollutant Discharge Elimination System (NPDES) maximum annual rate.

MINUTES
December 10, 2013

2. Direct the City Clerk to tabulate the NPDES ballots for APNs 291-192-025; and 312-250-018, -019, and -024.
3. Verify and accept the results of the mail ballot proceedings as identified on the Official Tally Sheet.
4. Receive and file with the City Clerk's office the accepted Official Tally Sheet.
5. If approved, authorize and impose the NPDES maximum commercial/industrial regulatory rate to APNs 291-192-025; and 312-250-018, -019, and -024.

Conduct the Public Hearing and accept public testimony regarding the mail ballot proceedings for Assessor's Parcel Numbers (APNs) 291-192-025; and 312-250-018, -019, and -024 for approval of the National Pollutant Discharge Elimination System (NPDES) maximum annual rate.

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

Direct the City Clerk to tabulate the NPDES ballots for APNs 291-192-025; and 312-250-018, -019, and -024 by m/Council Member Victoria Baca, s/Council Member Richard A. Stewart

Approved by a vote of 5-0.

The City Clerk announced the results:

APN 291-192-025 - "Yes" vote
APN 312-250-018, -019, 024 - "Yes" vote

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

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

If approved, authorize and impose the NPDES maximum commercial/industrial regulatory rate to APNs 291-192-025; and 312-250-018, -019, and -024 by m/Council Member Victoria Baca, s/Council Member Richard A. Stewart

Approved by a vote of 5-0.

MINUTES
December 10, 2013

- E.3 A PUBLIC HEARING FOR A SPECIFIC PLAN AMENDMENT (P11-061) TO THE TOWNGATE SPECIFIC PLAN TO PERMIT SENIOR HOUSING AND CONDITIONALLY PERMIT HOTELS AND ASSISTED LIVING FACILITIES IN THE OFFICE COMMERCIAL LAND USE DISTRICT, INCLUDING DEVELOPMENT AND PARKING STANDARDS AND TO UPDATE TO EXISTING HANDICAP ACCESSIBLE PARKING STANDARDS. THE APPLICANT IS FRITZ DUDA COMPANY.
(Report of: Community & Economic Development Department)

Recommendations That the City Council:

1. RECOGNIZE that the proposed amendment is exempt from the California Environmental Quality Act (CEQA) Guidelines pursuant to Section 15061 of the CEQA Guidelines
2. INTRODUCE Ordinance No. 872, An Ordinance of the City Council of the City of Moreno Valley, California approving P11-061, the sixth amendment to the Towngate Specific Plan (SP No. 200) to permit senior housing facilities and conditionally permit hotels and assisted living facilities in the Office Commercial Land Use District of the Plan, including development and parking standards and updated handicap accessible standards.

Mayor Tom Owings opened the public testimony portion of the public hearing. Public testimony was received from Craig Givens (representing Concerned Citizens of Moreno Valley Advocacy Group; opposes senior housing and senior care facility).

The applicant John Loper, Fritz Duda Company, made the presentation.

RECOGNIZE that the proposed amendment is exempt from the California Environmental Quality Act (CEQA) Guidelines pursuant to Section 15061 of the CEQA Guidelines by m/Council Member Victoria Baca, s/Council Member Richard A. Stewart

Approved by a vote of 5-0.

Introduce Ordinance No. 872, An Ordinance of the City Council of the City of Moreno Valley, California approving P11-061, the sixth amendment to the Towngate Specific Plan (SP No. 200) to permit senior housing facilities and conditionally permit hotels and assisted living facilities in the Office Commercial Land Use District of the Plan, including development and parking standards and updated handicap accessible standards by m/Council Member Victoria Baca, s/Council Member Richard A. Stewart

MINUTES
December 10, 2013

Approved by a vote of 5-0.

- E.4 ADOPTION OF FY 2014-2015 CDBG AND HOME PROGRAM OBJECTIVES AND POLICIES
(Report of: Community & Economic Development Department)

Recommendations That the City Council:

1. Conduct a Public Hearing to allow for the community to comment on the needs of low-and-moderate income residents in Moreno Valley, including the CDBG Target Areas; and
2. Approve the proposed CDBG and HOME Program Objectives and Policies for the 2014-2015 Program Year.

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

Conduct a Public Hearing to allow for the community to comment on the needs of low-and-moderate income residents in Moreno Valley, including the CDBG Target Areas; and

Approve the proposed CDBG and HOME Program Objectives and Policies for the 2014-2015 Program Year by m/Mayor Pro Tem Jesse L. Molina, s/Council Member Yxstian Gutierrez

Approved by a vote of 5-0.

- E.5 ADOPTION OF 2013 CALIFORNIA BUILDING CODES, CALIFORNIA CODE OF REGULATIONS, TITLE 24, INCORPORATING THE LATEST EDITIONS OF THE MODEL CODES WITH AMENDMENTS
(Report of: Community & Economic Development Department)

Recommendations That the City Council:

1. Conduct a Public Hearing to receive public input on the proposed Ordinance.
2. Adopt Ordinance No. 871 amending Title 8, of the City of Moreno Valley Municipal Code by repealing and replacing Chapters 8.20, 8.22, 8.23, 8.24, 8.26, 8.36 and adopting, as modified, the California Building Standards Code, California Code of Regulations, Title 24; incorporating the 2012 International Building Code, 2012 Uniform Mechanical Code, the 2012 International Residential Code, the 2012 Uniform Plumbing Code, the 2012 International Fire Code, and the 2011 National Electrical Code; and adopting other regulations relating to Building and Fire Prevention requirements.

MINUTES
December 10, 2013

Mayor Tom Owings opened the public testimony portion of the public hearing. Public testimony was received from Ruthee Goldkorn.

Adopt Ordinance No. 871 amending Title 8, of the City of Moreno Valley Municipal Code by repealing and replacing Chapters 8.20, 8.22, 8.23, 8.24, 8.26, 8.36 and adopting, as modified, the California Building Standards Code, California Code of Regulations, Title 24; incorporating the 2012 International Building Code, 2012 Uniform Mechanical Code, the 2012 International Residential Code, the 2012 Uniform Plumbing Code, the 2012 International Fire Code, and the 2011 National Electrical Code; and adopting other regulations relating to Building and Fire Prevention requirements by m/Council Member Victoria Baca, s/Mayor Pro Tem Jesse L. Molina

Approved by a vote of 5-0.

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

G. REPORTS

G.1 APPOINTMENTS TO THE ACCESSIBILITY APPEALS BOARD, ARTS COMMISSION, LIBRARY COMMISSION AND SENIOR CITIZENS' BOARD

(Report of: City Clerk Department)

Recommendations That the City Council:

1. Review the ballots for appointments to various City Council Boards and Commissions (to be provided by the City Clerk) and mark your choices where appropriate.
2. Appoint those applicants who received majority vote by the City Council:

Appoint (1) applicant to the Accessibility Appeals Board for a Public Representative with a term expiring June 30, 2015.
3. Appoint (1) applicant to the Arts Commission with a term expiring June 30, 2015.
4. Appoint (1) applicant to the Library Commission with a term expiring June 30, 2016 and (2) applicants with terms expiring June 30, 2015.
5. Appoint (3) applicants to the Senior Citizens' Board with three terms expiring June 30, 2016, one (1) applicant with a term expiring June 30, 2015 and two (2) applicants with terms expiring June 30, 2014.

MINUTES
December 10, 2013

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

Mayor Tom Owings opened the agenda item for public comments, which were received from Scott Heveran, Ruthee Goldkorn, and Deanna Reeder.

Appoint Calvin J. Belcher to the Accessibility Appeals Board for a Public Representative with a term expiring June 30, 2015; and

Appoint Stephen Heaton to the Arts Commission with a term expiring June 30, 2015; and

Appoint Elena Santa Cruz to the Library Commission with a term expiring June 30, 2016; and

Appoint Miguel Arciniega, Maria Davis, and Robert Palomarez to the Senior Citizens' Board with three terms expiring June 30, 2016; and

If vacancies are not filled by a majority vote of the City Council, authorize the City Clerk to re-advertise the positions as vacant and carry over the current applications for reconsideration of appointment at a future date by m/Council Member Victoria Baca, s/Mayor Pro Tem Jesse L. Molina

Approved by a vote of 5-0.

- G.2 CITY COUNCIL REORGANIZATION – SELECTION OF MAYOR AND MAYOR PRO TEM
(Report of: City Clerk Department)

Recommendations That the City Council:

Staff recommends that the City Council conduct the reorganization of the City Council by selecting two Councilmembers to serve one-year terms respectively as Mayor and Mayor Pro Tem.

Mayor Tom Owings opened the agenda item for public comments, which were received from Scott Heveran, Ruthee Goldkorn, Chris Baca, Louise Palomarez, Craig R. Givens (representing Concerned Citizens of Moreno Valley Advocacy Group).

Conduct selection by voice vote rather than by written ballot by m/Mayor Tom Owings, s/Council Member Richard A. Stewart

MINUTES
December 10, 2013

Approved by a vote of 5-0.

City Clerk opened the nomination for Mayor:

Council Member Richard A. Stewart nominated Council Member Jesse Molina for Mayor

Council Member Victoria Baca nominated Tom Owings for Mayor

Close the nominations by m/Mayor Tom Owings, s/Council Member Victoria Baca

Approved by a vote of 5-0.

Roll call for Motion to appoint Jesse Molina as Mayor

Motion failed 1-3-1, Victoria Baca, Tom Owings and Jesse Molina opposed, Yxstian Gutierrez abstained.

Roll call for Motion to appoint Tom Owings as Mayor
Approved by a vote of 4-1, Council Member Richard A. Stewart opposed

The City Clerk opened the nomination for Mayor Pro Tem:

Mayor Pro Tem Jesse Molina nominated Victoria Baca
Council Member Richard Stewart nominated Jesse Molina

Close nominations for Mayor Pro Tem by m/Mayor Tom Owings, s/Council Member Yxstian Gutierrez

Approved by a vote of 5-0.

Roll call for Motion to appoint Victoria Baca as Mayor Pro Tem
Approved by a vote of 4-1, Council Member Richard A. Stewart opposed

- G.3 FISCAL YEAR 2012/13 YEAR-END BUDGET REVIEW AND FISCAL YEAR 2013/14 FIRST QUARTER BUDGET REVIEW
(Report of: Financial & Management Services Department)

Recommendations That the City Council:

1. Receive and file the Fiscal Year 2012/13 year-end budget review
2. Receive and file the Fiscal Year 2013/14 first quarter budget review

Mayor Tom Owings opened the agenda item for public comments; there

MINUTES
December 10, 2013

being none, public comments were closed.

No action required.

- G.4 MONTHLY REPORT: MORENO VALLEY ANIMAL SHELTER ADOPTION RATE
(Report of: Administrative Services Department)

Recommendations That the City Council:

Receive and file the Monthly Report: Moreno Valley Animal Adoption Rate for the periods of September 1, 2013 to September 30, 2013 and October 1, 2013 to October 31, 2013.

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

No action required.

- G.5 CITY MANAGER'S REPORT (Informational Oral Presentation - not for Council action)

City Manager Michelle Dawson reported that she accompanied Public Works staff to the annual American Public Works Association award ceremony. The City received a project of the year award for the Nason/Cactus improvement project. Congratulated staff and City Council for leadership. Asked Chief Ahmad to present information regarding Spark of Love toy drive to collect new unwrapped toys for underprivileged children.

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

In the Case Leslie Compton v the Department of Forestry and Fire Protection, County of Riverside, and the City of Moreno Valley, filed in Riverside Superior Court as Case No. MCC 1300074, the parties have reached settlement. The City of Moreno Valley settled the case for \$2500.

H. LEGISLATIVE ACTIONS

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

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

H.3 ORDINANCES - URGENCY ORDINANCES - NONE

H.4 RESOLUTIONS - NONE

MINUTES
December 10, 2013

Adjourned to Closed Session at 9:26 p.m.

CLOSED SESSION

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

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

Mayor Tom Owings opened the closed session agenda items, which were received from Deanna Reeder (Item 2).

The Closed Session was held pursuant to Government Code:

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

a Karla Hernandez V. City of Moreno Valley

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

Number of Cases: 1

Dr. Yxstian Gutierrez’s request regarding the Application For Leave to Sue in Quo Warranto filed by Basil Kimbrew, Radene Ramos Hiers, Deanna Reeder V. Yxstian Gutierrez before the Attorney General of the State of California.

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

Number of Cases: 5

4 SECTION 54956.8 - CONFERENCE WITH REAL PROPERTY NEGOTIATOR

a) Property: Northwest Corner of Nason Street and Brodiaea Avenue

MINUTES
December 10, 2013

City Negotiator: Ahmad Ansari
Under Negotiation: Price and terms of payment
Owner: Country Squire Mobile Estates
Owners Negotiator:
APN 486-270-018

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

At 10:25 p.m., Tom Owings reported from Closed Session Item 2, Significant Exposure TO LITIGATION PURSUANT TO PARAGRAPH (2) OR (3) OF SUBDIVISION (D) OF SECTION 54956.9 Dr. Yxstian Gutierrez's request regarding the Application For Leave to Sue in Quo Warranto filed by Basil Kimbrew, Radene Ramos Hiers, Deanna Reeder V. Yxstian Gutierrez before the Attorney General of the State of California.

The City Council in Closed Session found that Yxstian Gutierrez was operating under conditions of his employment, and there is public good served by defending this case. Therefore, the Council voted to indemnify Yxstian Gutierrez 100 percent and has instructed the City Attorney to negotiate proper representation by attorney of Dr. Gutierrez's choice. Mayor asked City Attorney: Is that basically outlined what was decided?

City Attorney, responded "yes" and reported that the vote was 3-0 with Council Member Stewart not present, and Council Member Gutierrez not present because he recused himself from that item. There was no other reportable action.

ADJOURNMENT

There being no further business to conduct, the meeting was adjourned at 10:27 p.m. by unanimous informal consent.

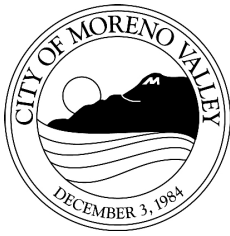
Submitted by:

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

Approved by:

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

MINUTES
December 10, 2013



Report to City Council

TO: Mayor and City Council

FROM: Jane Halstead, City Clerk

AGENDA DATE: January 14, 2014

TITLE: CITY COUNCIL REPORTS ON REIMBURSABLE ACTIVITIES

RECOMMENDED ACTION

Recommendation:

1. Receive and file the Reports on Reimbursable Activities for the period of December 4, 2013 – January 7, 2014.

<i>Reports on Reimbursable Activities</i>			
December 4, 2013 – January 7, 2014			
Council Member	Date	Meeting	Cost
Victoria Baca		None	
Yxstian A. Gutierrez	1/7/14	Moreno Valley Hispanic Chamber of Commerce – Adelante	\$10.00
Jesse L. Molina		None	
Tom Owings	12/11/13	Student of the Month	\$15.00
Richard A. Stewart	12/10/13	American Public Works Association (APWA) 14 th Annual Awards Luncheon	\$60.00

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

Department Head Approval:
Jane Halstead
City Clerk

This page intentionally left blank.



APPROVALS	
BUDGET OFFICER	<i>me</i>
CITY ATTORNEY	<i>SMB</i>
CITY MANAGER	<i>d</i>

Report to City Council

TO: Mayor and City Council

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

AGENDA DATE: January 14, 2014

TITLE: APPROVE AND EXECUTE AGREEMENT FOR CONVEYANCE OF PROPERTY FOR PARTIAL ACQUISITION OF APN 486-270-019 FOR THE NASON STREET FROM CACTUS AVENUE TO FIR AVENUE STREET IMPROVEMENT PROJECT – PROJECT NO. 801 0001 70 77

RECOMMENDED ACTION

Recommendations:

1. Approve the Agreement for Conveyance of Property for the partial acquisition of APN 486-270-019 for the Nason Street Improvement Project.
2. Authorize the City Manager to execute the Agreement for Conveyance of Property and authorize the Public Works Director/City Engineer to approve any changes subject to the approval of the City Attorney.
3. Authorize the issuance of a Purchase Order for \$146,000 (\$136,000 for the acquisition purchase price plus \$10,000 for escrow closing fees) when the Agreement has been signed by all parties.

SUMMARY

This report recommends approval of partial acquisition of property (APN 486-270-019) to construct public improvements along Nason Street from Cactus Avenue to Fir Avenue. The project is funded by proceeds from the California Communities Gas Tax Revenue, Certificates of Participation (COPs), Series 2011B, Total Road Improvement Program (TRIP) and has been approved in the 2013/14 Capital Improvement Plan.

DISCUSSION

The Nason Street Improvement Project proposes to construct improvements along Nason Street from Cactus Avenue to Fir Avenue for a 4-Lane Divided Arterial Augmented Parkway with 120 foot right of way and 86 foot roadway width. The improvements will include curb and gutter, sidewalk, street lights, drainage facilities, and undergrounding of overhead utilities. Traffic signal modifications will be constructed at intersections with existing traffic signs and a new traffic signal at Medical Center Drive will also be completed.

Since 2012 through the present, the City has been progressing in the steps necessary for the acquisition of the necessary project right of way. On October 8, 2013, the City Council, in Closed Session, authorized staff to negotiate and settle for APN 486-270-019.

The City is proposing to acquire a right of way easement of 16,586 square feet on the east side of APN 486-270-019, the property located along the west side of Nason Street and south of Alessandro Boulevard. Additionally, the City is also proposing to acquire a drainage easement of 196 square feet, also on the east side of APN 486-270-019.

An appraisal of APN 486-270-019 was prepared on August 19, 2013. Overland, Pacific & Cutler, the City's acquisition consultant, presented the written offer to the property owner and an amicable settlement was reached.

The owner of APN 486-270-019 has agreed to a purchase price of \$136,000. Escrow closing fees are estimated to not exceed \$10,000. The acquisition of APN 486-270-019 exceeds the \$100,000 threshold of the City Manager's signature authority; therefore, it requires the Agreement for Conveyance of Property to be approved by the City Council.

The property owner has accepted the offer and has signed the subject Agreement for Conveyance of Property. The partial acquisition of this property will allow the City to continue moving forward with the Nason Street Improvement Project.

ALTERNATIVES

1. Approve and authorize the recommended actions as presented in this staff report. *This alternative allows the City to acquire the land needed for the construction of this essential project.*
2. Do not approve and authorize the recommended actions as presented in this staff report. *This alternative will result in delaying acquisition of the land required for the construction of this essential project.*

FISCAL IMPACT

Funding for the proposed acquisition is included in the Fiscal Year 2013/2014 Capital Improvement Plan budget and is funded with the proceeds from the California

Communities, COPS, Series 2011B, TRIP, in the amount of \$15 Million (overall project budget). These funds have been allocated for the Nason Street from Cactus Avenue to Fir Avenue Street Improvement project and cannot be utilized for operational activities. There is no fiscal impact to the City’s General Fund.

AVAILABLE FUNDS – FY 2013/2014

COPs, TRIP Capital Projects Fund (Account 3411-70-77-80001; Project No. 801 0001 70 77-3411)	<u>\$13,893,000</u>
Total Budget.....	<u>\$13,893,000</u>

REMAINING ESTIMATED PROJECT COSTS:

Remaining Design and Design Management Costs	\$550,000
Right of Way.....	\$1,043,000
Utility Relocation Costs (including SCE Engineering Deposit)*	\$2,300,000
Construction and Construction Management Costs	<u>\$10,000,000</u>
Total Estimated Project Costs	<u>\$13,893,000</u>

**An additional \$850,000 of separate SCE Rule 20A funds is also estimated for Utility Relocation*

CITY COUNCIL GOALS

PUBLIC FACILITIES AND CAPITAL PROJECTS:

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

POSITIVE ENVIRONMENT:

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

ATTACHMENTS

Attachment 1: Location Map

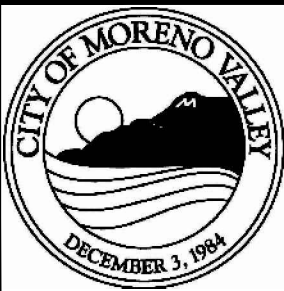
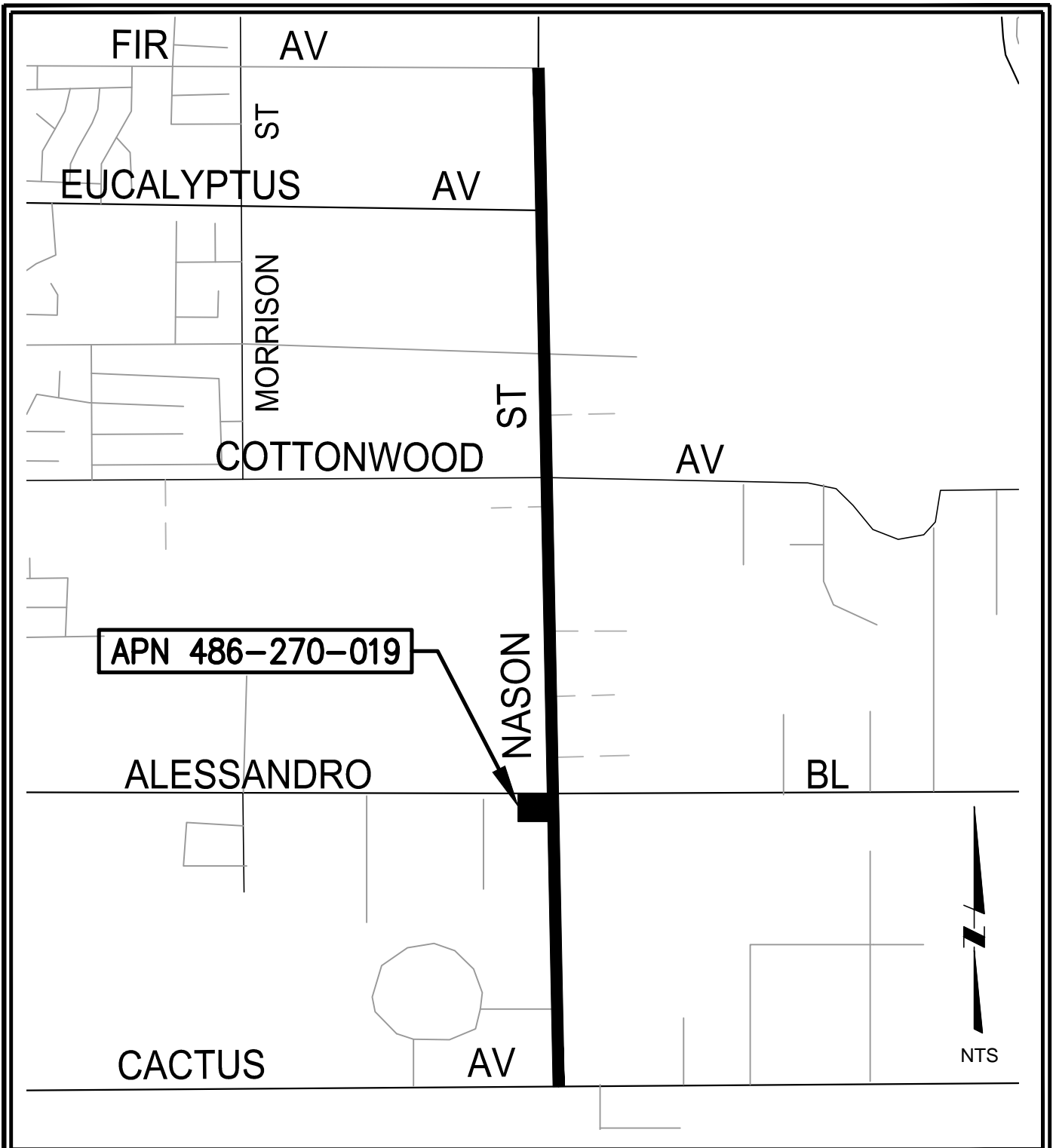
Attachment 2: Agreement for Conveyance of Property – APN: 486-270-019

Prepared By:
Larry Gonzales
Senior Engineer, P.E.

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

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

This page intentionally left blank.



LOCATION MAP

Public Works Department
 Capital Projects Division
 Scale: None
 ATTACHMENT 1

NASON STREET FROM CACTUS AVENUE
 TO FIR AVENUE STREET IMPROVEMENT PROJECT
 PROJECT NUMBER 801 0001 70 77

This page intentionally left blank.

AGREEMENT
FOR CONVEYANCE OF PROPERTY

THIS AGREEMENT is entered into by and between Spyridon Rados and Panagiota Rados, husband and wife as joint tenants, ("Grantors"), and the CITY OF MORENO VALLEY, a municipal corporation ("Grantee").

RECITALS

A. Grantors own certain real property located at 26995 Alessandro Boulevard, Moreno Valley, California bearing Assessor Parcel No. 486-270-019 as described in Exhibit "A" attached hereto.

B. Grantee desires to purchase in easement, a portion of the property, and Grantors desire to sell and convey a portion of the property as described and shown in Exhibit "B" attached hereto. Also, Grantee desires to purchase a storm drain easement over a portion of the property, and Grantors desire to convey a storm drain easement over a portion of the property as described and shown in Exhibit "C" attached hereto (collectively, the "Property").

C. The parties desire by this Agreement to provide the terms and conditions for the purchase and sale of the Property.

AGREEMENT

The parties therefore agree as follows:

1. PURCHASE

Grantee agrees to buy and Grantors agree to sell and convey the Easements for the purchase price and upon the terms and conditions hereinafter set forth. The Purchase Price, defined below, is acknowledged by both parties to be fair market value for the Property.

2. ESCROW

Upon execution of this Agreement by all parties, Grantee shall open an escrow (the "Escrow") with Lawyers Title Company (the "Escrow Holder") for the purpose of consummating the purchase and sale of the Property. The parties hereto shall execute and deliver to Escrow Holder such escrow instructions prepared by Escrow Holder as may be required to consummate this transaction. Any such instructions shall not conflict with, amend, or supersede any provision of this Agreement. If there is any inconsistency between such instructions and this Agreement, this Agreement shall control unless the parties agree in writing otherwise. The Escrow Instructions shall include the following terms and conditions of sale:

2.1 PURCHASE PRICE

The total purchase price for the Easements shall be the lump sum of One Hundred and Thirty-Six Thousand Dollars (**\$136,000.00**) which shall be paid by Grantee to Grantors through Escrow Holder in cash at Close of Escrow.

2.2 CLOSE OF ESCROW

Escrow shall close on or before sixty (60) days following the fully execution of this Agreement (the "Close of Escrow"). If the Escrow is not in a condition to close by the Close of Escrow, any party who is not then in default may, in writing, demand the return of its/his/her money and/or documents. Thereupon, subject to the provisions in paragraph 3, all obligations and liabilities of the parties under this Agreement shall cease and terminate. If no such demand is made, Escrow shall be closed as soon as possible.

2.3 CONDITION OF TITLE TO THE EASEMENTS

Grantors shall convey title to the Easements to Grantee as evidenced by a CLTA Standard Form Policy or Binder of Title Insurance ("Title Policy") issued by a title insurance company to be selected by Grantee in an amount equal to the purchase price. The Title Policy shall show as exceptions with respect to the Easements only matters approved in writing by Grantee. Any exceptions to title representing monetary liens or encumbrances are hereby disapproved by Grantee, and Escrow Holder is hereby authorized and instructed to cause the reconveyance, partial reconveyance, or subordination, as the case may be, of any such monetary exceptions to Grantee's title to the Easements at or prior to the Close of Escrow.

2.4 ESCROW AND CLOSING COSTS

Grantee shall pay the cost of the Title Policy, all Escrow fees (including reconveyance fees, trustee's fees or forwarding fees for any partial reconveyance or subordination of a deed of trust or mortgage), and all recording costs incurred herein. All parties acknowledge that Grantee is exempt from payment of documentary transfer taxes.

2.5 INVESTIGATIONS

Prior to the Close of Escrow, Grantee may, at its option, conduct, at Grantee's expense, any and all investigations, inspections, surveys, and tests of the Property including, without limitation, soils, groundwater, wells, percolation, geology, environmental, drainage, engineering and utilities investigations, inspections, surveys, and tests, which, in its sole discretion, determines the suitability of the Easements for Grantee's intended use thereof. If Grantee determines that the Easements are not suitable for its intended use, Grantee may disapprove this item and terminate this Agreement as provided at Section 2.2 above. Grantors hereby grant to Grantee, and Grantee's employees, representatives, agents and independent contractors, a license to enter the Property for purposes of conducting such investigations, inspections, surveys, and tests. Grantee shall repair any damage to the Property resulting from such investigations, inspections, surveys, and tests conducted by Grantee or Grantee's employees, representatives, agents or independent contractors. Grantee's approval of any of such investigations, inspections, surveys, or tests shall not alter or diminish Grantors representations or warranties under this Agreement, and Grantors acknowledge and agree that Grantee is relying upon Grantors' representations and warranties made herein, unless such representation or warranty is specifically waived in whole or in part by Grantors.

2.6 DEPOSIT OF FUNDS AND DOCUMENTS

(a) Prior to Close of Escrow, Grantee shall deposit into Escrow (i) all Escrow and Closing Costs as described above; (ii) the purchase price to be paid to Grantors through Escrow; and (iii) such other documentation as is necessary to close Escrow in conformance herewith.

(b) Prior to the Close of Escrow, Grantors shall deposit into Escrow (i) the properly executed Easement Deeds conveying the Easements, and (ii) such other documents and sums, if any, as are necessary to close Escrow in conformance herewith.

2.7 GRANTEE'S CONDITIONS PRECEDENT TO CLOSE OF ESCROW

The Close of Escrow is subject to the following conditions:

(a) All representations and warranties of Grantors set forth in this Agreement shall be true and correct as of the Close of Escrow; and

(b) Grantors shall timely perform all obligations required by the terms of this Agreement to be performed by them.

2.8 GRANTORS' CONDITIONS PRECEDENT TO CLOSE OF ESCROW

For the benefit of Grantors, the Close of Escrow shall be conditioned upon the timely performance by Grantee of all obligations required of Grantee by the terms of this Agreement.

3. POSSESSION OF EASEMENTS

Grantors hereby agrees that Grantee may take possession of the Easements and begin construction of the works of improvement thereon as of the date of execution of this Agreement, prior to the Close of Escrow; if escrow should not close for any reason, or under the conditions specified in paragraph 2.3, or in paragraph 7, or in any other paragraph hereunder, Grantee shall have the right to continue in possession and construct the works of improvement, and Grantors' purchase price and terms shall be determined by agreement of the parties, or absent an agreement, by a form of arbitration agreed to by the parties, or if they cannot so agree, then Grantee will initiate an action in eminent domain in which the issue will be to determine the amount of compensation to be paid.

3.1 TEMPORARY RIGHT OF ENTRY

Grantee, its agents, and consultants, will have a temporary right of entry to the property in order to conduct any testing, inspections and construct any improvements within the property. Grantee will defend, indemnify and hold Grantor free and harmless from and against any and all claims, damages, and liabilities with respect to Grantee's exercise of this right of entry and will keep the property free from mechanics lien claims. Grantee maintains and will continue to maintain adequate public liability insurance coverage throughout the term of this Agreement. Grantee's indemnity obligations as set forth herein will survive termination of this Agreement.

Prior to the exercise of the temporary Right of Entry as described above, the Grantee's agent (contractor) shall provide the Grantors with 48-hour written notice of his intent to enter and perform the construction of the project in the manner proposed.

4. REPRESENTATIONS AND WARRANTIES OF GRANTORS

Grantors make the following representations and warranties, each of which shall survive the Close of Escrow:

(a) Grantors hold title to an indefeasible estate in fee simple in the Property. Grantors is the sole owner of the Property and has good, absolute, and marketable title to the Property and has full power and authority to own, sell, and convey the Easements over, under and/or through the Property to Grantee and to enter into and perform his/her/its obligations pursuant to this Agreement;

(b) The execution and delivery of this Agreement by Grantors, Grantors' performance hereunder, and the consummation of this transaction will not constitute a violation of any order or decree or result in the breach of any contract or agreement to which Grantors is at present a party, or by which Grantors is bound;

(c) Grantors will not enter into any agreements or undertake any new obligations prior to Close of Escrow which will in any way burden, encumber, or otherwise affect the Property without the prior written consent of Grantee;

(d) To Grantors' knowledge, no litigation and no governmental, administrative, or regulatory act or proceeding regarding the environmental, health and safety aspects of the Property is pending, proposed, or threatened;

(e) According to Grantors' knowledge, the Property is not in violation of any federal, state or local statute, regulation or ordinance relating to industrial hygiene or to environmental conditions on, under or about the Property, including, but not limited to, soil and groundwater conditions underlying the Property which could affect the Easements or its use, and neither Grantors nor any other person or predecessor in interest have used, generated, manufactured, stored or disposed of on, under or about the Property, or transported to or from the Property, any flammable materials, explosives, radioactive materials, hazardous or contaminated materials or substances, toxic or noxious materials, substances or related materials or substances ("Hazardous Materials"). For the purpose of this Section, Hazardous Materials shall include, without limitation, substances defined as "hazardous substances," "hazardous materials," "toxic substances," "hazardous wastes," "extremely hazardous wastes," or "restricted hazardous wastes," or stated to be known to cause cancer or reproductive toxicity, under the Comprehensive Environmental Response, Compensation and Liability Act of 1980, as amended, 42 U.S.C. sections 9601, et seq; the Hazardous Materials Transportation Act, 49 U.S.C. sections 1801, et seq; the Resource Conservation and Recovery Act, 42 U.S.C. sections 6901, et seq; the Federal Water Pollution Control Act, 33 U.S.C. sections 1317, et seq; sections 25115, 25117, 25122.7, 25140, 25249.5, 25249.8, 25281, 25316 or 25501 of the California Health & Safety Code; or any substances so defined or stated in any of the regulations adopted and publications promulgated pursuant to said laws as they may be amended from time to time;

(f) In the event Grantee discovers Hazardous Materials, contaminated soil and/or water in, on or under the Property, Grantors shall be solely responsible for the removal and disposal of any and all such Hazardous Materials, contaminated soil and/or water;

(g) In the event Grantors fails to remove said Hazardous Materials, contaminated soil and/or water, Grantee or its designee shall have the right to remove and dispose of said Hazardous Materials, contaminated soil and/or water at Grantors' sole cost and expense. Grantors shall immediately reimburse Grantee for costs and expenses incurred by Grantee for the removal and disposal of any Hazardous Materials, contaminated soil and/or water upon receipt of a bill or invoices therefor. Grantors further agree to indemnify and hold Grantee, its officers, employees, consultants, and agents, harmless from any and all liability, costs, fines, penalties,

charges and/or claims of any kind whatsoever related to the existence and removal of any Hazardous Materials, contaminated soil and/or water; and

(h) Grantors have and shall have paid before Close of Escrow any and all current and past due taxes, assessments, penalties, and interest levied and assessed against the Property. If not paid prior to Close of Escrow, Grantors hereby authorize Escrow Holder to disburse to the taxing authority from funds otherwise due to Grantors an amount sufficient to discharge said taxes, assessments, penalties, and interest. Unless the Easements are assessed separately, Grantors also covenant and agree to keep current, year-by-year, all taxes, assessments, penalties, and interest levied and assessed against the Easements and the larger property of which it is a part.

These representations and warranties shall survive the Close of Escrow.

5. REPRESENTATIONS AND WARRANTIES OF GRANTEE

(a) Grantee shall repair and restore any improvements or land (other than the Easement Property and any improvements located thereon) belonging to Grantors that may be damaged by Grantee or Grantee's contractor during construction of the works of improvement for which the Easements are conveyed, or, at Grantee's option, pay to Grantors the market value of such improvements, provided that this Section shall not be construed to require Grantee to pay for the use for which the Easements are intended.

(b) Grantee shall save harmless and indemnify Grantors against any and all claims, demands, suits, judgments, expenses, and costs on account of injury to, or death of, persons, or loss of, or damage to, property of others, incurred during or proximately caused by acts or omissions of Grantee or Grantee's contractor in the performance of any work by Grantee or Grantee's contractor to construct the works of improvement for which the Easements are conveyed.

6. ACKNOWLEDGMENT OF FULL BENEFITS AND RELEASE

(a) By execution of this Agreement, Grantors, on behalf of themselves and their respective heirs, executors, administrators, successors and assigns, hereby acknowledge that this Agreement provides full payment for the acquisition of the Easements by Grantee, and Grantors hereby expressly and unconditionally waive any and all claims for damages, relocation assistance benefits, severance damages, interest, loss of goodwill, claims for inverse condemnation or unreasonable precondemnation conduct, or any other compensation or benefits, other than as already expressly provided for in this Agreement, it being understood that this is a complete and full settlement of all acquisition claims, liabilities, or benefits of any type or nature whatsoever relating to or in connection with the acquisition of the Easements.

(b) This Agreement arose out of Grantee's efforts to acquire the Easements through its municipal authority. The parties agree that this Agreement is a settlement of claims in order to avoid litigation and shall not in any manner be construed as an admission of the fair market value of the Easements or of the property or of liability by any party to this Agreement. Grantors, on behalf of themselves and their respective heirs, executors, administrators, successors and assigns, hereby fully release Grantee, its successors, agents, representatives, and assigns, and all other persons and associations, known or unknown, from all claims and causes of action by reason of any damage which has been sustained, or may be sustained, as a result of Grantee's efforts to acquire the Easements or to construct works of improvement thereon,

or any preliminary steps thereto, except as set forth in Section 5 above. Grantors further release and agree to hold Grantee harmless from any and all claims by reason of any leasehold interest in the Property.

(c) Grantors hereby acknowledge that they have been advised by their attorney and is familiar with the provisions of California Civil Code section 1542, which provides as follows:

"A general release does not extend to claims which the Creditor does not know or suspect to exist in his favor at the time of executing the release, which if known by him must have materially affected his settlement with the debtor."

Grantors acknowledge that they may have sustained damage, loss, costs, or expenses which are presently unknown and unsuspected, and such damage, loss, costs, or expenses which may have been sustained, may give rise to additional damage, loss, costs, or expenses in the future. Nevertheless, Grantors hereby acknowledge that this Agreement has been negotiated and agreed upon in light of that situation, and hereby expressly waive any and all rights which they may have under California Civil Code section 1542, or under any statute or common law or equitable principal of similar effect, except as set forth in Section 5 above.

This acknowledgment and release shall survive the Close of Escrow.

7. CONSTRUCTION CONTRACT AND CURATIVE WORK

(a) It is understood and agreed by and between the parties hereto in addition to the compensation shown in Paragraph 2.1 hereinabove, Grantee, its contractors or assigns, shall perform the following construction contract items at the time of the installation of the proposed project:

i. None

All work performed under this Agreement shall conform to all applicable building, fire and sanitary laws, ordinances and regulations relating to such work and shall be completed in a good and workmanlike manner.

(b) It is understood and agreed by and between the parties hereto that the compensation paid to Grantor through this Agreement includes the value of and cost to remove, relocate, reconstruct, and/or refurbish the following improvements located on the Property:

i. None

It is further understood between the parties hereto that if the improvement items referred to in Paragraph 7(b) above are not removed from the subject property by Grantor prior to January 1, 2014, but not sooner than the close of escrow, Grantee, its agents, contractors, or assigns, shall have the right to remove said improvements and dispose of same in any manner Grantee deems appropriate without further notice or responsibility to Grantor whatsoever.

8. REMEDIES

If Grantors defaults under this Agreement, then Grantee may, at Grantee's option, terminate the Escrow or initiate an action for specific performance of this Agreement, or pursue

actual attorneys' fees shall be based on attorney's fees actually incurred (based on the attorneys' customary hourly billing rates including, but not limited to, equivalent rates for in-house counsel) rather than the court or arbitrator making an independent inquiry concerning reasonableness. The venue of any such action, arbitration, lawsuit, or other proceeding or litigation may, at the option of the Grantee, be laid in Riverside County, California, and the parties waive any right to change of venue.

(g) Entire Agreement. This Agreement contains the entire Agreement of the parties hereto, and supersedes any prior written or oral agreements between them concerning the subject matter contained herein. There are no representations, agreements, arrangements, or understandings, oral or written, between the parties hereto, relating to the subject matter contained in this Agreement which are not fully expressed herein.

(h) Additional Documents. The parties hereto agree to execute any and all additional documents and instruments necessary to carry out the terms of this Agreement.

(i) Confidentiality. Grantors will keep confidential the terms of this Agreement and refrain from disclosing or causing same to be disclosed to any person or entity not specifically released herein. In no event, however, shall Grantors be required to refrain from disclosing the terms of this Agreement where: (i) they are legally required to do so, whether by statute, court order, process or otherwise; or (ii) disclosure is required or necessary to enforce any right, duty, obligation or release arising under the terms of this Agreement; or (iii) disclosure is required or necessary in order for Grantors, or any of their agents or employees, to maintain or compile their personal or business books or records; or (iv) disclosure is necessary or required in order for Grantors, or any of their agents or employees, to prepare and file income tax returns or any other forms required by any governmental, administrative or regulatory entities, boards, or authorities.

(j) No Admissions. This Agreement is a compromise and settlement of outstanding claims between the parties relating to Grantee's acquisition of the Easements and shall never be treated as an admission by either party to the Agreement for any purpose in any judicial, arbitration or administrative proceeding between the parties. This paragraph shall not apply to any claim that one may have against the other for breach of any provision or covenant of this Agreement.

(k) No Merger. All representations, warranties, acknowledgments, releases, covenants, and obligations contained in this Agreement shall survive delivery and recordation of the Easement Deeds for the Easements.

(l) Ratification. This Agreement is subject to approval and ratification by the City Council of the City of Moreno Valley.

(m) Broker. Grantors and Grantee each represent and warrant to the other that no broker, agent or finder has been engaged by it in connection with the transaction contemplated by this Agreement and that all negotiations relative to these instructions and this transaction have been carried out by such party directly with the other party without the intervention of any person in such a manner as to give rise to any valid claim against either of the parties for a broker's commission, finder's fee or other like payment. Each of the parties shall indemnify and defend the other party and hold it harmless from any and all loss, damage, liability or expense, including costs and reasonable attorneys' fees, which the other party may incur or sustain by reason of or in connection with any misrepresentation or breach of warranty by the indemnifying party with respect to the foregoing.

(n) Counterparts. This Agreement may be signed in counterpart or duplicate copies, and any signed counterpart or duplicate copy shall be equivalent to a signed original for all purposes.

(o) Legal Advice and Review. The parties hereby acknowledge that they have entered into this Agreement upon their own volition and have not relied upon the other party for any interpretation or legal advice relating hereto. The parties acknowledge that they have had an opportunity to have this Agreement reviewed by legal counsel of their choice. Therefore, the parties acknowledge their intent that this Agreement be construed as having been jointly created and that neither party shall be determined to be the drafter hereof.

EXECUTED on the date or dates set forth below. This Agreement shall be effective as of the date signed by all parties.

DATED: 11/11 2013

Grantor:
Spyridon Rados and Panagiota Rados,
husband and wife as joint tenants



Spyridon Rados



Panagiota Rados

DATED: _____

Grantee:

CITY OF MORENO VALLEY,
a municipal corporation

City Manager

APPROVED AS TO FORM:

City Attorney

EXHIBIT "A"

All that certain real property situated in the County of Riverside, State of California, described as follows:

Lot 1 in Block 119 as shown by Map No. 1 of Bear Valley and Alessandro Development Company, recorded in Book 11, Page 10 of Maps, San Bernardino County, recorded in Book 11, Page 10 of Maps, San Bernardino County Records.

Excepting therefrom that portion conveyed to the County of Riverside, by deed recorded April 20, 1976 as Instrument No. 52388 of Official Records described as follows:

Beginning at the point of intersection of the Westerly line of Nason Street (60 feet wide) and the Southerly line of Alessandro Boulevard (120 feet wide), as shown on said Map;
Thence South $00^{\circ} 26' 23''$ West along said Westerly line a distance of 220.00 feet;
Thence North $89^{\circ} 33' 37''$ West a distance of 10.00 feet to a point on a line which is parallel with and 10.00 feet Westerly of, measured at right angles from said Westerly line of Nason Street;
Thence North $00^{\circ} 26' 23''$ East along said parallel line a distance of 130.00 feet;
Thence North $15^{\circ} 40' 23''$ West a distance of 93.68 feet to a point of intersection in said Southerly line of Alessandro Boulevard;
Thence South $89^{\circ} 33' 19''$ East along said Southerly line, a distance of 36.00 feet to the point of beginning.

Said land is also situated in the unincorporated area of Riverside County.

Assessor's Parcel Number: 486-270-019-3

EXHIBIT "B"

LEGAL DESCRIPTION

POR. APN 486-270-019

IN THE CITY OF MORENO VALLEY, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA BEING THAT PORTION OF LOT 1 IN BLOCK 119 OF MAP NO. 1 BEAR VALLEY AND ALESSANDRO DEVELOPMENT COMPANY AS FILED IN MAP BOOK 11, PAGE 10 THEREOF IN THE OFFICE OF THE COUNTY RECORDER OF SAN BERNARDINO COUNTY CALIFORNIA DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHERLY LINE OF SAID LOT 1, DISTANT 36.00 FEET WESTERLY, AS MEASURED ALONG SAID NORTHERLY LINE, FROM THE NORTHEAST CORNER THEREOF, SAID POINT ALSO BEING THE NORTHWESTERLY CORNER OF THE PARCEL OF LAND DESCRIBED IN A DEED RECORDED APRIL 20, 1976 AS INSTRUMENT NO. 52388 OF OFFICIAL RECORDS;

THENCE NORTH 89°33'53" WEST, ALONG THE NORTHERLY LINE OF SAID LOT 1, A DISTANCE OF 37.00 FEET;

THENCE SOUTH 37°33'27" EAST, A DISTANCE OF 8.13 FEET;

THENCE SOUTH 00°26'55" WEST, A DISTANCE OF 157.34 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 265.00 FEET;

THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 10°44'05" A DISTANCE OF 49.65 FEET;

THENCE SOUTH 10°17'10" EAST, A DISTANCE OF 17.85 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 265.00 FEET;

THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 9°12'35" A DISTANCE OF 42.60 FEET;

THENCE SOUTH 01°04'35" EAST, A DISTANCE OF 327.04 FEET TO THE SOUTHERLY LINE OF SAID LOT 1;

THENCE SOUTH 89°34'11" EAST, ALONG SAID SOUTHERLY LINE, A DISTANCE OF 16.76 FEET TO THE WESTERLY LINE OF PARCEL 1 OF A DEED RECORDED JANUARY 12, 1994 AS INSTRUMENT NO. 015507 OF OFFICIAL RECORDS;

THENCE NORTH 00°27'05" EAST, ALONG SAID WESTERLY LINE, A DISTANCE OF 579.13 TO THE NORTHERLY CORNER THEREOF, ALSO BEING A POINT ON THE WESTERLY LINE OF SAID INSTRUMENT NO. 52388;

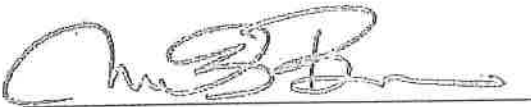
THENCE, ALONG SAID WESTERLY LINE, NORTH 15°40'35" WEST, A DISTANCE OF 21.61 FEET TO THE POINT OF BEGINNING.

AREA = 16,586 SF OR 0.381 ACRES

LEGAL DESCRIPTION

ALSO AS SHOWN ON EXHIBIT "B" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

THIS DESCRIPTION WAS PREPARED BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE LAND SURVEYORS ACT.

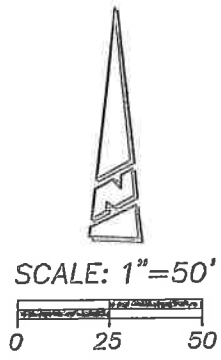
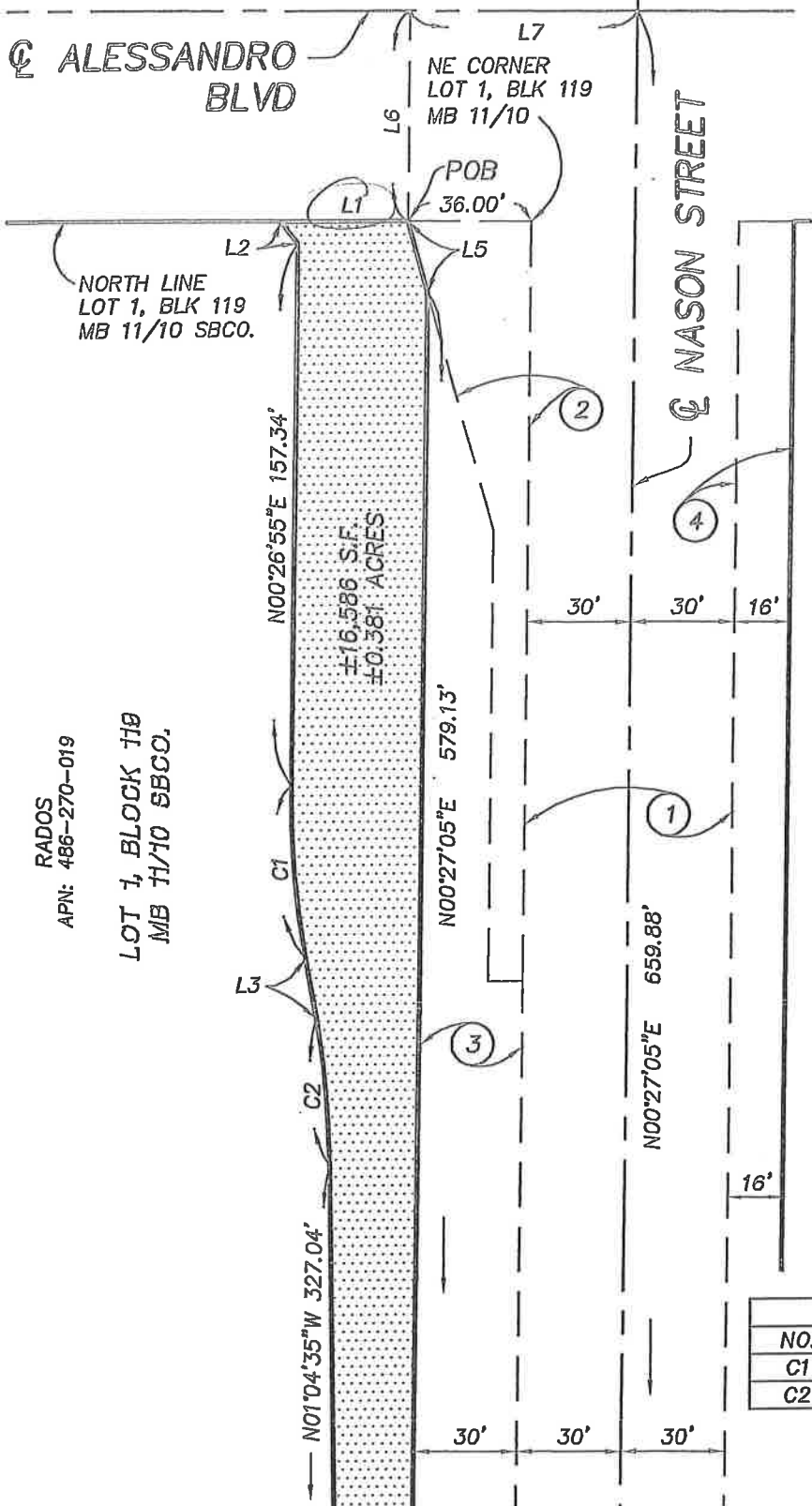


MARK S. BROWN, L.S. 5655
LICENSE EXPIRES 9/30/13

2/4/2013
DATE

J.M.
PREP





AREA DEDICATED AS PUBLIC STREET HEREON.

- ① R/W NASON STREET PER MB 11/10 MAPS, SBCO.
- ② R/W NASON STREET PER INST NO. 1976-52388
- ③ R/W NASON STREET PER INST NO. 1994-015507
- ④ R/W NASON STREET PER INST NO. 2000-382577

LINE TABLE		
NO.	BEARING	LENGTH
L1	N89°33'53"W	37.00'
L2	N37°33'27"W	8.13'
L3	N10°17'10"W	17.85'
L4	N89°34'11"W	16.76'
L5	N15°40'35"W	21.61'
L6	N00°26'07"E	60.00'
L7	N89°33'53"W	66.00'

CURVE TABLE			
NO.	RADIUS	DELTA	LENGTH
C1	265.00'	10°44'05"	49.65'
C2	265.00'	09°12'35"	42.60'

SEE SHEET 2

PROACTIVE
 ENGINEERING CONSULTANTS
 WWW.PROACTIVEENGINEERING.NET
 1875 CALIFORNIA AVE CORONA, CA 92881
 951-280-3300

CITY OF MORENO VALLEY
 EXHIBIT "B" - PUBLIC STREET DEDICATION
 NASON STREET



EXHIBIT "C"

LEGAL DESCRIPTION

POR. APN 486-270-019

IN THE CITY OF MORENO VALLEY, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA BEING THAT PORTION OF LOT 1 IN BLOCK 119 OF MAP NO. 1 BEAR VALLEY AND ALESSANDRO DEVELOPMENT COMPANY AS FILED IN MAP BOOK 11, PAGE 10 THEREOF IN THE OFFICE OF THE COUNTY RECORDER OF SAN BERNARDINO COUNTY CALIFORNIA DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 1;

THENCE NORTH 89°34'11" WEST ALONG THE SOUTHERLY LINE OF SAID LOT 1, A DISTANCE OF 46.76 FEET;

THENCE NORTH 01°04'35" WEST A DISTANCE OF 2.50 FEET TO THE **POINT OF BEGINNING** OF THIS DESCRIPTION; SAID POINT ALSO BEING ON A LINE THAT IS PARALLEL WITH AND 2.50 FEET NORTHERLY AS MEASURED AT RIGHT ANGLES FROM THE SOUTHERLY LINE OF SAID LOT 1;

THENCE NORTH 89°34'11" WEST ALONG SAID PARALLEL LINE A DISTANCE OF 14.17 FEET TO A LINE THAT IS PARALLEL WITH AND 31.00 FEET WESTERLY AS MEASURED AT RIGHT ANGLES FROM THE WESTERLY RIGHT OF WAY OF NASON STREET PER RECORD OF SURVEY FILED IN MAP BOOK 94, PAGES 63-66 IN THE OFFICE OF THE COUNTY RECORDER OF RIVERSIDE COUNTY CALIFORNIA;

THENCE NORTH 00°27'05" EAST ALONG SAID PARALLEL LINE A DISTANCE OF 14.00 FEET TO A LINE THAT IS PARALLEL WITH AND 16.50 FEET NORTHERLY AS MEASURED AT RIGHT ANGLES FROM THE SOUTHERLY LINE OF SAID LOT 1;

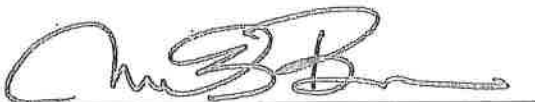
THENCE SOUTH 89°34'11" EAST ALONG SAID PARALLEL LINE A DISTANCE OF 13.80 FEET;

THENCE SOUTH 01°04'35" EAST 14.00 FEET TO THE **POINT OF BEGINNING**.

AREA = 196 SF OR 0.004 ACRES

ALSO AS SHOWN ON EXHIBIT "B" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

THIS DESCRIPTION WAS PREPARED BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE LAND SURVEYORS ACT.



MARK S. BROWN, L.S. 5655
LICENSE EXPIRES 9/30/13

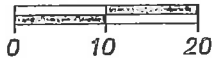
6/6/2013
DATE

J.W.
PREP





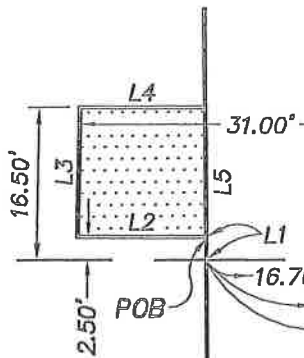
SCALE: 1"=20'



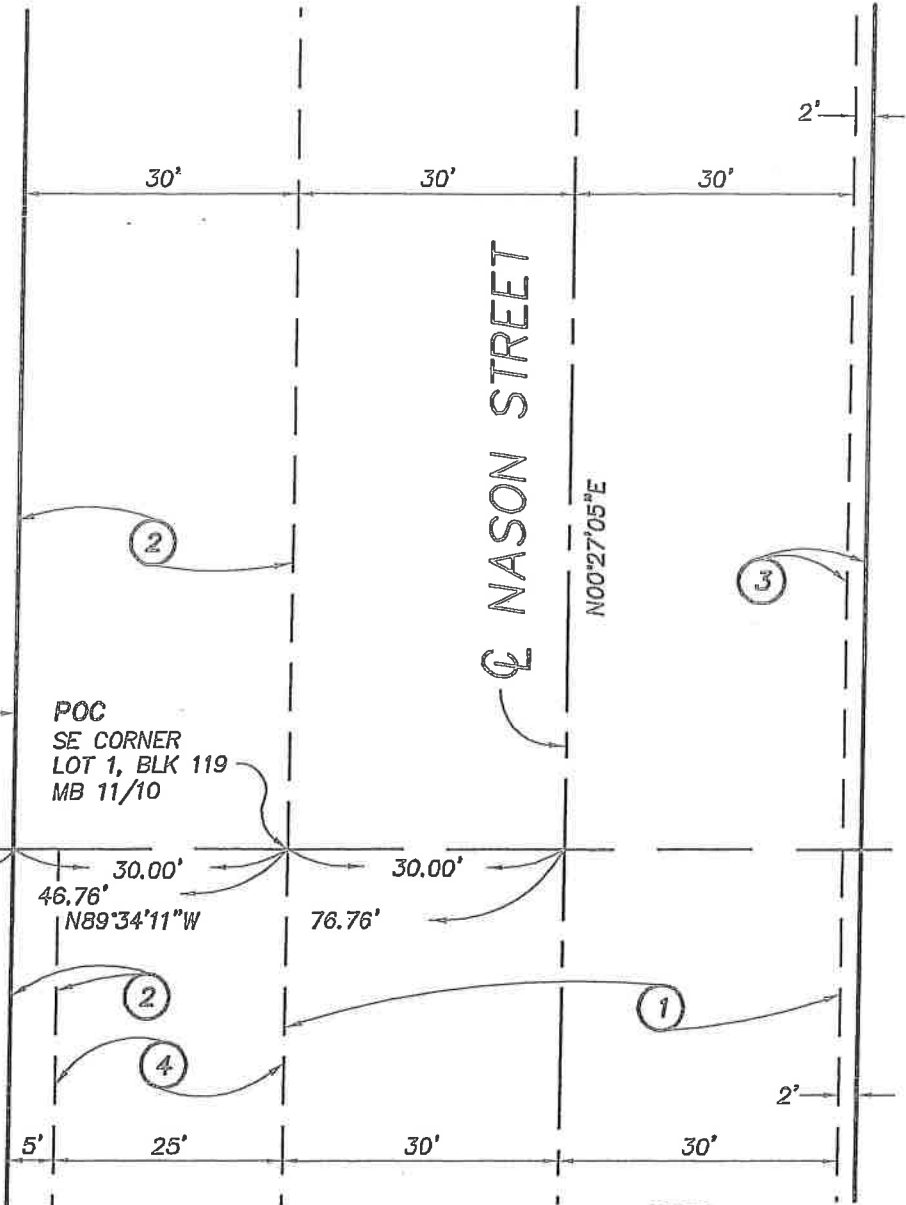
FUTURE R/W PER SEPERATE INSTRUMENT

SOUTH LINE OF LOT 1
BLOCK 119
MB 11/10 SBCO.

RADOS
APN: 486-270-019
LOT 1, BLOCK 119
MB 11/10 SBCO.



APN: 486-270-018
LOT 8, BLOCK 119
MB 11/10 SBCO.



PROPOSED STORM DRAIN
EASEMENT AREA

- ① R/W NASON STREET PER MB 11/10 MAPS, SBCO.
- ② R/W NASON STREET PER RECORD OF SURVEY, RSB 94/63-66
- ③ R/W NASON STREET PER INST NO. 2000-382577
- ④ R/W NASON STREET PER INST NO. 1967-16863

LINE TABLE		
NO.	BEARING	DISTANCE
L1	N01°04'35"W	2.50'
L2	N89°34'11"W	14.17'
L3	N00°27'05"E	14.00'
L4	N89°34'11"W	13.80'
L5	N01°04'35"W	14.00'



Mark S. Brown

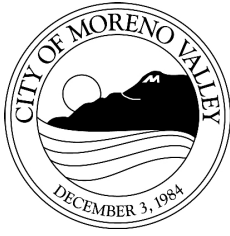
MARK S. BROWN L.S. 5655
LICENSE EXPIRES 9/30/13

PROACTIVE
ENGINEERING CONSULTANTS
WWW.PROACTIVEENGINEERING.NET
1875 CALIFORNIA AVE • CORONA, CA • 92881
951-280-3300

CITY OF MORENO VALLEY

STORM DRAIN EASEMENT
NASON STREET





APPROVALS	
BUDGET OFFICER	<i>me</i>
CITY ATTORNEY	<i>SMB</i>
CITY MANAGER	<i>d</i>

Report to City Council

TO: Mayor and City Council

FROM: Richard Teichert, Chief Financial Officer

AGENDA DATE: January 14, 2014

TITLE: SUPPLEMENTAL LAW ENFORCEMENT SERVICES FUND
(SLESF) EXPENDITURE PLAN FOR FY 2013-14

RECOMMENDED ACTION

Recommendations:

1. Approval of the Supplemental Law Enforcement Services Fund (SLESF) Expenditure Plan for FY 2013-14.
2. Approve an increase of \$325,323 to the SLESF Grant Fund FY 2013-14 revenue budget (account 2410-60-69-76012-486000) to reflect the total FY 2013-14 allocation of \$325,323.
3. Approve an increase of \$325,323 to the SLESF Grant Fund FY 2013-14 expenditure budget (account 2410-60-69-76012-620320) to reflect the FY 2013-14 planned expenditure of \$325,323.

SUMMARY

The California Government Code requires City Council's appropriation of Supplemental Law Enforcement Services Fund (SLESF) moneys for frontline municipal police services. Council's approval of the attached Supplemental Law Enforcement Services Fund Expenditure Plan for FY 2013-14 will meet this requirement. The budgetary adjustments being requested will increase to the current FY 2013-14 appropriations for both SLESF revenues and expenditures by \$325,323.

DISCUSSION

The Supplemental Law Enforcement Services Fund (SLESF) provides funds to support frontline law enforcement services. Senate Bill 823 amended the Government Code Sections 30061 and 30063 to require that “The city council shall appropriate existing and anticipated moneys exclusively to fund frontline municipal police services, in accordance with written requests submitted by the chief of police of that city or the chief administrator of the law enforcement agency that provides police services for that city.” City Council’s approval of the attached Supplemental Law Enforcement Services Fund (SLESF) Expenditure Plan for FY 2013-14 will meet this requirement.

The City of Moreno Valley utilizes the SLESF grant to fully fund one (1) sworn police officer assigned to the Career Criminal Apprehension Team (C-CAT) and fund 30.9% of a second sworn C-CAT police officer. The city General Fund will fund the remaining 69.1% of the second C-CAT position in its Special Enforcement Team (SET) budget.

The Public Safety Subcommittee reviewed this grant at the December 16, 2013 meeting and is recommending City Council to approve the expenditure plan and to adjust the FY 2013-14 SLESF budget based on recent notice of detailed calculations from Riverside County Sheriff’s Department.

ALTERNATIVES

1. Approve the attached Supplemental Law Enforcement Services Fund (SLESF) Expenditure Plan for FY 2013-14 and related budgetary adjustments. **Staff recommends this alternative.**
2. Do not approve the attached Supplemental Law Enforcement Services Fund (SLESF) Expenditure Plan for FY 2013-14 and related budgetary adjustments. **Staff does not recommend this alternative as it would jeopardize SLESF funding and impact law enforcement services.**

FISCAL IMPACT

The recommended adjustments will increase the SLESF budgeted revenues and expenditures by \$325,323 as identified in the following table.

	FY 2013-14 Adopted Budget	FY 2013-14 Adjusted Budget	Change Increase (Decrease)
SLESF Grant Fund			
Grant Revenue (2410-60-69-76012-486000)	\$ 0	\$325,323	\$325,323
Expenditures (2410-60-69-76012-620320)	\$ 0	\$325,323	\$325,323

CITY COUNCIL GOALS

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

ATTACHMENTS

Attachment 1 - Supplemental Law Enforcement Services Fund
Expenditure Plan 2013-14

Prepared By:
Dena Heald
Financial Operations Division Manager

Department Head Approval:
Richard Teichert
Financial & Administrative Services Director

Concurred By:
Joel Ontiveros
Chief of Police

This page intentionally left blank.

Supplemental Law Enforcement Standardized Forms
Expenditure Plan
FY 2013-2014

City Name: City of Moreno Valley

Beginning Fund Balance	-
Prior Yr Allocation	9,208.66
Received in Current Year	316,114.00
Current Year Allocation	325,322.66

EXPENDITURE PLANNED

Salaries and Benefits	325,322.66
Services and Supplies	
Equipment	
Administrative Overhead	
Total Expenditure Planned	325,322.66

Date approved by the City Council: 1/14/2014

The City Manager hereby certifies that the Supplemental Law Enforcement Services Plan was submitted to the City Council and approved as listed.

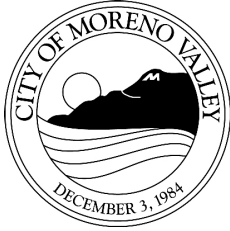
City Manager Signature _____
Date

Please provide the name of a contact person if there are any questions:

Dena Heald, Financial Operations Div Mgr 1/14/2014
Name Date

FY 2013-14 City Expenditure Plan Form

This page intentionally left blank.



APPROVALS	
BUDGET OFFICER	<i>me</i>
CITY ATTORNEY	<i>SMB</i>
CITY MANAGER	<i>d</i>

Report to City Council

TO: Mayor and City Council

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

AGENDA DATE: January 14, 2014

TITLE: AWARD CONSTRUCTION CONTRACT TO PRINCIPLES CONTRACTING, INC. FOR THE CIVIC CENTER SITE IMPROVEMENTS (EXTERIOR) PHASE 2 - PROJECT NO. 803 0001 70 77

RECOMMENDED ACTION

Recommendations:

1. Award the construction contract to Principles Contracting, Inc., 1760 Marlborough Avenue, Riverside, CA 92507, the lowest responsible bidder, for the construction of the Civic Center Site Improvements (Exterior) Project.
2. Authorize the City Manager to execute the Agreement with Principles Contracting, Inc.
3. Authorize the issuance of a Purchase Order to Principles Contracting, Inc. for \$400,500 (\$356,000 bid amount plus 12.5% contingency) when the contract has been signed by all parties.
4. Authorize the Public Works Director/City Engineer to execute any subsequent related minor change orders to the contract with Principles Contracting, Inc., up to, but not exceeding, the contingency amount of \$44,500, subject to the approval of the City Attorney.
5. Authorize the Public Works Director/City Engineer to record the Notice of

Completion once he determines the work is complete, accept the improvements into the City’s maintained system, and release the retention to Principles Contracting, Inc., if no claims are filed against the project.

6. Authorize the re-appropriation of \$185,358 from the EOC Family Care Generator project, 2005 Lease Revenue Bonds Fund (Fund 3401), to the Civic Center Site Improvements (Exterior).

SUMMARY

This report recommends approval of a contract with Principles Contracting, Inc. to construct public improvements at the Civic Center Site (Exterior). The project is funded with Facility Construction funds and has been approved in the Fiscal Year 2013/2014 Capital Improvement Plan (CIP). The existing plaza entry area flatwork has been displaced by the tree roots, posing continuing safety concerns and requiring constant maintenance.

DISCUSSION

This project includes the renovation to the Civic Center Plaza at City Hall to improve the accessibility at the entrance and at the west side of the exterior of City Hall.

Phase 1 of this project constructed a new sidewalk along the west side of City Hall to accommodate pedestrians from Calle San Juan De Los Lagos to City Hall’s main entrance. The City’s Maintenance and Operation crew completed Phase 1 construction in August 2013.

Phase 2 of the project will provide main drive aisle modification for better traffic circulation as well as plaza entry improvement for better pedestrian and ADA accessibility. The existing plaza entry area flatwork has been displaced by the tree roots, posing continuing safety concerns and requiring constant maintenance. This will include hardscape, landscape, and area lighting systems modification. The project’s Phase 2 also includes demolition of the existing trash enclosure and construction of a new trash enclosure in the parking lot to improve traffic flow and visibility. The existing lighting system will be replacement with energy efficient durable lighting. The new irrigation system will be more efficient and the landscaping will be more drought tolerant and require less maintenance.

The design and bidding documents were completed in October 2013 and the project was advertised for construction bids. Formal bidding procedures have been followed in conformance with the Public Contract Code. The City Clerk opened bids at 10:15 a.m. on November 18, 2013, for the subject project. Five (5) bids were received as follows:

	<u>CONTRACTORS</u>	<u>Total Bid Amounts</u>
1.	Principles Contracting, Inc. (Riverside)	\$ 356,000.00
2.	Avi-Con, Inc. dba CA Construction, (Riverside).....	\$ 421,000.00

- 3. Horizons Construction Co., Int'l Inc. (Anaheim) \$ 432,845.00
- 4. Visionary Construction and Consulting, Inc. (Escondido) \$ 444,224.00
- 5. Sean Malek Engineering and Construction (Temecula) \$ 446,000.00

The lowest responsible bidder was determined by comparing the total Bid Price of all Bid Items, as stipulated in the bidding documents. Staff has reviewed the bid from Principles Contracting, Inc. and finds it to be the lowest responsible bidder in possession of the appropriate valid contractor’s license and bid bond. No outstanding issues were identified through review of the references submitted by Principles Contracting, Inc. in their bid.

Staff is recommending that the City Council issue a Purchase Order to Principles Contracting, Inc. for \$400,500 which includes a 12.5% contingency. This contingency is needed to deal with the unknowns once the existing plaza entry flatwork is removed for trenching and fine grading. There is clearly no way to anticipate the amount of intrusive roots that will have to be removed. There may be other conflicting appurtenance that will have to be addressed once it is uncovered.

ALTERNATIVES

- 1. Approve and authorize the recommended actions as presented in this staff report. *This alternative will facilitate the timely construction of needed improvements.*
- 2. Do not approve and authorize the recommended actions as presented in this staff report. *This alternative will delay the construction of needed improvements.*

FISCAL IMPACT

Construction of the Civic Center Site Improvements (Exterior) is included in the adopted Fiscal Year 2013/2014 CIP. The project is funded by the Facility Construction Fund (Fund 3000). There is no impact to the General Fund.

With the completion of the EOC Family Care Center (FCC) Generator project, staff determined that there are sufficient savings available to re-appropriate \$185,358 to the Civic Center Site Improvements (Exterior) project.

These are 2005 Lease Revenue Bond Fund monies and there is no impact to the General Fund.

PROPOSED BUDGET RE-APPROPRIATION

Cat.	Fund	Project No (PN) G/L Account (GL)	Type	Original Budget	Proposed Adjustment	Revised Budget
CIP	2005 Lease Revenue Bonds (3401)	PN – 803 0016 70 77-3401-99 GL – 3401-70-77-80003-720199	EXP	\$210,728	(\$185,358)	\$25,370
CIP	2005 Lease Revenue	PN – 803 0001 70 77-3401-99 GL – 3401-70-77-80003-720199	EXP	\$0	\$185,358	\$185,358

	Bonds (3401)					
--	-----------------	--	--	--	--	--

BUDGETED FUNDS – FISCAL YEAR 2013/2014

Facility Construction Fund	
(Account 3000-70-77-80003) (Project No. 803 0001 00 77-3000)	\$312,000
2005 Lease Revenue Bonds	
(Account 3401-70-77-80003) (Project No. 803 0001 70 77-3401)	<u>\$185,000</u>
Total Project Budget	\$497,000

ESTIMATED PROJECT COSTS - FISCAL YEAR 2013/2014:

Phase 2 Construction Costs (includes 12.5% contingency)	\$401,000
Phase 1 Construction Costs.....	\$ 50,000
Construction Geotechnical Costs	\$ 12,000
Project Administration and Inspection Services*	<u>\$ 34,000</u>
Total Estimated Construction-Related Project Costs	\$497,000

*City staff will provide Project Administration and Inspection Services

ANTICIPATED PROJECT SCHEDULE:

Start Construction.....	January 2014
Anticipated Completion of Construction	April 2014

CITY COUNCIL GOALS

Public Safety:

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

Public Facilities and Capital Projects:

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

ATTACHMENTS

- Attachment 1: Location Map
- Attachment 2: Agreement with Principles Contracting, Inc.,
Project No. 803 0001 70 77

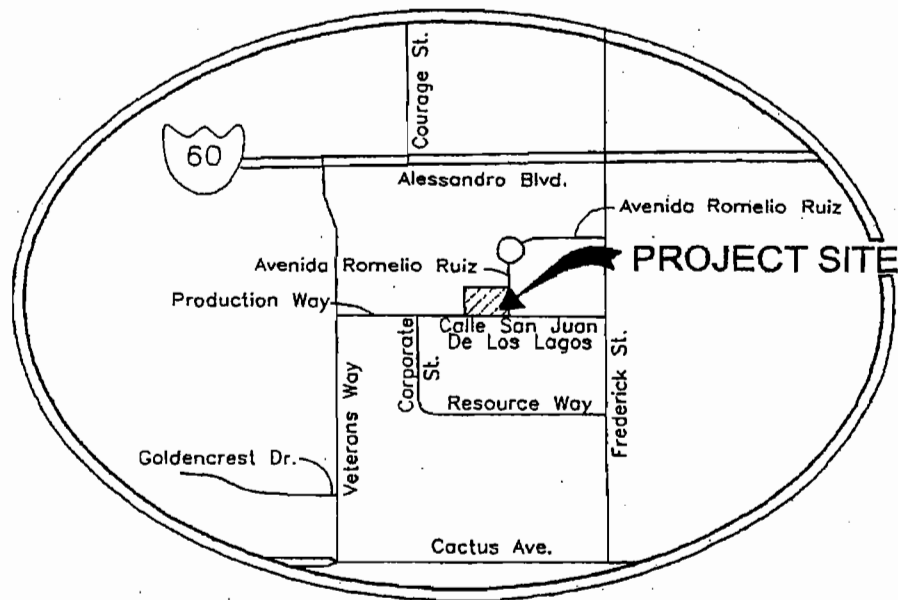
Prepared By:
Henry Ngo
Senior Engineer, P.E.

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

Concurred By:
Prem Kumar, P.E.

Deputy Public Works Director/Assistant City Engineer

This page intentionally left blank.



THOMAS BROTHERS MAP
SAN BERNARDINO & RIVERSIDE COUNTIES
2003 EDITION, PAGE 717 C-6

VICINITY MAP

N.T.S.



This page intentionally left blank.

Agreement No. _____

AGREEMENT

PROJECT NO. 803 0001 70 77

**CIVIC CENTER EXTERIOR SITE IMPROVEMENT PROJECT
14177 Frederick Street, Moreno Valley, CA 92553**

THIS Agreement, effective as of the date signed by the City of Moreno Valley by and between the City of Moreno Valley, a municipal corporation, County of Riverside, State of California, hereinafter called the "City" and **Principles Contracting, Inc.**, hereinafter called the "Contractor."

That the City and the Contractor for the consideration hereinafter named, agree as follows:

1. CONTRACT DOCUMENTS. The Contract Documents consist of the following, which are incorporated herein by this reference:

- A. Governmental approvals, including, but not limited to, permits required for the Work
- B. Any and all Contract Change Orders issued after execution of this Agreement
- C. This Agreement
- D. Addendum No. 1 inclusive, issued prior to the opening of the Bids
- E. City Special Provisions, including the General Provisions and Technical Provisions
- F. Standard Specifications for Public Works Construction ("Greenbook") – latest edition in effect at the Bid Deadline, as modified by the City Special Provisions
- G. Reference Specifications/Reference Documents
- H. Project Plans
- I. City Standard Plans
- J. The bound Bidding Documents
- K. Contractor's Certificates of Insurance and Additional Insured Endorsements
- L. Contractor's Bidder's Proposal and Subcontractor Listing

In the event of conflict between any of the Contract Documents, the provisions placing a more stringent requirement on the Contractor shall prevail. The Contractor shall provide the better quality or greater quantity of Work and/or materials unless otherwise directed by City in writing. In the event none of the Contract Documents place a more stringent requirement or greater burden on the Contractor, the controlling provision shall be that which is found in the document with higher precedence in accordance with the above order of precedence.

2. REFERENCE DOCUMENTS. The following Reference Documents are not considered Contract Documents and were provided to the Contractor for informational purposes:

- A. None

3. SCOPE OF WORK. The Contractor shall perform and provide all materials, tools, equipment, labor, and services necessary to complete the Work described in the Contract Documents, except as otherwise provided in the Plans, Standard Specifications, or City Special Provisions to be the responsibility of others.

4. PAYMENT.

4.1. **Contract Price and Basis for Payment.** In consideration for the Contractor's full, complete, timely, and faithful performance of the Work required by the Contract Documents, the City shall pay Contractor for the actual quantity of Work required under the Bid Items awarded by the City performed in accordance with the lump sum prices and unit prices for Bid Items and Alternate Bid Items, if any, set forth the Bidder's Proposal submitted with the Bid. The sum of the unit prices and lump sum prices for the Bid Items awarded by the City is **Three Hundred Fifty Six Thousand and 00/100 Dollars (\$356,000.00)** ("Contract Price"). It is understood and agreed that the quantities set forth in the Bidder's Proposal for which unit prices are fixed are estimates only and that City will pay and Contractor will accept, as full payment for these items of work, the unit prices set forth in the Bidder's Proposal multiplied by the actual number of units performed, constructed, or completed as directed by the City Engineer.

4.2. **Payment Procedures.** Based upon applications for payment submitted by the Contractor to the City, the City shall make payments to the Contractor in accordance with Article 9 of the Standard Specifications, as modified by Article 9 of the City Special Provisions.

5. CONTRACT TIME.

A. Initial Notice to Proceed. After the Agreement has been fully executed by the Contractor and the City, the City shall issue the "Notice to Proceed to Fulfill Preconstruction Requirements." The date specified in the Notice to Proceed to Fulfill Preconstruction Requirements constitutes the date of commencement of the Contract Time of **Seventy Five (75) Working Days**. The Contract Time includes the time necessary to fulfill preconstruction requirements, and to complete construction of the Project (except as adjusted by subsequent Change Orders).

The Notice to Proceed to Fulfill Preconstruction Requirements shall further specify that Contractor must complete the preconstruction requirements within **Twenty (20) Working Days** after the date of commencement of the Contract Time; this duration is part of the Contract Time.

Critical preconstruction requirements include, but are not limited to, the following:

- Submitting and obtaining approval of critical required submittals/deferred submittals
- Obtaining Building Permit and other Deferred Permits
- Obtaining a Temporary Use Permit for a staging area.
- Notifying all agencies, utilities, residents, etc., as outlined in the Bidding Documents
- Completion of all pre-construction activities

If the City's issuance of a Notice to Proceed to Fulfill Preconstruction Requirements is delayed due to Contractor's failure to return the fully executed Agreement and insurance and bond documents within ten (10) Working Days after Contract award, then Contractor agrees to the deduction of one (1) Working Day from the number of days to complete the Project for every Working Day of delay in the City's receipt of said documents. This right is in addition to and does not affect the City's right to demand forfeiture of Contractor's Bid Security if Contractor persistently delays in providing the required documentation.

B. Notice to Proceed with Construction. After all preconstruction requirements are met in accordance with the Notice to Proceed to Fulfill Preconstruction the City shall issue the

“Notice to Proceed with Construction,” at which time the Contractor shall diligently prosecute the Work, including corrective items of Work, day to day thereafter, within the remaining Contract Time.

6. LIQUIDATED DAMAGES AND CONTROL OF WORK.

6.1. **Liquidated Damages.** The Contractor and City (collectively, the “Parties”) have agreed to liquidate damages with respect to Contractor’s, failure to fulfill the preconstruction requirements, and/or failure to complete the Work within the Contract Time. The Parties intend for the liquidated damages set forth herein to apply to this Contract as set forth in Government Code Section 53069.85. Contractor acknowledges and agrees that the liquidated damages are intended to compensate the City solely for Contractor’s failure to meet the deadline for completion of the Work and will not excuse Contractor from liability from any other breach, including any failure of the Work to conform to the requirements of the Contract Documents.

In the event that Contractor fails to fulfill the preconstruction requirements and/or fails to complete the Work within the Contract Time, Contractor agrees to pay the City **\$475.00 per Calendar day** that completion of the Work is delayed beyond the Contract Time, as adjusted by Contract Change Orders. The Contractor will not be assessed liquidated damages for delays occasioned by the failure of the City or of the owner of a utility to provide for the removal or relocation of utility facilities.

The Contractor and City acknowledge and agree that the foregoing liquidated damages have been set based on an evaluation of damages that the City will incur in the event of late completion of the Work. The Contractor and City acknowledge and agree that the amount of such damages are impossible to ascertain as of the date of execution hereof and have agreed to such liquidated damages to fix the City’s damages and to avoid later disputes. It is understood and agreed by Contractor that liquidated damages payable pursuant to this Agreement are not a penalty and that such amounts are not manifestly unreasonable under the circumstances existing as of the date of execution of this Agreement.

It is further mutually agreed that the City will have the right to deduct liquidated damages against progress payments or retainage and that the City will issue a Change Order or Construction Change Directive and reduce the Contract Price accordingly. In the event the remaining unpaid Contract Price is insufficient to cover the full amount of liquidated damages, Contractor shall pay the difference to the City.

6.2. Any work completed by the Contractor after the issuance of a Stop Work Notice by the City shall be rejected and/or removed and replaced as specified in Section 2-11 of the Special Provisions.

6.3. **Owner is Exempt from Liability for Early Completion Delay Damages.** While the Contractor may schedule completion of all of the Work, or portions thereof, earlier than the Contract Time, the Owner is exempt from liability for and the Contractor will not be entitled to an adjustment of the Contract Sum or to any additional costs, damages, including, but not limited to, claims for extended general conditions costs, home office overhead, jobsite overhead, and management or administrative costs, or compensation whatsoever, for use of float time or for Contractor’s inability to complete the Work earlier than the Contract Time for any reason whatsoever, including but not limited to, delay cause by Owner or other Excusable Compensable Delay. See Section 6-6 of the Standard Specifications and City Special Provisions regarding compensation for delays.

7. INSURANCE.

7.1. **General.** The Contractor shall procure and maintain at its sole expense and throughout the term of this Agreement, any extension thereof, Commercial General Liability, Automobile Liability, and Workers' Compensation Insurance with such coverage limits as described herein.

7.2. **Additional Insured Endorsements.** The Contractor shall cause the insurance required by the Contract Document to include the City of Moreno Valley, the City Council and each member thereof, the Moreno Valley Housing Authority (MVHA), and the Moreno Valley Community Services District (CSD), and their respective officials, employees, commission members, officers, directors, agents, employees, volunteers and representatives as an additional insureds. For the Commercial General Liability coverage, said parties shall be named as additional insureds utilizing either:

1. Insurance Services Office ("ISO") Additional Insured endorsement CG 20 10 (11/85); or
2. ISO Additional Insured endorsement CG 20 10 (10/01) and Additional Insured Completed Operations endorsement CG 20 37 (10/01); or
3. Substitute endorsements providing equivalent coverage, approved by the City.

The endorsements shall be signed by a person authorized by the insurer to bind coverage on its behalf. The coverage shall contain no special limitations on the scope of protection afforded to such additional insureds. Coverage for such additional insureds does not extend to liability to the extent prohibited by Insurance Code Section 11580.4.

7.3. **Waivers of Subrogation.** All policies of insurance required by the Contract Documents shall include or be endorsed to provide a waiver by the insurers of any rights of recovery or subrogation that the insurers may have at any time against the City of Moreno Valley, the City Council and each member thereof, the Moreno Valley Housing Authority (MVHA), and the Moreno Valley Community Services District (CSD), and their respective officials, employees, commission members, officers, directors, agents, employees, volunteers and representatives.

7.4. **Primary Coverage.** All policies and endorsements shall stipulate that the Contractor's (and the Subcontractors') insurance coverage shall be primary insurance as respects the City of Moreno Valley, the City Council and each member thereof, the Moreno Valley Housing Authority (MVHA), and the Moreno Valley Community Services District (CSD), and their respective officials, employees, commission members, officers, directors, agents, employees, volunteers and representatives, and shall be excess of the Contractor's (and its Subcontractors') insurance and shall not contribute with it.

7.5. **Coverage Applies Separately to Each Insured and Additional Insured.** Coverage shall state that the Contractor's (and its Subcontractors') insurance shall apply separately to each insured or additional insured against whom claim is made or suit is brought, except with respect to the limits of the insurer's liability. Coverage shall apply to any claim or suit brought by an additional insured against a named insured or other insured.

7.6. **Self-Insurance.** Any self-insurance (including deductibles or self-insured retention in excess of \$50,000) in lieu of liability insurance must be declared by Contractor and approved by the City in writing prior to execution of the Agreement. The City's approval of self-insurance, if any, is within the City's sole discretion and is subject to the following conditions:

1. Contractor must, at all times during the term of the Agreement and for a period of at least **one (1)** year after completion of the Project, and any extension of the one-year correction guarantee period in accordance with Section 6-8.1 of the City Special Provisions, maintain and upon Owner's reasonable request provide evidence of:
 - (a) Contractor's "net worth" (defined as "total assets" [defined as all items of value owned by the Contractor including tangible items such as cash, land, personal property and equipment and intangible items such as copyrights and business goodwill]) minus total outside liabilities must be reflected in a financial statement for the prior fiscal year reflecting sufficient income and budget for Contractor to afford at least one loss in an amount equal to the amount of self-insurance;
 - (b) financial statements showing that Contractor has funds set aside/budgeted to finance the self-insured fund (i.e., Contractor has a program that fulfills functions that a primary insurer would fill; and
 - (c) a claims procedure that identifies how a claim is supposed to be tendered to reach the financing provided by the self-insured fund.
2. If at any time after such self-insurance has been approved Contractor fails to meet the financial thresholds or otherwise fails to comply with the provisions set forth in this Paragraph 7, at the option of the City:
 - (a) the Contractor shall immediately obtain and thereafter maintain the third party insurance required under this Paragraph 7 and otherwise on the terms required above; or
 - (b) the insurer shall reduce or eliminate such deductibles or self-insured retention as respects the City, its officers, officials, employees and volunteers; or
 - (c) the Contractor shall procure a bond guaranteeing payment of losses and related investigation, claim administration, and defense expenses.

7.7. **Insurer Financial Rating.** Insurance companies providing insurance hereunder shall be rated A-VII or better in Best's Insurance Rating Guide and shall be legally licensed and qualified to conduct insurance business in the State of California.

7.8. **Notices to City of Cancellation or Changes.** Each insurance policy described in this Paragraph 7 shall contain a provision or be endorsed to state that coverage will not be cancelled without **thirty (30) days'** prior written notice by certified or registered mail to the City (this obligation may be satisfied in the alternative by requiring such notice to be provided by Contractor's insurance broker and set forth on its Certificate of Insurance provided to the City), except that

cancellation for non-payment of premium shall require (10) days prior written notice by certified or registered mail. If an insurance carrier cancels any policy or elects not to renew any policy required to be maintained by Contractor pursuant to the Contract Documents, Contractor agrees to give written notice to the City at the address indicated on the first page of the Agreement. Contractor agrees to provide the same notice of cancellation and non-renewal to the City that is required by such policy(ies) to be provided to the First Named Insured under such policy(ies). Contractor shall provide confirmation that the required policies have been renewed not less than seven (7) days prior to the expiration of existing coverages and shall deliver renewal or replacement policies, certificates and endorsements to the City Clerk within fourteen (14) days of the expiration of existing coverages. Contractor agrees that upon receipt of any notice of cancellation or alteration of the policies, Contractor shall procure within five (5) days, other policies of insurance similar in all respects to the policy or policies to be cancelled or altered. Contractor shall furnish to the City Clerk copies of any endorsements that are subsequently issued amending coverage or limits within fourteen (14) days of the amendment.

7.9. **Commercial General Liability.** Coverage shall be written on an ISO Commercial General Liability “occurrence” form CG 00 01 (10/01 or later edition) or equivalent form approved by the City for coverage on an occurrence basis. The insurance shall cover liability, including, but not limited to, that arising from premises operations, stop gap liability, independent contractors, products-completed operations, personal injury, advertising injury, and liability assumed under an insured contract. The policy shall be endorsed to provide the Aggregate Per Project Endorsement ISO form CG 25 03 (11/85). Coverage shall contain no contractors’ limitation or other endorsement limiting the scope of coverage for liability arising from pollution, explosion, collapse, or underground (x, c, u) property damage. Contractor shall provide Products/Completed Operations coverage to be maintained continuously for a minimum of **one (1) year** after Final Acceptance of the Work, and any extension of the one-year correction guarantee period in accordance with Section 6-8.1 of the City Special Provisions.

Contractor shall maintain Commercial General Liability insurance with the following minimum limits: \$1,000,000 per occurrence / \$2,000,000 aggregate / \$2,000,000 products-completed operations.

7.10. **Business Automobile Liability.** Coverage shall be written on ISO form CA 00 01 (12/93 or later edition) or a substitute form providing equivalent coverage for owned, hired, leased and non-owned vehicles, whether scheduled or not, with \$1,000,000 combined single limit per accident for bodily injury and property damage. If necessary, the policy shall be endorsed to provide contractual liability coverage.

7.11. **Workers’ Compensation.** Contractor shall comply with the applicable sections of the California Labor Code concerning workers’ compensation for injuries on the job. Compliance is accomplished in one of the following manners:

1. Provide copy of permissive self-insurance certificate approved by the State of California; or
2. Secure and maintain in force a policy of workers’ compensation insurance with statutory limits and Employer’s Liability Insurance with a minimal limit of **\$1,000,000** per accident; or
3. Provide a “waiver” form certifying that no employees subject to the Labor Code’s Workers’ Compensation provision will be used in performance of this Contract.

7.12. **Subcontractors' Insurance.** The Contractor shall include all Subcontractors as insureds under its policies or shall furnish separate certificates and endorsements for each Subcontractor. All coverages for Subcontractors shall be subject to all of the requirements stated herein.

8. **BONDS.** The Contractor shall furnish a satisfactory Performance Bond meeting all statutory requirements of the State of California on the form provided by the City. The bond shall be furnished as a guarantee of the faithful performance of the requirements of the Contract Documents as may be amended from time to time, including, but not limited to, liability for delays and damages (both direct and consequential) to the City and the City's Separate Contractors and consultants, warranties, guarantees, and indemnity obligations, in an amount that shall remain equal to one hundred percent (100%) of the Contract Price.

The Contractor shall furnish a satisfactory Labor and Materials Payment Bond meeting all statutory requirements of the State of California on the form provided by the City in an amount that shall remain equal to one hundred percent (100%) of the Contract Price to secure payment of all claims, demands, stop notices, or charges of the State of California, of material suppliers, mechanics, or laborers employed by the Contractor or by any Subcontractor, or any person, firm, or entity eligible to file a stop notice with respect to the Work.

All bonds shall be executed by a California-admitted surety insurer. Bonds issued by a California-admitted surety insurer listed on the latest version of the U.S Department of Treasury Circular 570 shall be deemed accepted unless specifically rejected by the City. Bonds issued by sureties not listed in Treasury Circular 570 must be accompanied by all documents enumerated in California Code of Civil Procedure Section 995.660(a). The bonds shall bear the same date as the Contract. The attorney-in-fact who executes the required bonds on behalf of the surety shall affix thereto a certified and current copy of the power of attorney. In the event of changes that increase the Contract Price, the amount of each bond shall be deemed to increase and at all times remain equal to the Contract Price. The signatures shall be acknowledged by a notary public. Every bond must display the surety's bond number and incorporate the Contract for construction of the Work by reference. The terms of the bonds shall provide that the surety agrees that no change, extension of time, alteration, or modification of the Contract Documents or the Work to be performed thereunder shall in any way affect its obligations and shall waive notice of any such change, extension of time, alteration, or modification of the Contract Documents. The surety further agrees that it is obligated under the bonds to any successor, grantee, or assignee of the City.

Upon the request of any person or entity appearing to be a potential beneficiary of bonds covering payment of obligations arising under the Contract, the Contractor shall promptly furnish a copy of the bonds or shall authorize a copy to be furnished.

Should any bond become insufficient, or should any of the sureties, in the opinion of the City, become non-responsible or unacceptable, the Contractor shall, within ten (10) Calendar Days after receiving notice from the City, provide written documentation to the Satisfaction of the City that Contractor has secured new or additional sureties for the bonds; otherwise the Contractor shall be in default of the Contract. No further payments shall be deemed due or will be made under Contract until a new surety(ies) qualifies and is accepted by the City.

Contractor agrees that the Labor and Materials Payment Bond and Faithful Performance Bond attached to this Agreement are for reference purposes only, and shall not be considered a part of this Agreement. Contractor further agrees that said bonds are separate obligations of the Contractor and its surety, and that any attorney's fee provision contained in any payment bond or

performance bond shall not apply to this Agreement. In the event there is any litigation between the parties arising from the breach of this Agreement, each party will bear its own attorneys' fees in the litigation.

9. RECORDS. The Contractor and its Subcontractors shall maintain and keep books, payrolls, invoices of materials, and Project records current, and shall record all transactions pertaining to the Contract in accordance with generally acceptable accounting principles. Said books and records shall be made available to the City of Moreno Valley, Riverside County, the State of California, the Federal Government, and to any authorized representative thereof for purposes of audit and inspection at all reasonable times and places. All such books, payrolls, invoices of materials, and records shall be retained for at least three (3) years after Final Acceptance.

10. INDEMNIFICATION.

10.1. **General.** To the fullest extent permitted by law, the Contractor assumes liability for and agrees, at the Contractor's sole cost and expense, to promptly and fully indemnify, protect, hold harmless and defend (even if the allegations are false, fraudulent, or groundless), the City of Moreno Valley, its City Council, the Moreno Valley Housing Authority (MVHA), and the Moreno Valley Community Services District (CSD), and all of their respective officials, officers, directors, employees, commission members, representatives and agents ("Indemnitees"), from and against any and all claims, allegations, actions, suits, arbitrations, administrative proceedings, regulatory proceedings, or other legal proceeds, causes of action, demands, costs, judgments, liens, stop notices, penalties, liabilities, damages, losses, anticipated losses of revenues, and expenses (including, but not limited to, any fees of accountants, attorneys, experts or other professionals, or investigation expenses), or losses of any kind or nature whatsoever, whether actual, threatened or alleged, arising out of, resulting from, or in any way (either directly or indirectly), related to the Work, the Project or any breach of the Contract by Contractor or any of its officers, agents, employees, Subcontractors, Sub-subcontractors, or any person performing any of the Work, pursuant to a direct or indirect contract with the Contractor ("Indemnity Claims"). Such Indemnity Claims include, but are not limited to, claims for:

- A. Any activity on or use of the City's premises or facilities;
- B. Any liability incurred due to Contractor acting outside the scope of its authority pursuant to the Contract, whether or not caused in part by an Indemnified Party;
- C. The failure of Contractor or the Work to comply with any Applicable Law, permit or orders;
- D. Any misrepresentation, misstatement or omission with respect to any statement made in the Contract Documents or any document furnished by the Contractor in connection therewith;
- E. Any breach of any duty, obligation or requirement under the Contract Documents, including, but not limited to any breach of Contractor's warranties, representations or agreements set forth in the Contract Documents;
- F. Any failure to coordinate the Work with City's Separate Contractors;
- G. Any failure to provide notice to any party as required under the Contract Documents;
- H. Any failure to act in such a manner as to protect the Project from loss, cost, expense or liability;
- I. Bodily or personal injury, emotional injury, sickness or disease, or death at any time to any persons including without limitation employees of Contractor;

- J. Damage or injury to real property or personal property, equipment and materials (including, but without limitation, property under the care and custody of the Contractor or the City) sustained by any person or persons (including, but not limited to, companies, corporations, utility company or property owner, Contractor and its employees or agents, and members of the general public);
- K. Any liability imposed by Applicable Law including, but not limited to criminal or civil fines or penalties;
- L. Any dangerous, hazardous, unsafe or defective condition of, in or on the Site, of any nature whatsoever, which may exist by reason of any act, omission, neglect, or any use or occupation of the Site by Contractor, its officers, agents, employees, or Subcontractors;
- M. Any operation conducted upon or any use or occupation of the Site by Contractor, its officers, agents, employees, or Subcontractors under or pursuant to the provisions of the Contract or otherwise;
- N. Any acts, errors, omission or negligence of Contractor, its officers, agents, employees, or Subcontractors;
- O. Infringement of any patent rights, licenses, copyrights or intellectual property which may be brought against the Contractor or Owner arising out of Contractor's Work, for which the Contractor is responsible; and
- P. Any and all claims against the City seeking compensation for labor performed or materials used or furnished to be used in the Work or alleged to have been furnished on the Project, including all incidental or consequential damages resulting to the City from such claims.

10.2. **Effect of Indemnitees' Active Negligence.** Contractor's obligations to indemnify and hold the Indemnitees harmless **exclude** only such portion of any Indemnity Claim which is attributable to the active negligence or willful misconduct of the Indemnatee, provided such active negligence or willful misconduct is determined by agreement of the parties or by findings of a court of competent jurisdiction. In instances where an Indemnatee's active negligence accounts for only a percentage of the liability for the Indemnity Claim involved, the obligation of Contractor will be for that entire percentage of liability for the Indemnity Claim not attributable to the active negligence or willful misconduct of the Indemnatee(s). Such obligation shall not be construed to negate, abridge or otherwise reduce any other right or obligation of indemnity which would otherwise exist as to any party or person described in this Paragraph 11. Subject to the limits set forth herein, the Contractor, at its own expense, shall satisfy any resulting judgment that may be rendered against any Indemnatee resulting from an Indemnity Claim. The Indemnitees shall be consulted with regard to any proposed settlement.

10.3. **Independent Defense Obligation.** The duty of the Contractor to indemnify and hold harmless the Indemnitees includes the separate and independent duty to defend the Indemnitees, which duty arises immediately upon receipt by Contractor of the tender of any Indemnity Claim from an Indemnatee. The Contractor's obligation to defend the Indemnatee(s) shall be at Contractor's sole expense, and not be excused because of the Contractor's inability to evaluate liability or because the Contractor evaluates liability and determines that the Contractor is not liable. This duty to defend shall apply whether or not an Indemnity Claim has merit or is meritless, or which involves claims or allegations that any or all of the Indemnitees were actively, passively, or concurrently negligent, or which otherwise asserts that the Indemnitees are responsible, in whole or in part, for any Indemnity Claim. The Contractor shall respond within thirty (30) Calendar Days to the tender of any Indemnity Claim for defense and/or indemnity by an Indemnatee, unless the Indemnatee agrees

in writing to an extension of this time. The defense provided to the Indemnitees by Contractor shall be by well qualified, adequately insured and experienced legal counsel acceptable to the City.

10.4. **Intent of Parties Regarding Scope of Indemnity.** It is the intent of the parties that the Contractor and its Subcontractors of all tiers shall provide the Indemnitees with the broadest defense and indemnity permitted by Applicable Law. In the event that any of the defense, indemnity or hold harmless provisions in the Contract Documents are found to be ambiguous, or in conflict with one another, it is the parties' intent that the broadest and most expansive interpretation in favor of providing defense and/or indemnity to the Indemnitees be given effect.

10.5. **Waiver of Indemnity Rights Against Indemnitees.** With respect to third party claims against the Contractor, to the fullest extent permitted by law, the Contractor waives any and all rights to any type of express or implied indemnity against the Indemnitees.

10.6. **Subcontractor Requirements.** In addition to the requirements set forth hereinabove, Contractor shall ensure, by written subcontract agreement, that each of Contractor's Subcontractors of every tier shall protect, defend, indemnify and hold harmless the Indemnitees with respect to Indemnity Claims arising out of, in connection with, or in any way related to each such Subcontractors' Work on the Project in the same manner in which Contractor is required to protect, defend, indemnify and hold the Indemnitees harmless. In the event Contractor fails to obtain such defense and indemnity obligations from others as required herein, Contractor agrees to be fully responsible to the Indemnitees according to the terms of this Paragraph 11.

10.7. **No Limitation or Waiver of Rights.** Contractor's obligations under this Paragraph 11 are in addition to any other rights or remedies which the Indemnitees may have under the law or under the Contract Documents. Contractor's indemnification and defense obligations set forth in this Paragraph 11 are separate and independent from the insurance provisions set forth in the Contract Documents, and do not limit, in any way, the applicability, scope, or obligations set forth in such insurance provisions. The purchase of insurance by the Contractor with respect to the obligations required herein shall in no event be construed as fulfillment or discharge of such obligations. In any and all claims against the Indemnitees by any employee of the Contractor, any Subcontractor, any supplier of the Contractor or Subcontractors, anyone directly or indirectly employed by any of them, or anyone for whose acts any of them may be liable, the obligations under this Paragraph 11 shall not be limited in any way by any limitation on the amount or type of damages, compensation or benefits payable by or for the Contractor or any Subcontractor or any supplier of either of them, under workers' or workmen's compensation acts, disability benefit acts or other employee benefit acts. Failure of the City to monitor compliance with these requirements imposes no additional obligations on the City and will in no way act as a waiver of any rights hereunder.

10.8. **Withholding to Secure Obligations.** In the event an Indemnity Claim arises prior to final payment to Contractor, the City may, in its sole discretion, reserve, retain or apply any monies due Contractor for the purpose of resolving such Indemnity Claims; provided, however, the City may release such funds if the Contractor provides the City with reasonable assurances of protection of the Indemnitees' interests. The City shall, in its sole discretion, determine whether such assurances are reasonable.

10.9. **Survival of Indemnity Obligations.** Contractor's obligations under this Paragraph 11 are binding on Contractor's and its Subcontractors' successors, heirs and assigns and shall survive the completion of the Work or termination of the Contractor's performance of the Work.

11. SUCCESSORS AND ASSIGNS. The Parties bind themselves, their heirs, executors, administrators, successors and assigns the covenants, agreements and obligations contained in the Contract Documents. The Contractor shall not, either voluntarily or by action of law, assign any right or obligation of the Contractor under the Contract Documents without prior written consent of the City.

(SIGNATURE PAGE FOLLOWS)

CITY OF MORENO VALLEY, Municipal Corporation

PRINCIPLES CONTRACTING, INC.

BY: _____
City Manager

License No./
Classification: _____

DATE: _____

Expiration Date: _____

Federal I.D. No.: _____

<u>INTERNAL USE ONLY</u>
APPROVED AS TO LEGAL FORM:

City Attorney

Date
RECOMMENDED FOR APPROVAL:

Public Works Director/City Engineer

Date

PRINT NAME: _____

SIGNATURE: _____

TITLE: _____

DATE: _____

PRINT NAME: _____

SIGNATURE: _____

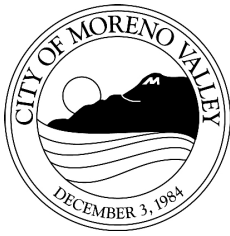
TITLE: _____

DATE: _____

SIGNING INSTRUCTIONS TO THE CONTRACTOR:

Signature(s) must be accompanied by a completed notary certificate of acknowledgement attached hereto. A general partner must sign on behalf of a partnership. **Two (2)** corporate officers must sign on behalf of a corporation unless the corporation has a corporate resolution that allows one person to sign on behalf of the corporation; if applicable, said resolution must be attached hereto. The corporate seal may be affixed hereto.

This page intentionally left blank.



APPROVALS	
BUDGET OFFICER	<i>me</i>
CITY ATTORNEY	<i>SMB</i>
CITY MANAGER	<i>d</i>

Report to City Council

TO: Mayor and City Council

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

AGENDA DATE: January 14, 2014

TITLE: APPROVE AND EXECUTE AGREEMENT FOR CONVEYANCE OF PROPERTY FOR PARTIAL ACQUISITION OF APNs 487-470-015, 487-470-016, AND 487-470-017 FOR THE NASON STREET FROM CACTUS AVENUE TO FIR AVENUE STREET IMPROVEMENT PROJECT – PROJECT NO. 801 0001 70 77

RECOMMENDED ACTION

Recommendations:

1. Approve the Agreement for Conveyance of Property for the partial acquisition of APNs 487-470-015, 487-470-016, and 487-470-017 for the Nason Street Improvement Project.
2. Authorize the City Manager to execute the Agreement for Conveyance of Property and authorize the Public Works Director/City Engineer to approve any changes subject to the approval of the City Attorney.
3. Authorize the issuance of a Purchase Order for \$210,000 (\$200,000 for the acquisition purchase price plus \$10,000 for escrow closing fees) when the Agreement has been signed by all parties.

SUMMARY

This report recommends approval of partial acquisition of property (APNs 487-470-015, 487-470-016, and 487-470-017) to construct public improvements along Nason Street from Cactus Avenue to Fir Avenue. The project is funded by proceeds from the California Communities Gas Tax Revenue, Certificates of Participation (COPs), Series 2011B, Total Road Improvement Program (TRIP) and has been approved in the 2013/14 Capital Improvement Plan.

DISCUSSION

The Nason Street Improvement Project proposes to construct improvements along Nason Street from Cactus Avenue to Fir Avenue for a 4-Lane Divided Arterial Augmented Parkway with 120 foot right of way and 86 foot roadway width. The improvements will include curb and gutter, sidewalk, street lights, drainage facilities, and undergrounding of overhead utilities. Traffic signal modifications will be constructed at intersections with existing traffic signs and a new traffic signal at Medical Center Drive will also be completed.

Since 2012 through the present, the City has been progressing in the steps necessary for the acquisition of the necessary project right of way. On October 8, 2013, the City Council, in Closed Session, authorized staff to negotiate and settle for APNs 487-470-015, 487-470-016, and 487-470-017.

The City is proposing to acquire a right of way easement of 24,713 cumulative square feet on the east side of APNs 487-470-015, 487-470-016, and 487-470-017, the properties located along the west side of Nason Street and south of Cottonwood Avenue. The same owner owns all three parcels.

Appraisals of all three parcels were prepared on August 28, 2013 and September 10, 2013. Overland, Pacific & Cutler, the City's acquisition consultant, presented the written offer to the property owner and an amicable settlement was reached.

The owner of APNs 487-470-015, 487-470-016, and 487-470-017 has agreed to a purchase price of \$200,000. Escrow closing fees are estimated to not exceed \$10,000. The acquisition of APNs 487-470-015, 487-470-016, and 487-470-017 exceeds the \$100,000 threshold of the City Manager's signature authority; therefore, it requires the Agreement for Conveyance of Property to be approved by the City Council.

The property owner has accepted the offer and has signed the subject Agreement for Conveyance of Property. The partial acquisition of this property will allow the City to continue moving forward with the Nason Street Improvement Project.

ALTERNATIVES

1. Approve and authorize the recommended actions as presented in this staff report. *This alternative allows the City to acquire the land needed for the construction of this essential project.*
2. Do not approve and authorize the recommended actions as presented in this staff report. *This alternative will result in delaying acquisition of the land required for the construction of this essential project.*

FISCAL IMPACT

Funding for the proposed acquisition is included in the Fiscal Year 2013/2014 Capital Improvement Plan budget and is funded with the proceeds from the California Communities Gas Tax Revenue, COPS, Series 2011B, TRIP, in the amount of \$15 Million (overall project budget). These funds have been allocated for the Nason Street from Cactus Avenue to Fir Avenue Street Improvement project and cannot be utilized for operational activities. There is no fiscal impact to the City’s General Fund.

AVAILABLE FUNDS – FY 2013/2014

COPs, TRIP Capital Projects Fund
 (Account 3411-70-77-80001; Project No. 801 0001 70 77-3411) \$13,893,000
 Total Budget..... \$13,893,000

REMAINING ESTIMATED PROJECT COSTS:

Remaining Design and Design Management Costs \$550,000
 Right of Way..... \$1,043,000
 Utility Relocation Costs (including SCE Engineering Deposit)* \$2,300,000
 Construction and Construction Management Costs \$10,000,000
 Total Estimated Project Costs \$13,893,000

**An additional \$850,000 of separate SCE Rule 20A funds is also estimated for Utility Relocation*

CITY COUNCIL GOALS

PUBLIC FACILITIES AND CAPITAL PROJECTS:

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

POSITIVE ENVIRONMENT:

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

ATTACHMENTS

Attachment 1: Location Map

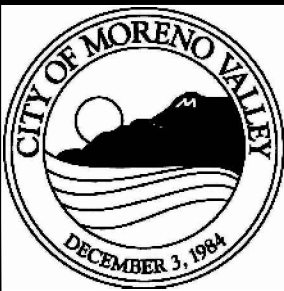
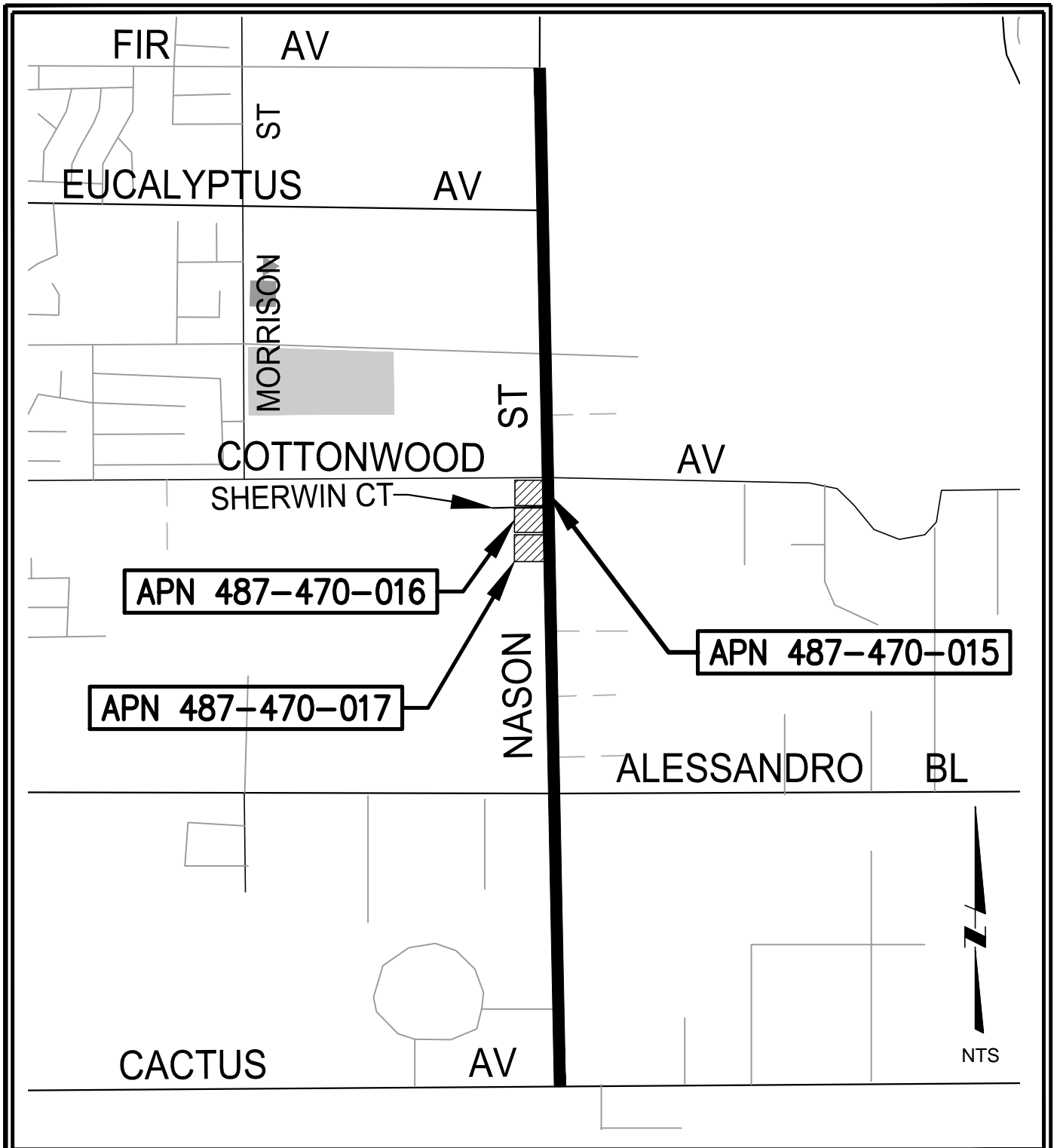
Attachment 2: Agreement for Conveyance of Property – APNs 487-470-015, 487-470-016, and 487-470-017

Prepared By:
 Larry Gonzales
 Senior Engineer, P.E.

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

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

This page intentionally left blank.



LOCATION MAP

Public Works Department
Capital Projects Division

Scale: None

ATTACHMENT 1

NASON STREET FROM CACTUS AVENUE
TO FIR AVENUE STREET IMPROVEMENT PROJECT
PROJECT NUMBER 801 0001 70 77

This page intentionally left blank.

AGREEMENT
FOR CONVEYANCE OF PROPERTY

THIS AGREEMENT is entered into by and between Paul Lai and Yu Hua Wang, husband and wife, ("Grantors"), and the CITY OF MORENO VALLEY, a municipal corporation ("Grantee").

RECITALS

A. Grantors own certain real property located at 13535 and 13597 Nason Street, Moreno Valley, California bearing Assessor Parcel Nos. 487-470-015, 016, and 017 as described in Exhibit "A" attached hereto.

B. Grantee desires to purchase in easement, a portion of the property, and Grantors desire to sell and convey a portion of the property as described and shown in Exhibit "B" attached hereto. Also, Grantee desires to purchase a temporary construction easement over a portion of the property, and Grantors desire to convey a portion of the property as described and shown in Exhibit "C" attached hereto. (collectively, the "Property")

C. The parties desire by this Agreement to provide the terms and conditions for the purchase and sale of the Property.

AGREEMENT

The parties therefore agree as follows:

1. PURCHASE

Grantee agrees to buy and Grantors agree to sell and convey the Easement and Temporary Construction Easement (TCE) for the purchase price and upon the terms and conditions hereinafter set forth. The Purchase Price, defined below, is acknowledged by both parties to be fair market value for the Property.

2. ESCROW

Upon execution of this Agreement by all parties, Grantee shall open an escrow (the "Escrow") with Lawyers Title Company (the "Escrow Holder") for the purpose of consummating the purchase and sale of the Property. The parties hereto shall execute and deliver to Escrow Holder such escrow instructions prepared by Escrow Holder as may be required to consummate this transaction. Any such instructions shall not conflict with, amend, or supersede any provision of this Agreement. If there is any inconsistency between such instructions and this Agreement, this Agreement shall control unless the parties agree in writing otherwise. The Escrow Instructions shall include the following terms and conditions of sale:

2.1 PURCHASE PRICE

The total purchase price for the Easement and TCE shall be the lump sum of Two Hundred Thousand Dollars (**\$200,000.00**) which shall be paid by Grantee to Grantors through Escrow Holder in cash at Close of Escrow.

2.2 CLOSE OF ESCROW

Escrow shall close on or before sixty (60) days following the fully execution of this Agreement (the "Close of Escrow"). If the Escrow is not in a condition to close by the Close of Escrow, any party who is not then in default may, in writing, demand the return of its/his/her money and/or documents. Thereupon, subject to the provisions in paragraph 3, all obligations and liabilities of the parties under this Agreement shall cease and terminate. If no such demand is made, Escrow shall be closed as soon as possible.

2.3 CONDITION OF TITLE TO THE EASEMENT

Grantors shall convey title to the Easement to Grantee as evidenced by a CLTA Standard Form Policy or Binder of Title Insurance ("Title Policy") issued by a title insurance company to be selected by Grantee in an amount equal to the purchase price. The Title Policy shall show as exceptions with respect to the Easement only matters approved in writing by Grantee. Any exceptions to title representing monetary liens or encumbrances are hereby disapproved by Grantee, and Escrow Holder is hereby authorized and instructed to cause the reconveyance, partial reconveyance, or subordination, as the case may be, of any such monetary exceptions to Grantee's title to the Easement at or prior to the Close of Escrow.

2.4 ESCROW AND CLOSING COSTS

Grantee shall pay the cost of the Title Policy, all Escrow fees (including reconveyance fees, trustee's fees or forwarding fees for any partial reconveyance or subordination of a deed of trust or mortgage), and all recording costs incurred herein. All parties acknowledge that Grantee is exempt from payment of documentary transfer taxes.

2.5 INVESTIGATIONS

Prior to the Close of Escrow, Grantee may, at its option, conduct, at Grantee's expense, any and all investigations, inspections, surveys, and tests of the Property including, without limitation, soils, groundwater, wells, percolation, geology, environmental, drainage, engineering and utilities investigations, inspections, surveys, and tests, which, in its sole discretion, determines the suitability of the Easement for Grantee's intended use thereof. If Grantee determines that the Easement is not suitable for its intended use, Grantee may disapprove this item and terminate this Agreement as provided at Section 2.2 above. Grantors hereby grant to Grantee, and Grantee's employees, representatives, agents and independent contractors, a license to enter the Property for purposes of conducting such investigations, inspections, surveys, and tests. Grantee shall repair any damage to the Property resulting from such investigations, inspections, surveys, and tests conducted by Grantee or Grantee's employees, representatives, agents or independent contractors. Grantee's approval of any of such investigations, inspections, surveys, or tests shall not alter or diminish Grantors representations or warranties under this Agreement, and Grantors acknowledge and agree that Grantee is relying upon Grantors' representations and warranties made herein, unless such representation or warranty is specifically waived in whole or in part by Grantors.

2.6 DEPOSIT OF FUNDS AND DOCUMENTS

(a) Prior to Close of Escrow, Grantee shall deposit into Escrow (i) all Escrow and Closing Costs as described above; (ii) the purchase price to be paid to Grantors through Escrow; and (iii) such other documentation as is necessary to close Escrow in conformance herewith.

(b) Prior to the Close of Escrow, Grantors shall deposit into Escrow (i) the properly executed Easement Deed conveying the Easement and Temporary Construction Easement Deed, and (ii) such other documents and sums, if any, as are necessary to close Escrow in conformance herewith.

2.7 GRANTEE'S CONDITIONS PRECEDENT TO CLOSE OF ESCROW

The Close of Escrow is subject to the following conditions:

(a) All representations and warranties of Grantors set forth in this Agreement shall be true and correct as of the Close of Escrow; and

(b) Grantors shall timely perform all obligations required by the terms of this Agreement to be performed by them.

2.8 GRANTORS' CONDITIONS PRECEDENT TO CLOSE OF ESCROW

For the benefit of Grantors, the Close of Escrow shall be conditioned upon the timely performance by Grantee of all obligations required of Grantee by the terms of this Agreement.

3. POSSESSION OF EASEMENT

Grantors hereby agrees that Grantee may take possession of the Easement and TCE and begin construction of the works of improvement thereon as of the date of execution of this Agreement, prior to the Close of Escrow; if escrow should not close for any reason, or under the conditions specified in paragraph 2.3, or in paragraph 7, or in any other paragraph hereunder, Grantee shall have the right to continue in possession and construct the works of improvement, and Grantors' purchase price and terms shall be determined by agreement of the parties, or absent an agreement, by a form of arbitration agreed to by the parties, or if they cannot so agree, then Grantee will initiate an action in eminent domain in which the issue will be to determine the amount of compensation to be paid.

3.1 TEMPORARY CONSTRUCTION EASEMENT

It is agreed and confirmed by the parties hereto that notwithstanding other provisions in this contract, the right of possession and use of the subject property by the Grantee, including the right to remove and dispose of improvements, shall commence on January 1, 2014 or the close of escrow controlling this transaction, whichever occurs first, and that the amount shown in Paragraph 2.1 herein includes, but is not limited to, full payment for such possession and use, including damages, if any, from said date. However, said right of possession and use shall not be exercised prior to the Grantee, or Grantee's agent, providing Grantor with a 48-hour prior written notice.

The right to use the temporary construction easement shown on Exhibit "D-1" shall continue in effect for a period of eighteen (18) months, and the right to use the temporary construction easement shown on Exhibit "D-2" shall continue in effect for a period of two (2) months for the demolition of one single family residence located at 13597 Nason Street, Moreno Valley, CA. Said use shall begin from the date Grantee, or Grantee's agent, provides Grantor with a 48-hour prior written notice. All efforts shall be made to complete the work within the prescribed period of time; however, extraordinary circumstances may occur which may require additional time to complete the work (i.e. rain, labor dispute, shortage of materials). It is agreed that should the actual use

extend beyond the time period delineated above, and the occurrence is verified through the contractor or City/State project inspection logs, Grantee agrees to pay at the rate of \$42.66 per month, prorated to the actual date of Grantee's termination of use.

It is further understood that in no event shall Grantee's use of the property exceed the early of either the term of the temporary construction easement described above or the project completion date.

4. REPRESENTATIONS AND WARRANTIES OF GRANTORS

Grantors make the following representations and warranties, each of which shall survive the Close of Escrow:

(a) Grantors hold title to an indefeasible estate in fee simple in the Property. Grantors is the sole owner of the Property and has good, absolute, and marketable title to the Property and has full power and authority to own, sell, and convey the Easement over, under and/or through the Property to Grantee and to enter into and perform his/her/its obligations pursuant to this Agreement;

(b) The execution and delivery of this Agreement by Grantors, Grantors' performance hereunder, and the consummation of this transaction will not constitute a violation of any order or decree or result in the breach of any contract or agreement to which Grantors is at present a party, or by which Grantors is bound;

(c) Grantors will not enter into any agreements or undertake any new obligations prior to Close of Escrow which will in any way burden, encumber, or otherwise affect the Property without the prior written consent of Grantee;

(d) To Grantors' knowledge, no litigation and no governmental, administrative, or regulatory act or proceeding regarding the environmental, health and safety aspects of the Property is pending, proposed, or threatened;

(e) According to Grantors' knowledge, the Property is not in violation of any federal, state or local statute, regulation or ordinance relating to industrial hygiene or to environmental conditions on, under or about the Property, including, but not limited to, soil and groundwater conditions underlying the Property which could affect the Easement or its use, and neither Grantors nor any other person or predecessor in interest have used, generated, manufactured, stored or disposed of on, under or about the Property, or transported to or from the Property, any flammable materials, explosives, radioactive materials, hazardous or contaminated materials or substances, toxic or noxious materials, substances or related materials or substances ("Hazardous Materials"). For the purpose of this Section, Hazardous Materials shall include, without limitation, substances defined as "hazardous substances," "hazardous materials," "toxic substances," "hazardous wastes," "extremely hazardous wastes," or "restricted hazardous wastes," or stated to be known to cause cancer or reproductive toxicity, under the Comprehensive Environmental Response, Compensation and Liability Act of 1980, as amended, 42 U.S.C. sections 9601, et seq; the Hazardous Materials Transportation Act, 49 U.S.C. sections 1801, et seq; the Resource Conservation and Recovery Act, 42 U.S.C. sections 6901, et seq; the Federal Water Pollution Control Act, 33 U.S.C. sections 1317, et seq; sections 25115, 25117, 25122.7, 25140, 25249.5, 25249.8, 25281, 25316 or 25501 of the California Health & Safety Code; or any substances so defined or stated in any of the regulations adopted and publications promulgated pursuant to said laws as they may be amended from time to time;

(f) In the event Grantee discovers Hazardous Materials, contaminated soil and/or water in, on or under the Property, Grantors shall be solely responsible for the removal and disposal of any and all such Hazardous Materials, contaminated soil and/or water;

(g) In the event Grantors fails to remove said Hazardous Materials, contaminated soil and/or water, Grantee or its designee shall have the right to remove and dispose of said Hazardous Materials, contaminated soil and/or water at Grantors' sole cost and expense. Grantors shall immediately reimburse Grantee for costs and expenses incurred by Grantee for the removal and disposal of any Hazardous Materials, contaminated soil and/or water upon receipt of a bill or invoices therefor. Grantors further agree to indemnify and hold Grantee, its officers, employees, consultants, and agents, harmless from any and all liability, costs, fines, penalties, charges and/or claims of any kind whatsoever related to the existence and removal of any Hazardous Materials, contaminated soil and/or water; and

(h) Grantors have and shall have paid before Close of Escrow any and all current and past due taxes, assessments, penalties, and interest levied and assessed against the Property. If not paid prior to Close of Escrow, Grantors hereby authorize Escrow Holder to disburse to the taxing authority from funds otherwise due to Grantors an amount sufficient to discharge said taxes, assessments, penalties, and interest. Unless the Easements are assessed separately, Grantors also covenant and agree to keep current, year-by-year, all taxes, assessments, penalties, and interest levied and assessed against the Easement and the larger property of which it is a part.

These representations and warranties shall survive the Close of Escrow.

5. REPRESENTATIONS AND WARRANTIES OF GRANTEE

(a) Grantee shall repair and restore any improvements or land (other than the Easement Property and any improvements located thereon) belonging to Grantors that may be damaged by Grantee or Grantee's contractor during construction of the works of improvement for which the Easement are conveyed, or, at Grantee's option, pay to Grantors the market value of such improvements, provided that this Section shall not be construed to require Grantee to pay for the use for which the Easement are intended.

(b) Grantee shall save harmless and indemnify Grantors against any and all claims, demands, suits, judgments, expenses, and costs on account of injury to, or death of, persons, or loss of, or damage to, property of others, incurred during or proximately caused by acts or omissions of Grantee or Grantee's contractor in the performance of any work by Grantee or Grantee's contractor to construct the works of improvement for which the Easement are conveyed.

6. ACKNOWLEDGMENT OF FULL BENEFITS AND RELEASE

(a) By execution of this Agreement, Grantors, on behalf of themselves and their respective heirs, executors, administrators, successors and assigns, hereby acknowledge that this Agreement provides full payment for the acquisition of the Easement by Grantee, and Grantors hereby expressly and unconditionally waive any and all claims for damages, relocation assistance benefits, severance damages, interest, loss of goodwill, claims for inverse condemnation or unreasonable precondemnation conduct, or any other compensation or benefits, other than as already expressly provided for in this Agreement, it being understood that this is a complete and full settlement of all acquisition claims, liabilities, or benefits of any type or nature whatsoever relating to or in connection with the acquisition of the Easement.

(b) This Agreement arose out of Grantee's efforts to acquire the Easement through its municipal authority. The parties agree that this Agreement is a settlement of claims in order to avoid litigation and shall not in any manner be construed as an admission of the fair market value of the Easement or of the property or of liability by any party to this Agreement. Grantors, on behalf of themselves and their respective heirs, executors, administrators, successors and assigns, hereby fully release Grantee, its successors, agents, representatives, and assigns, and all other persons and associations, known or unknown, from all claims and causes of action by reason of any damage which has been sustained, or may be sustained, as a result of Grantee's efforts to acquire the Easement or to construct works of improvement thereon, or any preliminary steps thereto, except as set forth in Section 5 above. Grantors further release and agree to hold Grantee harmless from any and all claims by reason of any leasehold interest in the Property.

(c) Grantors hereby acknowledge that they have been advised by their attorney and is familiar with the provisions of California Civil Code section 1542, which provides as follows:

"A general release does not extend to claims which the Creditor does not know or suspect to exist in his favor at the time of executing the release, which if known by him must have materially affected his settlement with the debtor."

Grantors acknowledge that they may have sustained damage, loss, costs, or expenses which are presently unknown and unsuspected, and such damage, loss, costs, or expenses which may have been sustained, may give rise to additional damage, loss, costs, or expenses in the future. Nevertheless, Grantors hereby acknowledge that this Agreement has been negotiated and agreed upon in light of that situation, and hereby expressly waive any and all rights which they may have under California Civil Code section 1542, or under any statute or common law or equitable principal of similar effect, except as set forth in Section 5 above.

This acknowledgment and release shall survive the Close of Escrow.

7. CONSTRUCTION CONTRACT AND CURATIVE WORK

(a) It is understood and agreed by and between the parties hereto in addition to the compensation shown in Paragraph 2.1 hereinabove, Grantee, its contractors or assigns, shall perform the following construction contract items at the time of the installation of the proposed project:

- i. Demolish single family residence on parcel 487-470-017

All work performed under this Agreement shall conform to all applicable building, fire and sanitary laws, ordinances and regulations relating to such work and shall be completed in a good and workmanlike manner. With the exception of the single family residence demolition, all structures, improvements or other facilities, when removed, and relocated or reconstructed by the Grantee, shall be left in as good condition as found.

(b) It is understood and agreed by and between the parties hereto that the compensation paid to Grantor through this Agreement includes the value of and cost to remove, relocate, reconstruct, and/or refurbish the following improvements located on the Property:

i. None

It is further understood between the parties hereto that if the improvement items referred to in Paragraph 7(b) above are not removed from the subject property by Grantor prior to January 1, 2014, but not sooner than the close of escrow, Grantee, its agents, contractors, or assigns, shall have the right to remove said improvements and dispose of same in any manner Grantee deems appropriate without further notice or responsibility to Grantor whatsoever.

8. REMEDIES

If Grantors defaults under this Agreement, then Grantee may, at Grantee's option, terminate the Escrow or initiate an action for specific performance of this Agreement, or pursue any other rights or remedies that Grantee may have at law or in equity. If Grantee defaults under this Agreement, then Grantors may, at Grantors option, terminate the Escrow or pursue any rights or remedies that Grantors may have at law or in equity.

9. MISCELLANEOUS

(a) Notice. Any notice to be given or other document or documents to be delivered to either party by the other hereunder may be delivered in person or may be deposited in the United States Mail in the State of California, duly registered or certified, with postage prepaid, and addressed as follows:

Grantors: Paul Lai and Yu Hua Wang

Tel: _____

Grantee: City of Moreno Valley
Capital Projects Division,
Public Works Department
14177 Frederick Street
P.O. Box 88005
Moreno Valley, CA 92552-0805
Telephone: (951) 413-3136
Attn: Mr. Larry Gonzales

Any party hereto may, from time to time, by written notice to the other parties, designate a different address, which shall be substituted for the one specified above. Any notice or other documents sent by registered or certified mail as aforesaid shall be deemed to have been effectively served or delivered at the expiration of twenty-four (24) hours following the deposit of said notice or other documents in the United States mail.

(b) Time of Essence. Time is of the essence with respect to each and every provision hereof.

(c) Assignment. Neither this Agreement, nor any interest herein, shall be assignable by any party without prior written consent of the other party.

(d) Governing Law. All questions with respect to this Agreement, and the rights and liabilities of the parties hereto, shall be governed by the laws of the State of California.

(e) Inurement. This Agreement shall inure to the benefit of, and shall be binding upon, the assigns, successors in interest, personal representatives, estates, heirs and legatees of each of the parties hereto.

(f) Attorneys Fees. If any legal action, arbitration or other proceeding is brought for the interpretation or enforcement of this Agreement, or because of any alleged dispute, breach, default or misrepresentation in connection with the Agreement, the successful or prevailing party shall be entitled to recover actual attorneys fees (including fees for in-house counsel, paraprofessionals and similar personnel and disbursements) and other costs it incurs in that action or proceeding, in addition to any other relief to which it may be entitled. The parties agree that actual attorneys' fees shall be based on attorney's fees actually incurred (based on the attorneys' customary hourly billing rates including, but not limited to, equivalent rates for in-house counsel) rather than the court or arbitrator making an independent inquiry concerning reasonableness. The venue of any such action, arbitration, lawsuit, or other proceeding or litigation may, at the option of the Grantee, be laid in Riverside County, California, and the parties waive any right to change of venue.

(g) Entire Agreement. This Agreement contains the entire Agreement of the parties hereto, and supersedes any prior written or oral agreements between them concerning the subject matter contained herein. There are no representations, agreements, arrangements, or understandings, oral or written, between the parties hereto, relating to the subject matter contained in this Agreement which are not fully expressed herein.

(h) Additional Documents. The parties hereto agree to execute any and all additional documents and instruments necessary to carry out the terms of this Agreement.

(i) Confidentiality. Grantors will keep confidential the terms of this Agreement and refrain from disclosing or causing same to be disclosed to any person or entity not specifically released herein. In no event, however, shall Grantors be required to refrain from disclosing the terms of this Agreement where: (i) they are legally required to do so, whether by statute, court order, process or otherwise; or (ii) disclosure is required or necessary to enforce any right, duty, obligation or release arising under the terms of this Agreement; or (iii) disclosure is required or necessary in order for Grantors, or any of their agents or employees, to maintain or compile their personal or business books or records; or (iv) disclosure is necessary or required in order for Grantors, or any of their agents or employees, to prepare and file income tax returns or any other forms required by any governmental, administrative or regulatory entities, boards, or authorities.

(j) No Admissions. This Agreement is a compromise and settlement of outstanding claims between the parties relating to Grantee's acquisition of the Easement and shall never be treated as an admission by either party to the Agreement for any purpose in any judicial, arbitration or administrative proceeding between the parties. This paragraph shall not apply to any claim that one may have against the other for breach of any provision or covenant of this Agreement.

(k) No Merger. All representations, warranties, acknowledgments, releases, covenants, and obligations contained in this Agreement shall survive delivery and recordation of the Easement Deed for the Easement.

(l) Ratification. This Agreement is subject to approval and ratification by the City Council of the City of Moreno Valley.

(m) Broker. Grantors and Grantee each represent and warrant to the other that no broker, agent or finder has been engaged by it in connection with the transaction contemplated by this Agreement and that all negotiations relative to these instructions and this transaction have been carried out by such party directly with the other party without the intervention of any person in such a manner as to give rise to any valid claim against either of the parties for a broker's commission, finder's fee or other like payment. Each of the parties shall indemnify and defend the other party and hold it harmless from any and all loss, damage, liability or expense, including costs and reasonable attorneys' fees, which the other party may incur or sustain by reason of or in connection with any misrepresentation or breach of warranty by the indemnifying party with respect to the foregoing.

(n) Counterparts. This Agreement may be signed in counterpart or duplicate copies, and any signed counterpart or duplicate copy shall be equivalent to a signed original for all purposes.

(o) Legal Advice and Review. The parties hereby acknowledge that they have entered into this Agreement upon their own volition and have not relied upon the other party for any interpretation or legal advice relating hereto. The parties acknowledge that they have had an opportunity to have this Agreement reviewed by legal counsel of their choice. Therefore, the parties acknowledge their intent that this Agreement be construed as having been jointly created and that neither party shall be determined to be the drafter hereof.

EXECUTED on the date or dates set forth below. This Agreement shall be effective as of the date signed by all parties.

DATED: 11/18/2013

Grantor:
Paul Lai and Yu Hua Wang, husband and wife



Paul Lai



Yu Hua Wang

DATED: _____

Grantee:
CITY OF MORENO VALLEY,
a municipal corporation

City Manager

APPROVED AS TO FORM:

City Attorney

EXHIBIT "A"

All that certain real property situated in the County of Riverside, State of California, described as follows:

Parcel A:

Parcels 1 and 2 of Parcel Map 12924, in the City of Moreno Valley, County of Riverside, State of California, as per map filed in Book 103 Page 85 of Parcel Maps, in the Office of the County Recorder of said County.

Parcel B:

Lot 1, Block 93, as shown on Map No. 1 of Bear Valley and Alessandro Development Company, on file in Book 11 of Maps, Page 10, records of San Bernardino County.

Except therefrom that portion lying within Parcel Map 12924, as per map filed in Book 103 of Parcel Maps, Page 85, record of said County.

Assessor's Parcel Number: 487-470-15,16,17

EXHIBIT "B"

LEGAL DESCRIPTION

POR. APN 487-470-015

IN THE CITY OF MORENO VALLEY, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA BEING THAT PORTION OF PARCEL 1 OF PARCEL MAP 12924 AS SHOWN BY MAP ON FILE IN PARCEL MAP BOOK 103, PAGE 85 THEREOF, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EAST LINE OF SAID PARCEL 1 OF PARCEL MAP 12924, SAID POINT BEING THE NORTHERLY TERMINUS OF THAT CERTAIN LINE HAVING A DIMENSION OF 179.86 FEET AS SHOWN ON SAID MAP;

THENCE ALONG THE EASTERLY AND SOUTHERLY LINE OF SAID PARCEL 1 THE FOLLOWING COURSES:

SOUTH 00° 25' 47" WEST, A DISTANCE OF 179.86;
SOUTH 45° 25' 47" WEST, A DISTANCE OF 35.36;
NORTH 89° 34' 13" WEST, A DISTANCE OF 15.21 FEET;

THENCE LEAVING SAID SOUTHERLY LINE, NORTH 10° 13' 35" WEST, A DISTANCE OF 17.41 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE EASTERLY A RADIUS OF 265.00 FEET;

THENCE NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 10° 39' 22" A DISTANCE OF 49.29 FEET TO A LINE THAT IS PARALLEL AND 48.00 FEET WESTERLY, AS MEASURED AT RIGHT ANGLES FROM SAID EASTERLY LINE;

THENCE ALONG SAID PARALLEL LINE NORTH 00° 25' 47" EAST A DISTANCE OF 157.36 FEET;

THENCE NORTH 37° 36' 41" WEST A DISTANCE OF 8.11 FEET TO THE NORTHERLY LINE OF SAID PARCEL 1;

THENCE ALONG THE NORTHERLY AND NORTHEASTERLY LINES OF SAID PARCEL 1 THE FOLLOWING COURSES:

SOUTH 89° 33' 38" EAST A DISTANCE OF 28.01 FEET;
SOUTH 44° 33' 55" EAST A DISTANCE OF 35.34 FEET TO THE POINT OF BEGINNING.

AREA = 10,244 SF OR 0.235 ACRES

ALSO AS SHOWN ON EXHIBIT "B" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

THIS DESCRIPTION WAS PREPARED BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE LAND SURVEYORS ACT.



MARK S. BROWN, L.S. 5655
LICENSE EXPIRES 9/30/13

4/04/2013
DATE

J.M.
PREP



EXHIBIT "C"

LEGAL DESCRIPTION

POR. APN 487-470-016 & -017

IN THE CITY OF MORENO VALLEY, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA BEING THAT PORTION OF PARCEL 2 OF PARCEL MAP 12924 AS SHOWN BY MAP ON FILE IN PARCEL MAP BOOK 103, PAGE 85 THEREOF IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY AND THAT PORTION OF LOT 1, BLOCK 93 OF MAP NO. 1, BEAR VALLEY AND ALESSANDRO DEVELOPMENT COMPANY AS FILED IN MAP BOOK 11, PAGE 10 THEREOF IN THE OFFICE OF THE COUNTY RECORDER OF SAN BERNARDINO COUNTY CALIFORNIA DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EAST LINE OF SAID PARCEL 2 OF PARCEL MAP 12924, SAID POINT BEING THE NORTHERLY TERMINUS OF THAT CERTAIN LINE HAVING A DIMENSION OF 116.00 FEET AS SHOWN ON SAID MAP;

THENCE ALONG SAID EAST LINE, SOUTH 00° 25' 47" WEST, A DISTANCE OF 116.13 FEET TO THE SOUTH LINE OF SAID PARCEL MAP 12924;

THENCE, ALONG SAID SOUTH LINE, SOUTH 89° 33' 40" EAST, A DISTANCE OF 14.00 FEET TO A POINT ON THE EASTERLY LINE OF SAID LOT 1 OF MAP NO. 1, BEAR VALLEY AND ALESSANDRO DEVELOPMENT COMPANY;

THENCE ALONG SAID EASTERLY LINE OF SAID LOT 1, SOUTH 00° 25' 47" WEST, A DISTANCE OF 185.00 FEET TO THE SOUTHEAST CORNER OF SAID LOT 1;

THENCE ALONG THE SOUTH LINE OF SAID LOT 1, NORTH 89° 33' 40" WEST, A DISTANCE OF 52.00 FEET TO A LINE THAT IS PARALLEL AND 52.00 FEET WESTERLY, AS MEASURED AT RIGHT ANGLES FROM SAID EASTERLY LINE OF LOT 1;

THENCE ALONG SAID PARALLEL LINE, NORTH 00° 25' 47" EAST, A DISTANCE OF 159.56 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE EASTERLY, AND HAVING A RADIUS OF 2060.00 FEET;

THENCE NORTHERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 01° 03' 11" A DISTANCE OF 37.86 FEET;

THENCE NORTH 01° 28' 58" EAST, A DISTANCE OF 128.72 FEET TO THE NORTHERLY LINE OF SAID PARCEL 2 OF PARCEL MAP 12924;

THENCE ALONG SAID NORTH AND NORTHEASTERLY LINES OF SAID PARCEL 2 THE FOLLOWING COURSES:

SOUTH 89° 34' 13" EAST, A DISTANCE OF 10.29 FEET;

SOUTH 44° 34' 13" EAST, A DISTANCE OF 35.36 FEET TO THE POINT OF BEGINNING.

AREA = 14,469 SF OR 0.332 ACRES

LEGAL DESCRIPTION

ALSO AS SHOWN ON EXHIBIT "B" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

THIS DESCRIPTION WAS PREPARED BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE LAND SURVEYORS ACT.



MARK S. BROWN, L.S. 5655
LICENSE EXPIRES 9/30/13

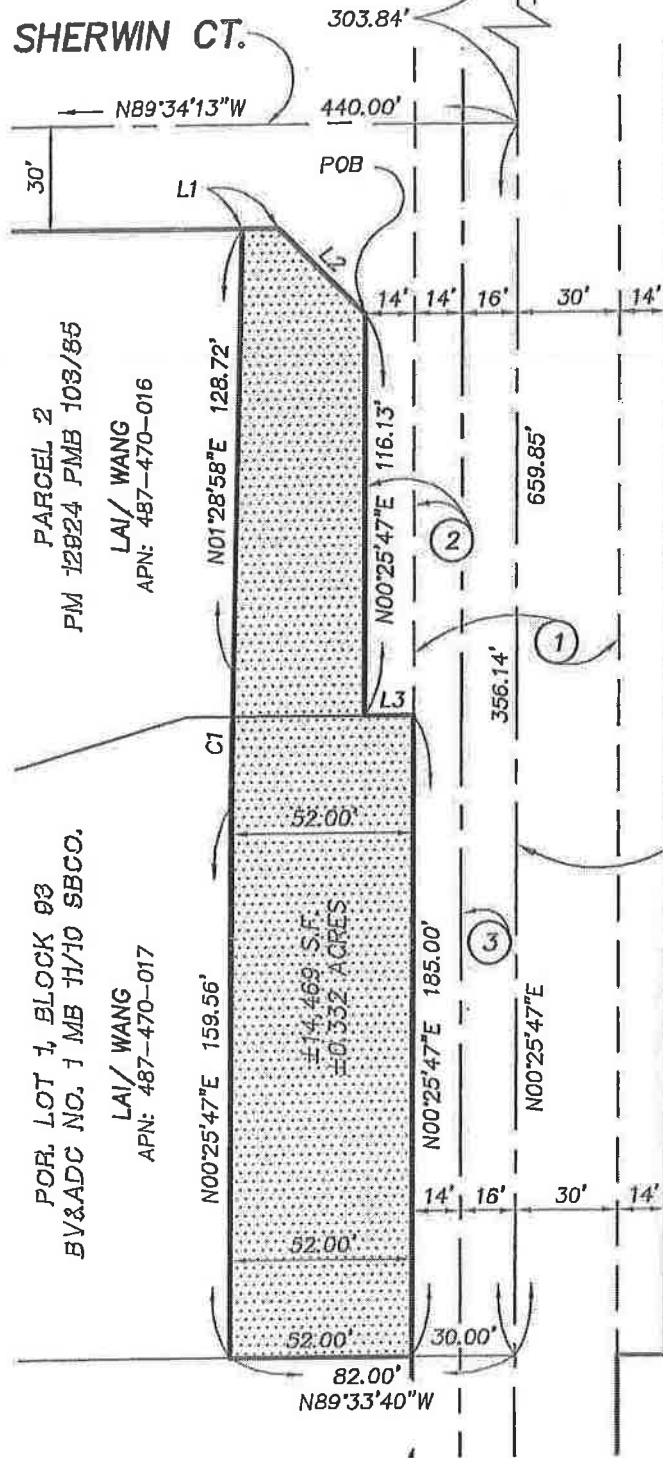
4/04/2013
DATE

J.M
PREP

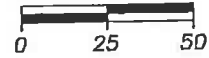


☉ SHERWIN CT.

☉ COTTONWOOD AVE.



SCALE: 1"=50'



RIGHT OF WAY

- ①
- ②
- ③

R/W NASON STREET PER MB 11/10 MAPS, SBCCO.

R/W NASON STREET PER PM 12024, PMB 103/85, RIV. CO.

☉ IMPROVEMENTS PER RSB 113/28-29, RIV. CO.

LINE TABLE		
NO.	BEARING	LENGTH
L1	N89°34'13"W	10.29'
L2	N44°34'13"W	35.36'
L3	N89°33'40"W	14.00'

CURVE TABLE			
NO.	RADIUS	DELTA	LENGTH
C1	2060.00'	1°03'11"	37.86'

Mark S. Brown
 MARK S. BROWN L.S. 5655
 LICENSE EXPIRES 9/30/13



PROACTIVE
 ENGINEERING CONSULTANTS
 WWW.PROACTIVEENGINEERING.NET
 1875 CALIFORNIA AVE • CORONA, CA • 92881
 951•280•3300

CITY OF MORENO VALLEY

RIGHT OF WAY
 NASON STREET



EXHIBIT "D-1"

LEGAL DESCRIPTION

POR. APN 487-470-015

IN THE CITY OF MORENO VALLEY, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA BEING THAT PORTION OF PARCEL 1 OF PARCEL MAP 12924 AS SHOWN BY MAP ON FILE IN PARCEL MAP BOOK 103, PAGE 85 THEREOF, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHERLY LINE OF SAID PARCEL 1 OF PARCEL MAP 12924, DISTANT 28.01 FEET WESTERLY, AS MEASURED ALONG SAID LINE, FROM THE NORTHEAST CORNER THEREOF;

THENCE LEAVING SAID NORTHERLY LINE OF SAID PARCEL 1 SOUTH 37°36'41" EAST A DISTANCE OF 8.11 FEET TO A POINT ON A LINE THAT IS PARALLEL WITH AND 48.00 FEET WEST, AS MEASURED AT RIGHT ANGLES, FROM THE EAST LINE OF SAID PARCEL 1:

THENCE SOUTH 00°25'47" WEST ALONG SAID PARALLEL LINE A DISTANCE OF 157.36 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 265.00 FEET;

THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 10°39'22" A DISTANCE OF 49.29 FEET;

THENCE SOUTH 10°13'35" EAST, A DISTANCE OF 17.41 FEET TO A POINT ON THE SOUTHERLY LINE OF SAID PARCEL 1, SAID POINT ALSO BEING DISTANT 15.21 FEET WESTERLY, AS MEASURED ALONG SAID LINE, FROM THE SOUTHEAST CORNER THEREOF;

THENCE ALONG SAID SOUTHERLY LINE NORTH 89°34'13" WEST A DISTANCE OF 10.18 FEET;

THENCE LEAVING SAID SOUTHERLY LINE NORTH 10°13'35" WEST A DISTANCE OF 15.52 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 275.00 FEET;

THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 10°39'22" A DISTANCE OF 51.15 FEET TO A LINE THAT IS PARALLEL WITH AND 58.00 FEET WEST, AS MEASURED AT RIGHT ANGLES, FROM THE EAST LINE OF SAID PARCEL 1;

THENCE ALONG SAID PARALLEL LINE NORTH 00°25'47" EAST A DISTANCE OF 153.92 FEET;

THENCE LEAVING SAID PARALLEL LINE NORTH 37°36'41" WEST A DISTANCE OF 12.49 FEET TO A POINT ON THE NORTHERLY LINE OF SAID PARCEL 1;

THENCE ALONG SAID NORTHERLY LINE SOUTH 89°33'38" EAST A DISTANCE OF 12.70 FEET TO THE POINT OF BEGINNING.

AREA = 2,326 SF OR 0.053 ACRES

LEGAL DESCRIPTION

ALSO AS SHOWN ON EXHIBIT "B" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

THIS DESCRIPTION WAS PREPARED BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE LAND SURVEYORS ACT.

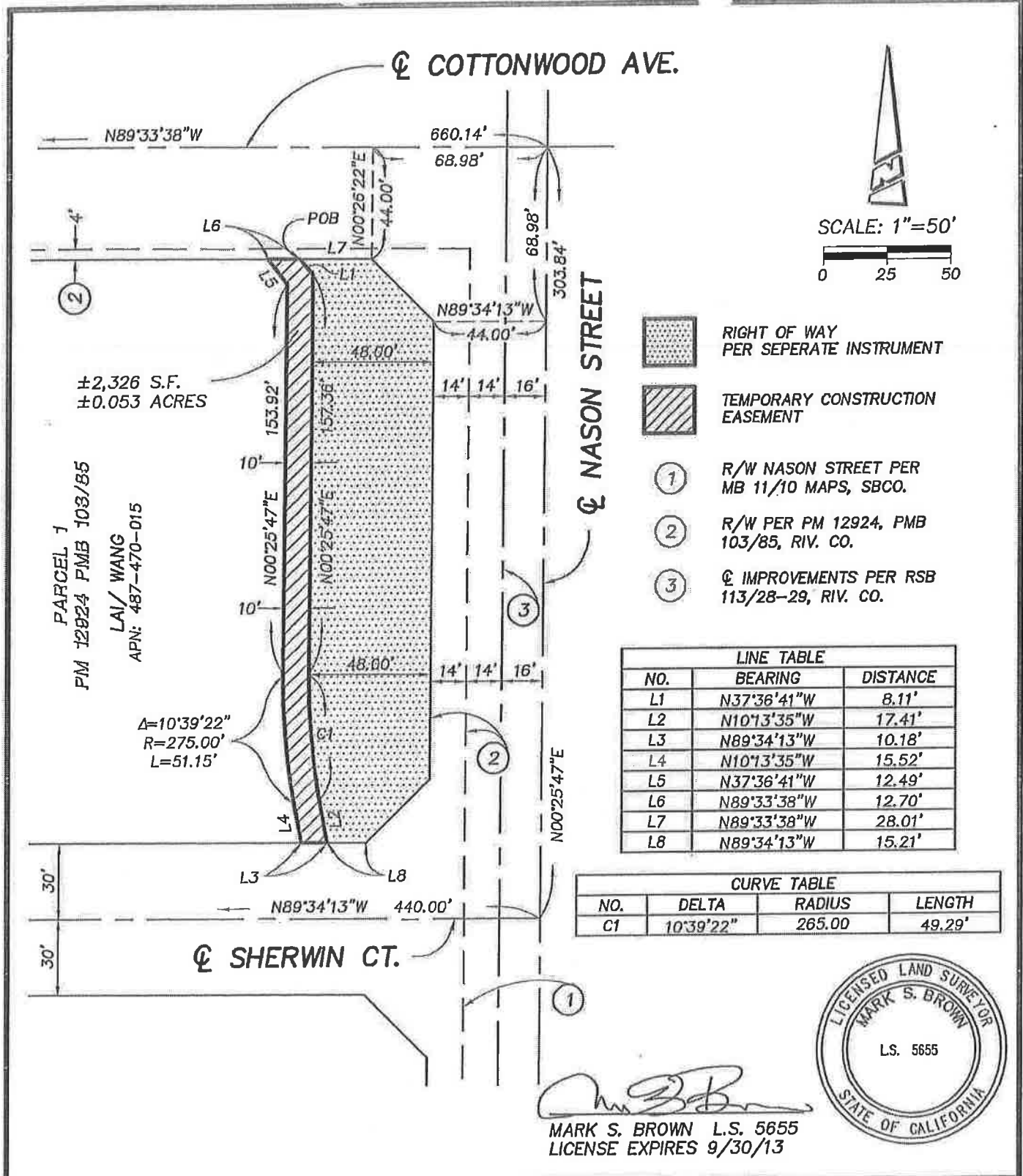


MARK S. BROWN, L.S. 5655
LICENSE EXPIRES 9/30/13


4/04/2013
DATE

J.M.
PREP





Mark S. Brown
 MARK S. BROWN L.S. 5655
 LICENSE EXPIRES 9/30/13

PROACTIVE ENGINEERING CONSULTANTS <small>WWW.PROACTIVEENGINEERING.NET 1875 CALIFORNIA AVE • CORONA, CA • 92881 951-280-3300</small>	CITY OF MORENO VALLEY TEMPORARY CONSTRUCTION EASEMENT NASON STREET	 <small>DECEMBER 3, 1994</small>
Z:\06.170.000_MV_NASON STREET\SURVEY\DRAWINGS\TCE_LAI-WANG_NORTH_EXHIBIT-B.DWG	DATE: 4/04/13	J.N. 06.170.000
SHEET 1 OF 1		

LEGAL DESCRIPTION

POR. APN 487-470-016 & -017

IN THE CITY OF MORENO VALLEY, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA BEING THAT PORTION OF PARCEL 2 OF PARCEL MAP 12924 AS SHOWN BY MAP ON FILE IN PARCEL MAP BOOK 103, PAGE 85 THEREOF IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY AND THAT PORTION OF LOT 1, BLOCK 93 OF MAP NO. 1, BEAR VALLEY AND ALESSANDRO DEVELOPMENT COMPANY AS FILED IN MAP BOOK 11, PAGE 10 THEREOF IN THE OFFICE OF THE COUNTY RECORDER OF SAN BERNARDINO COUNTY CALIFORNIA DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHERLY LINE OF SAID PARCEL 2 OF PARCEL MAP 12924, DISTANT 10.29 FEET WESTERLY, AS MEASURED ALONG SAID LINE, FROM THE NORTHEAST CORNER THEREOF;

THENCE LEAVING SAID NORTHERLY LINE OF SAID PARCEL 2 SOUTH $01^{\circ}28'58''$ WEST A DISTANCE OF 128.72 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 2060.00 FEET;

THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF $01^{\circ}03'11''$ A DISTANCE OF 37.86 FEET TO A POINT ON A LINE THAT IS PARALLEL WITH AND 52.00 FEET WEST, AS MEASURED AT RIGHT ANGLES, TO THE EAST LINE OF LOT 1 OF MAP NO. 1, BEAR VALLEY AND ALESSANDRO DEVELOPMENT COMPANY;

THENCE ALONG SAID PARALLEL LINE SOUTH $00^{\circ}25'47''$ WEST A DISTANCE OF 159.56 FEET TO A POINT ON THE SOUTHERLY LINE OF SAID LOT 1, SAID POINT ALSO BEING DISTANT 52.00 FEET WESTERLY, AS MEASURED ALONG SAID LINE, FROM THE SOUTHEAST CORNER THEREOF;

THENCE ALONG SAID SOUTHERLY LINE NORTH $89^{\circ}33'40''$ WEST A DISTANCE OF 10.00 FEET TO A LINE THAT IS PARALLEL WITH AND 62.00 FEET WESTERLY, AS MEASURED AT RIGHT ANGLES, FROM THE EAST LINE OF SAID LOT 1;

THENCE ALONG SAID PARALLEL LINE NORTH $00^{\circ}25'47''$ EAST A DISTANCE OF 159.56 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE EASTERLY AND HAVING A RADIUS OF 2070.00 FEET;

THENCE NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF $01^{\circ}03'11''$ A DISTANCE OF 38.05 FEET;

THENCE NORTH $01^{\circ}28'58''$ EAST A DISTANCE OF 128.54 FEET TO A POINT ON THE NORTHERLY LINE OF SAID PARCEL 2.

THENCE SOUTH $89^{\circ}34'13''$ EAST A DISTANCE OF 10.00 FEET TO THE POINT OF BEGINNING.

AREA = 3,261 SF OR 0.075 ACRES

LEGAL DESCRIPTION

ALSO AS SHOWN ON EXHIBIT "B" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

THIS DESCRIPTION WAS PREPARED BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE LAND SURVEYORS ACT.



MARK S. BROWN, L.S. 5655
LICENSE EXPIRES 9/30/13

4/04/2013
DATE

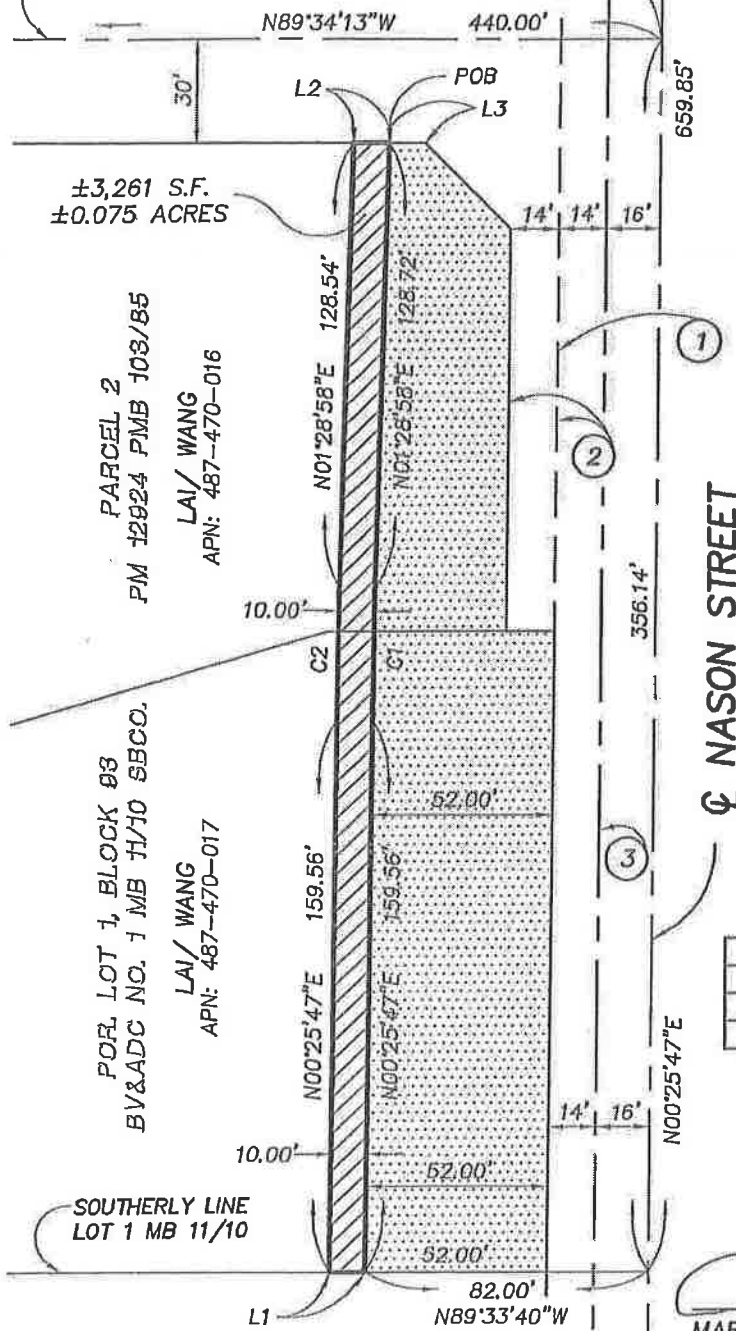
J.M.
PREP



☉ COTTONWOOD AVE.
☉ SHERWIN CT.



SCALE: 1"=50'
0 25 50



±3,261 S.F.
±0.075 ACRES

PARCEL 2
PM 12924 PMB 103/85

LAI/WANG
APN: 487-470-016

FOR LOT 1, BLOCK 88
BV&ADC NO. 1 MB H/10 SBCCO.

LAI/WANG
APN: 487-470-017

SOUTHERLY LINE
LOT 1 MB 11/10



RIGHT OF WAY
PER SEPERATE INSTRUMENT



TEMPORARY CONSTRUCTION
EASEMENT



R/W NASON STREET PER
MB 11/10 MAPS; SBCCO.



R/W NASON STREET PER
PM 12924, PMB 103/85,
RIV. CO.



☉ IMPROVEMENTS PER RSB
113/28-29, RIV. CO.

LINE TABLE		
NO.	BEARING	DISTANCE
L1	N89°33'40"W	10.00'
L2	N89°34'13"W	10.00'
L3	N89°34'13"W	10.29'

CURVE TABLE			
NO.	DELTA	RADIUS	LENGTH
C1	1°03'11"	2060.00	37.86'
C2	1°03'11"	2070.00	38.05'

Mark S. Brown
MARK S. BROWN L.S. 5655
LICENSE EXPIRES 9/30/13



PROACTIVE
ENGINEERING CONSULTANTS
WWW.PROACTIVENGINEERING.NET
1875 CALIFORNIA AVE • CORONA, CA • 92881
951-280-3300

CITY OF MORENO VALLEY

TEMPORARY CONSTRUCTION EASEMENT
NASON STREET



Z:\06.170.000_MV_NASON STREET\SURVEY\DRAWINGS\TCE_LAI-WANG_SOUTH_EXHIBIT-B.DWG

DATE: 4/04/13

J.N. 06.170.000

SHEET 1 OF 1

EXHIBIT "D-2"

LEGAL DESCRIPTION

POR. APN 487-470-017

IN THE CITY OF MORENO VALLEY, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA BEING THAT PORTION OF LOT 1, BLOCK 93 OF MAP NO. 1, BEAR VALLEY AND ALESSANDRO DEVELOPMENT COMPANY AS FILED IN MAP BOOK 11, PAGE 10 THEREOF IN THE OFFICE OF THE COUNTY RECORDER OF SAN BERNARDINO COUNTY CALIFORNIA DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE NORTHERLY LINE OF SAID PARCEL 2 OF PARCEL MAP 12924, DISTANT 20.29 FEET WESTERLY, AS MEASURED ALONG SAID LINE, FROM THE NORTHEAST CORNER THEREOF;

THENCE LEAVING SAID NORTHERLY LINE OF SAID PARCEL 2 SOUTH 01°28'58" WEST A DISTANCE OF 128.54 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 2070.00 FEET;

THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 0°34'53" A DISTANCE OF 21.00 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION, SAID POINT ALSO BEING THE BEGINNING OF A COMPOUND CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 2070.00 FEET, A RADIAL LINE FROM SAID POINT BEARS SOUTH 89°05'55" EAST;

THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 0°28'18" A DISTANCE OF 17.04 FEET TO A POINT ON A LINE THAT IS PARALLEL WITH AND 62.00 FEET WEST, AS MEASURED AT RIGHT ANGLES, TO THE EAST LINE OF LOT 1 OF MAP NO. 1, BEAR VALLEY AND ALESSANDRO DEVELOPMENT COMPANY;

THENCE ALONG SAID PARALLEL LINE SOUTH 00°25'47" WEST A DISTANCE OF 56.80 FEET;

THENCE LEAVING SAID PARALLEL LINE NORTH 89°34'13" WEST A DISTANCE OF 18.00 FEET;


THENCE NORTH 0°25'47" EAST A DISTANCE OF 73.84 FEET;

THENCE SOUTH 89°34'13" EAST A DISTANCE OF 18.07 FEET TO THE POINT OF BEGINNING.

AREA = 1,330 SQUARE FEET OR 0.031+/- ACRES

ALSO AS SHOWN ON EXHIBIT "B" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

THIS DESCRIPTION WAS PREPARED BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE LAND SURVEYORS ACT.



MARK S. BROWN, L.S. 5655
LICENSE EXPIRES 9/30/13

7/12/2013
DATE

JM
PREP

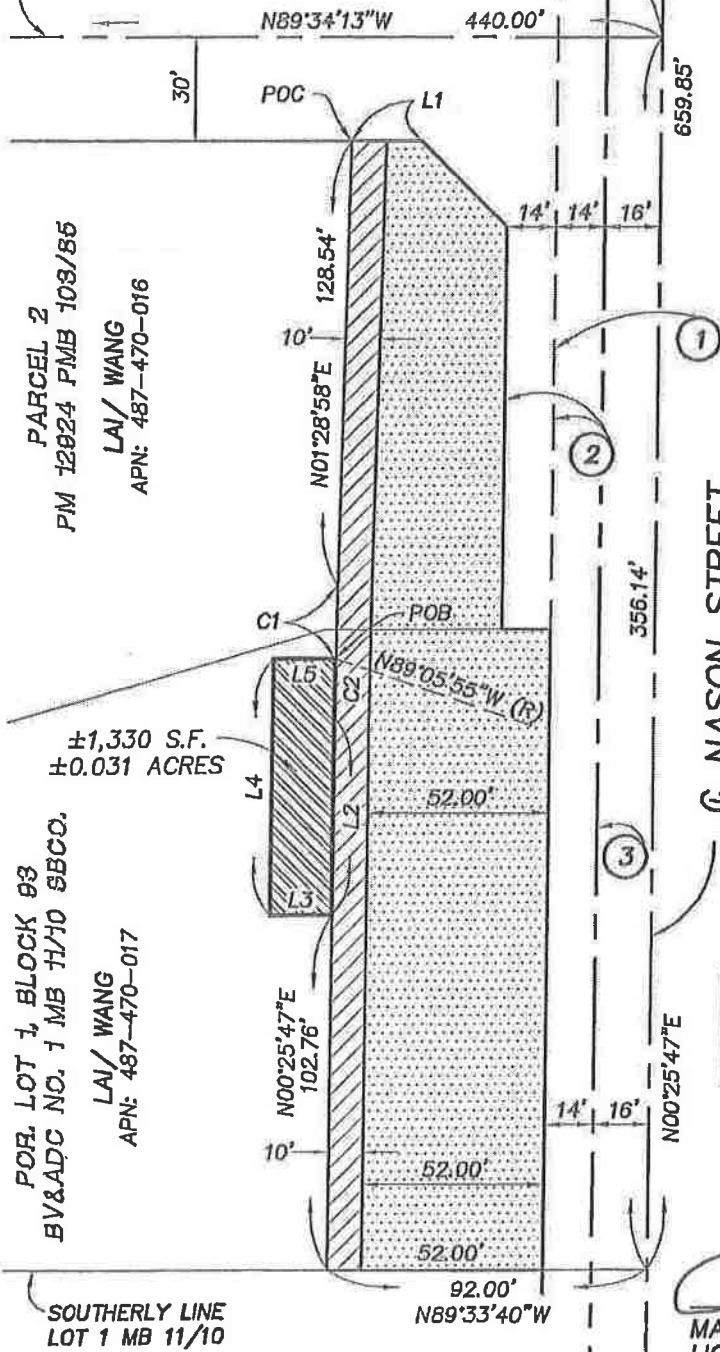
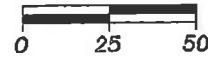


☉ COTTONWOOD AVE.

☉ SHERWIN CT.



SCALE: 1"=50'






PARCEL 2
PM 12924 PMB 103/85
LAI/WANG
APN: 487-470-016

FOR LOT 1, BLOCK 93
BV&ADC NO. 1 MB 11/10 SBCCO.
LAI/WANG
APN: 487-470-017

±1,330 S.F.
±0.031 ACRES

SOUTHERLY LINE
LOT 1 MB 11/10

-  RIGHT OF WAY PER SEPERATE INSTRUMENT
-  TEMPORARY CONSTRUCTION EASEMENT, PER SEPERATE INSTRUMENT
-  DEMOLITION EASEMENT
- ① R/W NASON STREET PER MB 11/10 MAPS, SBCCO.
- ② R/W NASON STREET PER PM 12924, PMB 103/85, RIV. CO.
- ③ ☉ IMPROVEMENTS PER RSB 113/28-29, RIV. CO.

LINE TABLE		
NO.	BEARING	DISTANCE
L1	N89°34'13"W	20.29'
L2	N00°25'47"E	56.80'
L3	N89°34'13"W	18.00'
L4	N00°25'47"E	73.84'
L5	N89°34'13"W	18.07'

CURVE TABLE			
NO.	DELTA	RADIUS	LENGTH
C1	0°34'53"	2070.00	21.00'
C2	0°28'18"	2070.00	17.04'

Mark S. Brown
MARK S. BROWN L.S. 5655
LICENSE EXPIRES 9/30/13

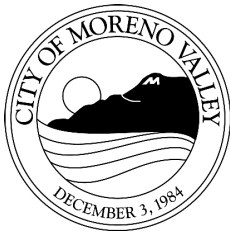


PROACTIVE
ENGINEERING CONSULTANTS
WWW.PROACTIVEENGINEERING.NET
1875 CALIFORNIA AVE • CORONA, CA • 92881
951-280-3300

CITY OF MORENO VALLEY
DEMOLITION EASEMENT
NASON STREET



This page intentionally left blank.



APPROVALS	
BUDGET OFFICER	<i>me</i>
CITY ATTORNEY	<i>SMB</i>
CITY MANAGER	<i>d</i>

Report to City Council

TO: Mayor and City Council

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

AGENDA DATE: January 14, 2014

TITLE: PA07-0080, PM 35672 – REQUEST TO EXTEND THE FULL ROAD CLOSURE OF INDIAN STREET FROM IRIS AVENUE TO KRAMERIA AVENUE AND IRIS AVENUE BETWEEN INDIAN STREET AND CONCORD WAY FOR THE CONSTRUCTION OF STREET IMPROVEMENTS UNTIL FEBRUARY 1, 2014

RECOMMENDED ACTION

Recommendations:

1. Authorize the extension of a full road closure of Indian Street from Iris Avenue to Krameria Avenue and Iris Avenue between Indian Avenue and Concord Way for the construction of street improvements until February 1, 2014.
2. Authorize the City Engineer to allow for an additional 30-day extension in addition to the extension being requested to the proposed road closure window if the project is delayed due to unforeseen construction issues.

SUMMARY

This report recommends that the Council approve the road closure to construct public improvements on Indian Street from Iris Avenue to Krameria Avenue and Iris Avenue between Indian Street and Concord Way. The project is funded by the developer, Panattoni Construction, Inc.

DISCUSSION

On July 9, 2013, City Council approved the road closure of Indian Street from Iris Avenue to Krameria Avenue and Iris Avenue between Indian Avenue and Concord Way. The road closure was conducted in such a manner that it provides local and emergency vehicle access to affected properties. Due to the nature and complexity of the required public improvements, the Developer requested a full road closure. However, due to unforeseen delays, the developer is requesting an extension of the road closure until February 1, 2014.

The entire duration of road closure will be twelve (12) weeks or approximately 90 calendar days. The request for the road closure is due to major improvement work including, but not limited to, removal of existing asphalt pavement, installation of major storm drain facilities, asphalt paving, sidewalk, street lights, landscaping, catch basins and storm drain laterals, utilities and associated signing and striping. All of the work will be reviewed by inspectors from the City of Moreno Valley. It is anticipated that the road will be open to traffic on February 1, 2014.

There are two (2) single family homes within the area of the closure. The road closure will affect the ingress or egress of these parcels, so the contractor will coordinate with the occupants to ensure safe access to and from the properties as needed. The road closure will also require a detour to the traveling public. The contractor performing the roadway improvements will phase the work such that both roads will not be closed at the same time. In addition, the contractor is being required to maintain safe pedestrian access along Indian Street throughout the duration of the construction.

City staff was advised by the developer that all potentially affected property owners have been contacted/notified, as has the principal for the adjacent public school. The road closure/detour/traffic control plan for this closure has been reviewed and approved by the City Traffic Engineer.

ALTERNATIVES

1. Authorize an extension of the full road closure of Indian Street from Iris Avenue to Krameria Avenue and Iris Avenue between Indian Avenue and Concord Way for the construction of street improvements until February 1, 2014. Authorize the City Engineer to allow for an additional 30-day extension to the proposed road closure window if the project is delayed due to unforeseen construction issues.
2. Do not authorize an extension of the full road closure of Indian Street from Iris Avenue to Krameria Avenue and Iris Avenue between Indian Avenue and Concord Way for the construction of street improvements until February 1, 2014. Do not authorize the City Engineer to allow for an additional 30-day extension to the proposed road closure window if the project is delayed due to unforeseen construction issues. *This alternative would*

result in an unsafe work environment and would significantly delay the completion of this project.

FISCAL IMPACT

The developer will be responsible for all costs associated with this proposal.

CITY COUNCIL GOALS

PUBLIC SAFETY

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

NOTIFICATION

The approved traffic control/detour plan requires the contractor to give notification to the Post Office, Police, Fire Department, Ambulance Services, Riverside Transit Authority, Waste Management, and nearby school. The public will be notified by special roadside signage showing the dates of closure and detour signs.

ATTACHMENTS

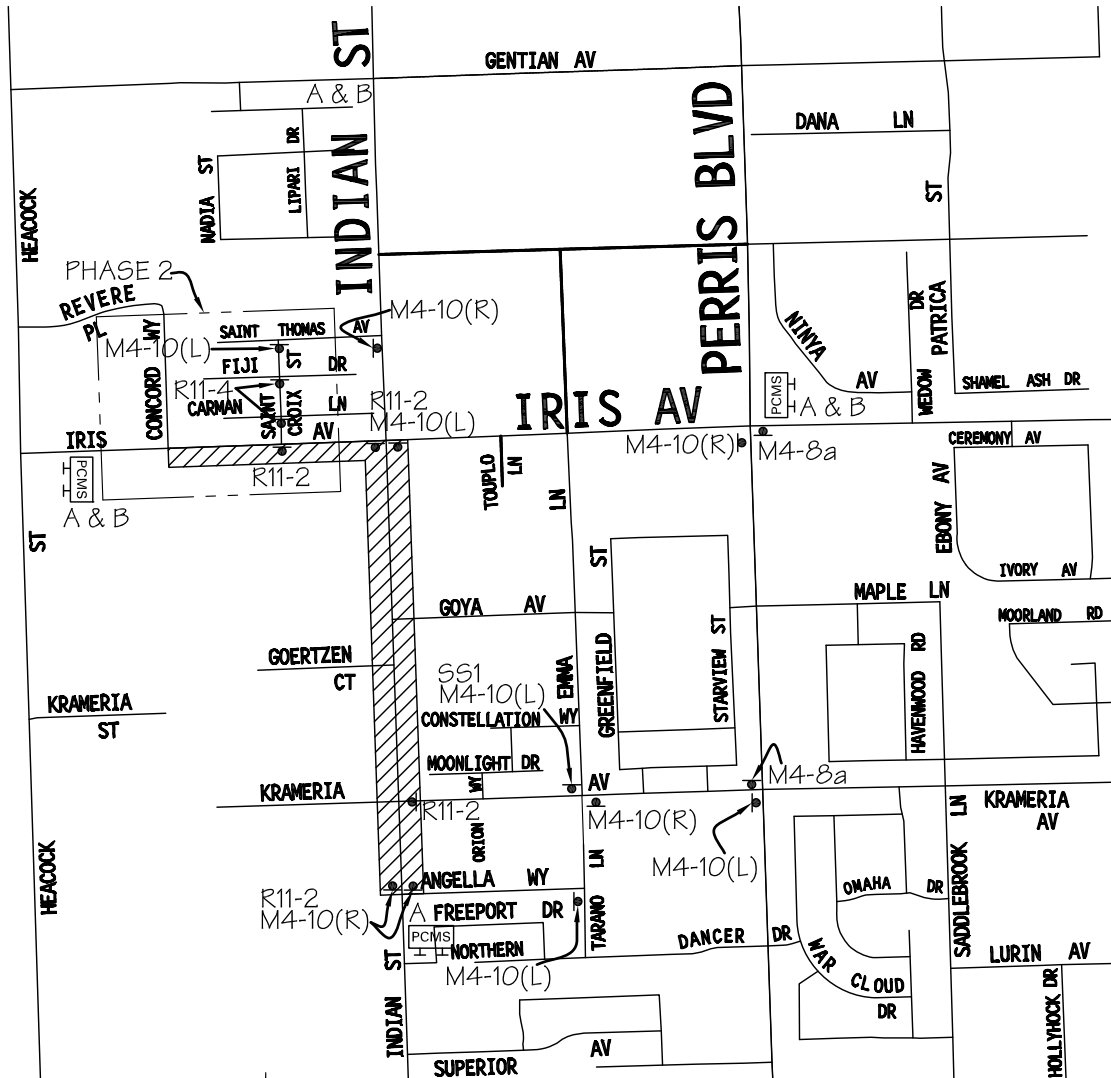
Attachment 1 – Road Closure Detour Map

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

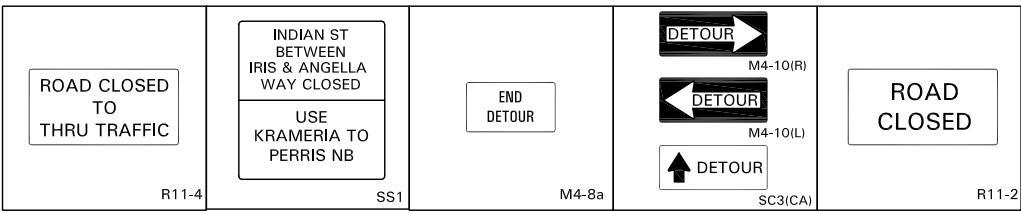
Department Head Approval
Ahmad R. Ansari, P.E.
Public Works Director/City Engineer

Concurred By
Eric Lewis, P.E.
City Traffic Engineer

This page intentionally left blank.



N
DETOUR PLAN - NO SCALE



Road Closure Detour Map

PA07-0080

This page intentionally left blank.



APPROVALS	
BUDGET OFFICER	<i>me</i>
CITY ATTORNEY	<i>SMB</i>
CITY MANAGER	<i>d</i>

Report to City Council

TO: Mayor and City Council

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

AGENDA DATE: January 14, 2014

TITLE: AUTHORIZATION TO AWARD THE CONSTRUCTION CONTRACT TO HILLCREST CONTRACTING, INC. FOR THE HEMLOCK AVENUE IMPROVEMENTS AND GRAHAM STREET IMPROVEMENTS, PROJECT NO. 801 7002 70 77

RECOMMENDED ACTION

Recommendations:

1. Award the construction contract to Hillcrest Contracting, Inc., 1467 Circle City Drive, Corona, California 92879, the lowest responsible bidder, for the Hemlock Avenue Improvements and Graham Street Improvements.
2. Authorize the City Manager to execute a contract with Hillcrest Contracting, Inc.
3. Authorize the issuance of a Purchase Order to Hillcrest Contracting, Inc. for the amount of \$293,412 (\$244,510 bid amount plus 20% contingency) when the contract has been signed by all parties.
4. Authorize the Public Works Director/City Engineer to execute any subsequent related minor change orders to the contract with Hillcrest Contracting, Inc. up to, but not exceeding, the contingency amount of \$48,902, subject to the approval of the City Attorney.
5. Authorize the Public Works Director/City Engineer to record the Notice of Completion once he determines the work is complete, accept the improvements into the City's maintained system and release the retention to Hillcrest Contracting, Inc., if no claims are filed against the project.

SUMMARY

This report recommends approval of a contract to construct street improvements on Hemlock Avenue from Graham Street to David Place, and Graham Street from Hemlock Avenue to David Lane. The project is funded with Community Development Block Grant funds and has been approved in the Fiscal Year 2013/2014 Capital Improvement Plan.

DISCUSSION

This project includes the construction of curbs, gutters, sidewalks, and driveway approaches along Hemlock Avenue, from Graham Street to David Place, and Graham Street, from Hemlock Avenue to David Lane, which currently do not fully exist. The project also includes removal and construction of asphalt concrete pavement for Hemlock Avenue and Graham Street within the project's limits and miscellaneous street improvements for this CDBG target area.

In November 2012, the Planning Division of the Community and Economic Development Department determined this project to be a Categorical Excluded activity per Code of Federal Regulations, Title 24 Part 58.35(a), subject to Part 58.5, under the National Environmental Policy Act (NEPA).

In August 2013, the Planning Division determined that this project qualifies for a Class I Categorical Exemption as defined in Section 15301C of the California Environmental Quality Act (CEQA) and Section 4.6B of the City's Rules and Procedures for implementation of CEQA.

The design and Bidding Documents were completed in November 2013 by the City's consultant TKE Engineering, Inc. The Notice Inviting Bids was advertised for the subject project and formal bidding procedures have been followed in conformance with Public Contract Code. The City Clerk opened bids at 10:15 a.m. on December 11, 2013 for the project. Seven (7) bids were received as follows.

<u>CONTRACTORS</u>	<u>Total Bid Amounts</u>
1. Hillcrest Contracting, Inc., Corona	\$244,510.00
2. Hardy & Harper, Inc., Santa Ana	\$282,000.00
3. KAD Paving Company dba KAD Engineering, Yucaipa.....	\$307,472.85
4. Roadway Engineering, Mira Loma.....	\$309,980.90
5. PTM General Engineering Service, Inc., Riverside.....	\$342,243.00
6. Vance Corporation, Rialto	\$348,698.00
7. Sean Malek Engineering & Construction, Temecula	\$356,403.00

The lowest responsible bidder was determined by comparing the cumulative total for all bid items, as stipulated in the bidding documents. Staff has reviewed the bid by Hillcrest Contracting, Inc. and finds it to be the lowest responsible bidder in possession

of a valid license and bid bond. No outstanding issues were identified through review of the references submitted by Hillcrest Contracting, Inc. in their bid.

ALTERNATIVES

1. Approve and authorize the recommended actions as presented in this staff report. *This alternative will provide for the timely construction of the Hemlock Avenue and Graham Street Improvements.*
2. Do not approve and authorize the recommended actions as presented in this staff report. *This alternative will result in delaying the timely construction of the project.*

FISCAL IMPACT

This project is included in the Fiscal Year 2013/2014 Capital Improvements Plan Budget and will be financed by the Community Development Block Grant Funds (Fund 2512). There is no impact to the General Fund.

Hillcrest Contracting, Inc.’s bid amount is \$244,510. A Contingency of 20% of bid amount (\$48,902) is added to the Contractor’s Purchase Order. The contingency is added to account for any unforeseen subsurface conditions encountered during construction in this older part of town which may result in changes in costs. Unforeseen conditions may include unsuitable soils, unknown or shallow conflicting utilities, or hazardous wastes which need to be properly processed and removed. At the completion of the project, any remaining project budget balance will be returned to the fund balance to be used for future CDBG funded projects.

BUDGETED FUNDS FOR DESIGN AND CONSTRUCTION:

Hemlock Avenue – Graham St. to David Pl. and	
Graham St. – Hemlock Ave. to David Ln.	
(Account No. 2512-70-77-80001, Project No. 801 7002 70 77)	\$569,739
Total Budget.....	<u>\$569,739</u>

ESTIMATED PROJECT COSTS:

Design and Project Administration Costs	\$80,000
Contractor Construction Costs (includes Contingency)	\$294,000
Construction Survey Services	\$20,000
Construction Geotechnical Services.....	\$20,000
Construction Management and Inspection Services*	<u>\$30,000</u>
<i>Total Estimated Project Costs</i>	<i>\$444,000</i>

**City staff will provide Construction Management, and Inspection Services.*

ANTICIPATED PROJECT SCHEDULE:

Start Construction.....	February 2014
Anticipated Completion of Construction	June 2014

CITY COUNCIL GOALS

PUBLIC SAFETY:

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

PUBLIC FACILITIES AND CAPITAL PROJECTS:

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

ATTACHMENTS

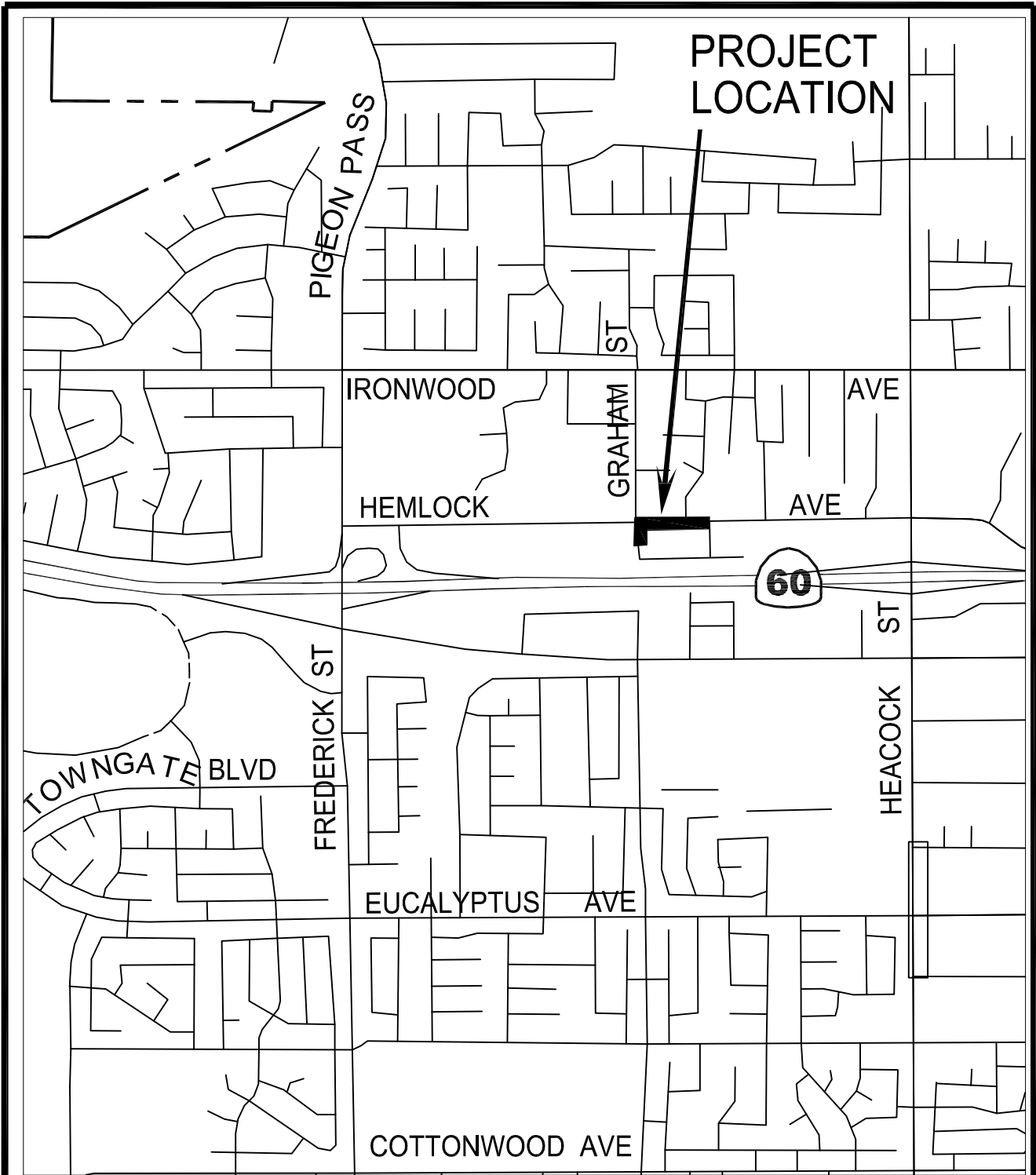
- Attachment 1: Location Map
- Attachment 2: Agreement with Hillcrest Contracting, Inc.

Prepared By:
Quang Nguyen
Senior Engineer, P.E.

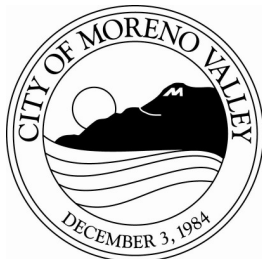
Department Head Approval
Ahmad R. Ansari, P.E.
Public Works Director/City Engineer

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

Concurred By:
John Terrell
Community and Economic Development
Director



LOCATION MAP



Public Works Department
Capital Projects Division

HEMLOCK AVENUE IMPROVEMENTS
GRAHAM STREET IMPROVEMENTS

ATTACHMENT 1

PROJECT NO. 801 7002 70 77

This page intentionally left blank.

Agreement No. _____

AGREEMENT

PROJECT NO. 801 7002 70 77

**HEMLOCK AVENUE IMPROVEMENTS from Graham Street to David Place
and
GRAHAM STREET IMPROVEMENTS from Hemlock Avenue to David Lane**

THIS Agreement, effective as of the date signed by the City of Moreno Valley by and between the City of Moreno Valley, a municipal corporation, County of Riverside, State of California, hereinafter called the "City" and **Hillcrest Contracting, Inc.**, hereinafter called the "Contractor."

That the City and the Contractor for the consideration hereinafter named, agree as follows:

1. CONTRACT DOCUMENTS. The Contract Documents consist of the following, which are incorporated herein by this reference:

- A. Governmental approvals, including, but not limited to, permits required for the Work
- B. Any and all Contract Change Orders issued after execution of this Agreement
- C. This Agreement
- D. Addendum No. 1 inclusive, issued prior to the opening of the Bids
- E. Federal Provisions and Requirements
- F. Any Federal Certifications, documentation and reports as required, including but not limited to Contractor's Certification on Federal Contract Requirements, Certification of Nonsegregated Facilities, Certification of Equal Employment Opportunity, Race and Ethnic Data Reporting Form.
- G. City Special Provisions, including the General Provisions and Technical Provisions
- H. Standard Specifications for Public Works Construction ("Greenbook") – latest edition in effect at the Bid Deadline, as modified by the City Special Provisions
- I. Reference Specifications/Reference Documents
- J. Project Plans
- K. City Standard Plans
- L. Caltrans Standard Plans
- M. Eastern Municipal Water District Standard Plans
- N. The bound Bidding Documents
- O. Contractor's Labor and Materials Payment Bond
- P. Contractor's Faithful Performance Bond
- Q. Contractor's Certificates of Insurance and Additional Insured Endorsements
- R. Contractor's Bidder's Proposal, Subcontractor and Material Supplier Listing

In the event of conflict between any of the Contract Documents, the provisions placing a more stringent requirement on the Contractor shall prevail. The Contractor shall provide the better quality or greater quantity of Work and/or materials unless otherwise directed by City in writing. In the event none of the Contract Documents place a more stringent requirement or greater burden on the Contractor, the controlling provision shall be that which is found in the document with higher precedence in accordance with the above order of precedence.

Standard Form of Agreement
00500-1

2. REFERENCE DOCUMENTS. The following Reference Documents are not considered Contract Documents and were provided to the Contractor for informational purposes:

A. None

3. SCOPE OF WORK. The Contractor shall perform and provide all materials, tools, equipment, labor, and services necessary to complete the Work described in the Contract Documents, except as otherwise provided in the Plans, Standard Specifications, or City Special Provisions to be the responsibility of others.

4. PAYMENT.

4.1. Contract Price and Basis for Payment. In consideration for the Contractor's full, complete, timely, and faithful performance of the Work required by the Contract Documents, the City shall pay Contractor for the actual quantity of Work required under the Bid Items awarded by the City performed in accordance with the lump sum prices and unit prices for Bid Items set forth the Bidder's Proposal submitted with the Bid. The sum of the unit prices and lump sum prices for the Bid Items, awarded by the City is **Two Hundred Forty Four Thousand Five Hundred Ten Dollars (\$244,510)** ("Contract Price"). It is understood and agreed that the quantities set forth in the Bidder's Proposal for which unit prices are fixed are estimates only and that City will pay and Contractor will accept, as full payment for these items of work, the unit prices set forth in the Bidder's Proposal multiplied by the actual number of units performed, constructed, or completed as directed by the City Engineer.

4.2. Payment Procedures. Based upon applications for payment submitted by the Contractor to the City, the City shall make payments to the Contractor in accordance with Article 9 of the Standard Specifications, as modified by Article 9 of the City Special Provisions.

5. CONTRACT TIME.

A. Initial Notice to Proceed. After the Agreement has been fully executed by the Contractor and the City, the City shall issue the "Notice to Proceed to Fulfill Preconstruction Requirements." The date specified in the Notice to Proceed to Fulfill Preconstruction Requirements constitutes the date of commencement of the Contract Time of **Ninety (90) Working Days**. The Contract Time includes the time necessary to fulfill preconstruction requirements, and to complete construction of the Project (except as adjusted by subsequent Change Orders).

The Notice to Proceed to Fulfill Preconstruction Requirements shall further specify that Contractor must complete the preconstruction requirements within **Ten (10) Working Days** after the date of commencement of the Contract Time; this duration is part of the Contract Time.

Critical preconstruction requirements include, but are not limited to, the following:

- Submitting and obtaining approval of Traffic Control Plans
- Submitting and obtaining approval of the Stormwater Pollution Prevention Plan (SWPPP)/Water Pollution Control Plan (WPCP)
- Submitting and obtaining approval of critical required submittals (mix designs, emergency contact information, etc.)
- Installation of the approved Project Identification Sign

- Obtaining an approved no fee Encroachment Permit
- Notifying all agencies, utilities, residents, etc., as outlined in the Bidding Documents (specifically notify the Blessing Center Church at south east corner of Hemlock Avenue and Graham Street.

If the City's issuance of a Notice to Proceed to Fulfill Preconstruction Requirements is delayed due to Contractor's failure to return the fully executed Agreement and insurance and bond documents within ten (10) Working Days after Contract award, then Contractor agrees to the deduction of one (1) Working Day from the number of days to complete the Project for every Working Day of delay in the City's receipt of said documents. This right is in addition to and does not affect the City's right to demand forfeiture of Contractor's Bid Security if Contractor persistently delays in providing the required documentation.

B. Notice to Proceed with Construction. After all preconstruction requirements are met in accordance with the Notice to Proceed to Fulfill Preconstruction Requirements, the City shall issue the "Notice to Proceed with Construction," at which time the Contractor shall diligently prosecute the Work, including corrective items of Work, day to day thereafter, within the remaining Contract Time.

6. LIQUIDATED DAMAGES AND CONTROL OF WORK.

6.1. Liquidated Damages. The Contractor and City (collectively, the "Parties") have agreed to liquidate damages with respect to Contractor's failure to fulfill the preconstruction requirements, and/or failure to complete the Work within the Contract Time. The Parties intend for the liquidated damages set forth herein to apply to this Contract as set forth in Government Code Section 53069.85. Contractor acknowledges and agrees that the liquidated damages are intended to compensate the City solely for Contractor's failure to meet the deadline for completion of the Work and will not excuse Contractor from liability from any other breach, including any failure of the Work to conform to the requirements of the Contract Documents.

In the event that Contractor fails to fulfill the preconstruction requirements and/or fails to complete the Work within the Contract Time, Contractor agrees to pay the City **\$500.00 per Calendar day** that completion of the Work is delayed beyond the Contract Time, as adjusted by Contract Change Orders. The Contractor will not be assessed liquidated damages for delays occasioned by the failure of the City or of the owner of a utility to provide for the removal or relocation of utility facilities.

The Contractor and City acknowledge and agree that the foregoing liquidated damages have been set based on an evaluation of damages that the City will incur in the event of late completion of the Work. The Contractor and City acknowledge and agree that the amount of such damages are impossible to ascertain as of the date of execution hereof and have agreed to such liquidated damages to fix the City's damages and to avoid later disputes. It is understood and agreed by Contractor that liquidated damages payable pursuant to this Agreement are not a penalty and that such amounts are not manifestly unreasonable under the circumstances existing as of the date of execution of this Agreement.

It is further mutually agreed that the City will have the right to deduct liquidated damages against progress payments or retainage and that the City will issue a Change Order or Construction Change Directive and reduce the Contract Price accordingly. In the event the remaining unpaid Contract Price is insufficient to cover the full amount of liquidated damages, Contractor shall pay the difference to the City.

6.2. **Owner is Exempt from Liability for Early Completion Delay Damages.** While the Contractor may schedule completion of all of the Work, or portions thereof, earlier than the Contract Time, the Owner is exempt from liability for and the Contractor will not be entitled to an adjustment of the Contract Sum or to any additional costs, damages, including, but not limited to, claims for extended general conditions costs, home office overhead, jobsite overhead, and management or administrative costs, or compensation whatsoever, for use of float time or for Contractor's inability to complete the Work earlier than the Contract Time for any reason whatsoever, including but not limited to, delay cause by Owner or other Excusable Compensable Delay. See Section 6-6 of the Standard Specifications and City Special Provisions regarding compensation for delays.

6.3. Any work completed by the Contractor after the issuance of a Stop Work Notice by the City shall be rejected and/or removed and replaced as specified in Section 2-11 of the Special Provisions.

7. **INSURANCE.**

7.1. **General.** The Contractor shall procure and maintain at its sole expense and throughout the term of this Agreement, any extension thereof, Commercial General Liability, Automobile Liability, and Workers' Compensation Insurance with such coverage limits as described herein.

7.2. **Additional Insured Endorsements.** The Contractor shall cause the insurance required by the Contract Document to include the City of Moreno Valley, the City Council and each member thereof, the Moreno Valley Housing Authority (MVHA), and the Moreno Valley Community Services District (CSD), and their respective officials, employees, commission members, officers, directors, agents, employees, volunteers and representatives as an additional insureds. For the Commercial General Liability coverage, said parties shall be named as additional insureds utilizing either:

1. Insurance Services Office ("ISO") Additional Insured endorsement CG 20 10 (11/85); or
2. ISO Additional Insured endorsement CG 20 10 (10/01) and Additional Insured Completed Operations endorsement CG 20 37 (10/01); or
3. substitute endorsements providing equivalent coverage, approved by the City.

The endorsements shall be signed by a person authorized by the insurer to bind coverage on its behalf. The coverage shall contain no special limitations on the scope of protection afforded to such additional insureds. Coverage for such additional insureds does not extend to liability to the extent prohibited by Insurance Code Section 11580.4.

7.3. **Waivers of Subrogation.** All policies of insurance required by the Contract Documents shall include or be endorsed to provide a waiver by the insurers of any rights of recovery or subrogation that the insurers may have at any time against the City of Moreno Valley, the City Council and each member thereof, the Moreno Valley Housing Authority (MVHA), and the Moreno Valley Community Services District (CSD), and their respective officials, employees, commission members, officers, directors, agents, employees, volunteers and representatives.

7.4. **Primary Coverage.** All policies and endorsements shall stipulate that the Contractor's (and the Subcontractors') insurance coverage shall be primary insurance as respects the City of Moreno Valley, the City Council and each member thereof, the Moreno Valley Housing Authority (MVHA), and the Moreno Valley Community Services District (CSD), and their respective officials, employees, commission members, officers, directors, agents, employees, volunteers and representatives, and shall be excess of the Contractor's (and its Subcontractors') insurance and shall not contribute with it.

7.5. **Coverage Applies Separately to Each Insured and Additional Insured.** Coverage shall state that the Contractor's (and its Subcontractors') insurance shall apply separately to each insured or additional insured against whom claim is made or suit is brought, except with respect to the limits of the insurer's liability. Coverage shall apply to any claim or suit brought by an additional insured against a named insured or other insured.

7.6. **Self-Insurance.** Any self-insurance (including deductibles or self-insured retention in excess of \$50,000) in lieu of liability insurance must be declared by Contractor and approved by the City in writing prior to execution of the Agreement. The City's approval of self-insurance, if any, is within the City's sole discretion and is subject to the following conditions:

1. Contractor must, at all times during the term of the Agreement and for a period of at least **one (1)** year after completion of the Project maintain and upon Owner's reasonable request provide evidence of:
 - (a) Contractor's "net worth" (defined as "total assets" [defined as all items of value owned by the Contractor including tangible items such as cash, land, personal property and equipment and intangible items such as copyrights and business goodwill]) minus total outside liabilities must be reflected in a financial statement for the prior fiscal year reflecting sufficient income and budget for Contractor to afford at least one loss in an amount equal to the amount of self-insurance;
 - (b) financial statements showing that Contractor has funds set aside/budgeted to finance the self-insured fund (i.e., Contractor has a program that fulfills functions that a primary insurer would fill; and
 - (c) a claims procedure that identifies how a claim is supposed to be tendered to reach the financing provided by the self-insured fund.
2. If at any time after such self-insurance has been approved Contractor fails to meet the financial thresholds or otherwise fails to comply with the provisions set forth in this Paragraph 7, at the option of the City:
 - (a) the Contractor shall immediately obtain and thereafter maintain the third party insurance required under this Paragraph 7 and otherwise on the terms required above; or
 - (b) the insurer shall reduce or eliminate such deductibles or self-insured retention as respects the City, its officers, officials, employees and volunteers; or

- (c) the Contractor shall procure a bond guaranteeing payment of losses and related investigation, claim administration, and defense expenses.

7.7. Insurer Financial Rating. Insurance companies providing insurance hereunder shall be rated A:VII or better in Best's Insurance Rating Guide and shall be legally licensed and qualified to conduct insurance business in the State of California.

7.8. Notices to City of Cancellation or Changes. Each insurance policy described in this Paragraph 7 shall contain a provision or be endorsed to state that coverage will not be cancelled without **thirty (30) days'** prior written notice by certified or registered mail to the City (this obligation may be satisfied in the alternative by requiring such notice to be provided by Contractor's insurance broker and set forth on its Certificate of Insurance provided to the City), except that cancellation for non-payment of premium shall require (10) days prior written notice by certified or registered mail. If an insurance carrier cancels any policy or elects not to renew any policy required to be maintained by Contractor pursuant to the Contract Documents, Contractor agrees to give written notice to the City at the address indicated on the first page of the Agreement. Contractor agrees to provide the same notice of cancellation and non-renewal to the City that is required by such policy(ies) to be provided to the First Named Insured under such policy(ies). Contractor shall provide confirmation that the required policies have been renewed not less than seven (7) days prior to the expiration of existing coverages and shall deliver renewal or replacement policies, certificates and endorsements to the City Clerk within fourteen (14) days of the expiration of existing coverages. Contractor agrees that upon receipt of any notice of cancellation or alteration of the policies, Contractor shall procure within five (5) days, other policies of insurance similar in all respects to the policy or policies to be cancelled or altered. Contractor shall furnish to the City Clerk copies of any endorsements that are subsequently issued amending coverage or limits within fourteen (14) days of the amendment.

7.9. Commercial General Liability. Coverage shall be written on an ISO Commercial General Liability "occurrence" form CG 00 01 (10/01 or later edition) or equivalent form approved by the City for coverage on an occurrence basis. The insurance shall cover liability, including, but not limited to, that arising from premises operations, stop gap liability, independent contractors, products-completed operations, personal injury, advertising injury, and liability assumed under an insured contract. The policy shall be endorsed to provide the Aggregate Per Project Endorsement ISO form CG 25 03 (11/85). Coverage shall contain no contractors' limitation or other endorsement limiting the scope of coverage for liability arising from pollution, explosion, collapse, or underground (x, c, u) property damage. Contractor shall provide Products/Completed Operations coverage to be maintained continuously for a minimum of **one (1) year** after Final Acceptance of the Work.

Contractor shall maintain Commercial General Liability insurance with the following minimum limits: \$1,000,000 per occurrence / \$2,000,000 aggregate / \$2,000,000 products-completed operations.

7.10. Business Automobile Liability. Coverage shall be written on ISO form CA 00 01 (12/93 or later edition) or a substitute form providing equivalent coverage for owned, hired, leased and non-owned vehicles, whether scheduled or not, with \$1,000,000 combined single limit per accident for bodily injury and property damage. If necessary, the policy shall be endorsed to provide contractual liability coverage.

7.11. Workers' Compensation. Contractor shall comply with the applicable sections of the California Labor Code concerning workers' compensation for injuries on the job. Compliance is accomplished in one of the following manners:

1. Provide copy of permissive self-insurance certificate approved by the State of California; or
2. Secure and maintain in force a policy of workers' compensation insurance with statutory limits and Employer's Liability Insurance with a minimal limit of **\$1,000,000** per accident; or
3. Provide a "waiver" form certifying that no employees subject to the Labor Code's Workers' Compensation provision will be used in performance of this Contract.

7.12. **Subcontractors' Insurance.** The Contractor shall include all Subcontractors as insureds under its policies or shall furnish separate certificates and endorsements for each Subcontractor. All coverages for Subcontractors shall be subject to all of the requirements stated herein.

8. BONDS. The Contractor shall furnish a satisfactory Performance Bond meeting all statutory requirements of the State of California on the form provided by the City. The bond shall be furnished as a guarantee of the faithful performance of the requirements of the Contract Documents as may be amended from time to time, including, but not limited to, liability for delays and damages (both direct and consequential) to the City and the City's Separate Contractors and consultants, warranties, guarantees, and indemnity obligations, in an amount that shall remain equal to one hundred percent (100%) of the Contract Price.

The Contractor shall furnish a satisfactory Labor and Materials Payment Bond meeting all statutory requirements of the State of California on the form provided by the City in an amount that shall remain equal to one hundred percent (100%) of the Contract Price to secure payment of all claims, demands, stop notices, or charges of the State of California, of material suppliers, mechanics, or laborers employed by the Contractor or by any Subcontractor, or any person, firm, or entity eligible to file a stop notice with respect to the Work.

All bonds shall be executed by a California-admitted surety insurer. Bonds issued by a California-admitted surety insurer listed on the latest version of the U.S Department of Treasury Circular 570 shall be deemed accepted unless specifically rejected by the City. Bonds issued by sureties not listed in Treasury Circular 570 must be accompanied by all documents enumerated in California Code of Civil Procedure Section 995.660(a). The bonds shall bear the same date as the Contract. The attorney-in-fact who executes the required bonds on behalf of the surety shall affix thereto a certified and current copy of the power of attorney. In the event of changes that increase the Contract Price, the amount of each bond shall be deemed to increase and at all times remain equal to the Contract Price. The signatures shall be acknowledged by a notary public. Every bond must display the surety's bond number and incorporate the Contract for construction of the Work by reference. The terms of the bonds shall provide that the surety agrees that no change, extension of time, alteration, or modification of the Contract Documents or the Work to be performed thereunder shall in any way affect its obligations and shall waive notice of any such change, extension of time, alteration, or modification of the Contract Documents. The surety further agrees that it is obligated under the bonds to any successor, grantee, or assignee of the City.

Upon the request of any person or entity appearing to be a potential beneficiary of bonds covering payment of obligations arising under the Contract, the Contractor shall promptly furnish a copy of the bonds or shall authorize a copy to be furnished.

Should any bond become insufficient, or should any of the sureties, in the opinion of the City, become non-responsible or unacceptable, the Contractor shall, within ten (10) Calendar Days after receiving notice from the City, provide written documentation to the Satisfaction of the City that Contractor has secured new or additional sureties for the bonds; otherwise the Contractor shall be in default of the Contract. No further payments shall be deemed due or will be made under Contract until a new surety(ies) qualifies and is accepted by the City.

9. RECORDS. The Contractor and its Subcontractors shall maintain and keep books, payrolls, invoices of materials, and Project records current, and shall record all transactions pertaining to the Contract in accordance with generally acceptable accounting principles. Said books and records shall be made available to the City of Moreno Valley, Riverside County, the State of California, the Federal Government, and to any authorized representative thereof for purposes of audit and inspection at all reasonable times and places. All such books, payrolls, invoices of materials, and records shall be retained for at least three (3) years after Final Acceptance.

10. INDEMNIFICATION.

10.1. **General.** To the fullest extent permitted by law, the Contractor assumes liability for and agrees, at the Contractor's sole cost and expense, to promptly and fully indemnify, protect, hold harmless and defend (even if the allegations are false, fraudulent, or groundless), the City of Moreno Valley, its City Council, the Moreno Valley Housing Authority (MVHA), and the Moreno Valley Community Services District (CSD), and all of their respective officials, officers, directors, employees, commission members, representatives and agents ("Indemnitees"), from and against any and all claims, allegations, actions, suits, arbitrations, administrative proceedings, regulatory proceedings, or other legal proceeds, causes of action, demands, costs, judgments, liens, stop notices, penalties, liabilities, damages, losses, anticipated losses of revenues, and expenses (including, but not limited to, any fees of accountants, attorneys, experts or other professionals, or investigation expenses), or losses of any kind or nature whatsoever, whether actual, threatened or alleged, arising out of, resulting from, or in any way (either directly or indirectly), related to the Work, the Project or any breach of the Contract by Contractor or any of its officers, agents, employees, Subcontractors, Sub-subcontractors, or any person performing any of the Work, pursuant to a direct or indirect contract with the Contractor ("Indemnity Claims"). Such Indemnity Claims include, but are not limited to, claims for:

- A. Any activity on or use of the City's premises or facilities;
- B. Any liability incurred due to Contractor acting outside the scope of its authority pursuant to the Contract, whether or not caused in part by an Indemnified Party;
- C. The failure of Contractor or the Work to comply with any Applicable Law, permit or orders;
- D. Any misrepresentation, misstatement or omission with respect to any statement made in the Contract Documents or any document furnished by the Contractor in connection therewith;
- E. Any breach of any duty, obligation or requirement under the Contract Documents, including, but not limited to any breach of Contractor's warranties, representations or agreements set forth in the Contract Documents;
- F. Any failure to coordinate the Work with City's Separate Contractors;
- G. Any failure to provide notice to any party as required under the Contract Documents;

- H. Any failure to act in such a manner as to protect the Project from loss, cost, expense or liability;
- I. Bodily or personal injury, emotional injury, sickness or disease, or death at any time to any persons including without limitation employees of Contractor;
- J. Damage or injury to real property or personal property, equipment and materials (including, but without limitation, property under the care and custody of the Contractor or the City) sustained by any person or persons (including, but not limited to, companies, corporations, utility company or property owner, Contractor and its employees or agents, and members of the general public);
- K. Any liability imposed by Applicable Law including, but not limited to criminal or civil fines or penalties;
- L. Any dangerous, hazardous, unsafe or defective condition of, in or on the Site, of any nature whatsoever, which may exist by reason of any act, omission, neglect, or any use or occupation of the Site by Contractor, its officers, agents, employees, or Subcontractors;
- M. Any operation conducted upon or any use or occupation of the Site by Contractor, its officers, agents, employees, or Subcontractors under or pursuant to the provisions of the Contract or otherwise;
- N. Any acts, errors, omission or negligence of Contractor, its officers, agents, employees, or Subcontractors;
- O. Infringement of any patent rights, licenses, copyrights or intellectual property which may be brought against the Contractor or Owner arising out of Contractor's Work, for which the Contractor is responsible; and
- P. Any and all claims against the City seeking compensation for labor performed or materials used or furnished to be used in the Work or alleged to have been furnished on the Project, including all incidental or consequential damages resulting to the City from such claims.

10.2. **Effect of Indemnitees' Active Negligence.** Contractor's obligations to indemnify and hold the Indemnitees harmless exclude only such portion of any Indemnity Claim which is attributable to the active negligence or willful misconduct of the Indemnitee, provided such active negligence or willful misconduct is determined by agreement of the parties or by findings of a court of competent jurisdiction. In instances where an Indemnitee's active negligence accounts for only a percentage of the liability for the Indemnity Claim involved, the obligation of Contractor will be for that entire percentage of liability for the Indemnity Claim not attributable to the active negligence or willful misconduct of the Indemnitee(s). Such obligation shall not be construed to negate, abridge or otherwise reduce any other right or obligation of indemnity which would otherwise exist as to any party or person described in this Paragraph 11. Subject to the limits set forth herein, the Contractor, at its own expense, shall satisfy any resulting judgment that may be rendered against any Indemnitee resulting from an Indemnity Claim. The Indemnitees shall be consulted with regard to any proposed settlement.

10.3. **Independent Defense Obligation.** The duty of the Contractor to indemnify and hold harmless the Indemnitees includes the separate and independent duty to defend the Indemnitees, which duty arises immediately upon receipt by Contractor of the tender of any Indemnity Claim from an Indemnitee. The Contractor's obligation to defend the Indemnitee(s) shall be at Contractor's sole expense, and not be excused because of the Contractor's inability to evaluate liability or because the Contractor evaluates liability and determines that the Contractor is not liable. This duty to defend shall apply whether or not an Indemnity Claim has merit or is meritless, or which involves claims or allegations that any or all of the Indemnitees were actively, passively, or concurrently

negligent, or which otherwise asserts that the Indemnitees are responsible, in whole or in part, for any Indemnity Claim. The Contractor shall respond within thirty (30) Calendar Days to the tender of any Indemnity Claim for defense and/or indemnity by an Indemnitee, unless the Indemnitee agrees in writing to an extension of this time. The defense provided to the Indemnitees by Contractor shall be by well qualified, adequately insured and experienced legal counsel acceptable to the City.

10.4. Intent of Parties Regarding Scope of Indemnity. It is the intent of the parties that the Contractor and its Subcontractors of all tiers shall provide the Indemnitees with the broadest defense and indemnity permitted by Applicable Law. In the event that any of the defense, indemnity or hold harmless provisions in the Contract Documents are found to be ambiguous, or in conflict with one another, it is the parties' intent that the broadest and most expansive interpretation in favor of providing defense and/or indemnity to the Indemnitees be given effect.

10.5. Waiver of Indemnity Rights Against Indemnitees. With respect to third party claims against the Contractor, to the fullest extent permitted by law, the Contractor waives any and all rights to any type of express or implied indemnity against the Indemnitees.

10.6. Subcontractor Requirements. In addition to the requirements set forth hereinabove, Contractor shall ensure, by written subcontract agreement, that each of Contractor's Subcontractors of every tier shall protect, defend, indemnify and hold harmless the Indemnitees with respect to Indemnity Claims arising out of, in connection with, or in any way related to each such Subcontractors' Work on the Project in the same manner in which Contractor is required to protect, defend, indemnify and hold the Indemnitees harmless. In the event Contractor fails to obtain such defense and indemnity obligations from others as required herein, Contractor agrees to be fully responsible to the Indemnitees according to the terms of this Paragraph 11.

10.7. No Limitation or Waiver of Rights. Contractor's obligations under this Paragraph 11 are in addition to any other rights or remedies which the Indemnitees may have under the law or under the Contract Documents. Contractor's indemnification and defense obligations set forth in this Paragraph 11 are separate and independent from the insurance provisions set forth in the Contract Documents, and do not limit, in any way, the applicability, scope, or obligations set forth in such insurance provisions. The purchase of insurance by the Contractor with respect to the obligations required herein shall in no event be construed as fulfillment or discharge of such obligations. In any and all claims against the Indemnitees by any employee of the Contractor, any Subcontractor, any supplier of the Contractor or Subcontractors, anyone directly or indirectly employed by any of them, or anyone for whose acts any of them may be liable, the obligations under this Paragraph 11 shall not be limited in any way by any limitation on the amount or type of damages, compensation or benefits payable by or for the Contractor or any Subcontractor or any supplier of either of them, under workers' or workmen's compensation acts, disability benefit acts or other employee benefit acts. Failure of the City to monitor compliance with these requirements imposes no additional obligations on the City and will in no way act as a waiver of any rights hereunder.

10.8. Withholding to Secure Obligations. In the event an Indemnity Claim arises prior to final payment to Contractor, the City may, in its sole discretion, reserve, retain or apply any monies due Contractor for the purpose of resolving such Indemnity Claims; provided, however, the City may release such funds if the Contractor provides the City with reasonable assurances of protection of the Indemnitees' interests. The City shall, in its sole discretion, determine whether such assurances are reasonable.

10.9. **Survival of Indemnity Obligations.** Contractor's obligations under this Paragraph 11 are binding on Contractor's and its Subcontractors' successors, heirs and assigns and shall survive the completion of the Work or termination of the Contractor's performance of the Work.

11. **FEDERAL REQUIREMENTS.** If the Contractor or Subcontractor is performing work on Section 3, Housing and Urban Development Act of 1968, projects for which the amount of the assistance exceeds \$200,000 and the contract or subcontract exceeds \$100,000:

11.1 The work to be performed under this contract is subject to the requirements of Section 3 of the Housing and Urban Development Act of 1968, as amended, 12 U.S.C. 1701u (Section 3). The purpose of Section 3 is to ensure that employment and other economic opportunities generated by HUD assistance or HUD-assisted projects covered by Section 3, shall, to the greatest extent feasible, be directed to low- and very low-income persons, particularly persons who are recipients of HUD assistance for housing.

11.2 The parties to this contract agree to comply with HUD's regulations in 24 CFR part 135, which implements Section 3. As evidenced by their execution of this contract, the parties to this contract certify that they are under no contractual or other impediment that would prevent them from complying with the part 135 regulations.

11.3 The contractor agrees to send to each labor organization or representative of workers with which the contractor has a collective bargaining agreement or other understanding, if any, a notice advising the labor organization or workers' representative of the contractor's commitments under this Section 3 clause, and will post copies of the notice in conspicuous places at the work site where both employees and applicants for training and employment positions can see the notice. The notice shall describe the Section 3 preference, shall set forth minimum number and job titles subject to hire, availability of apprenticeship and training positions, the qualifications for each; and the name and location of the person(s) taking applications for each of the positions; and the anticipated date the work shall begin.

11.4 The contractor agrees to include this Section 3 Clause in every subcontract subject to compliance with regulations in 24 CFR part 135, and agrees to take appropriate action, as provided in an applicable provision of the subcontract or in this Section 3 Clause, upon a finding that the subcontractor is in violation of the regulations in 24 CFR part 135. The contractor will not subcontract with any subcontractor where the contractor has notice or knowledge that the subcontractor has been found in violation of the regulations in 24 CFR part 135.

11.5 The contractor will certify that any vacant employment positions, including training positions, that are filled (1) after the contractor is selected but before the contract is executed, and (2) with persons other than those to whom the regulations of 24 CFR part 135 require employment opportunities to be directed, were not filled to circumvent the contractor's obligations under 24 CFR part 135.

11.6 Noncompliance with HUD's regulations in 24 CFR part 135 may result in sanctions, termination of this contract for default, and debarment or suspension from future HUD assisted contracts.

11.7 With respect to work performed in connection with Section 3 covered Indian housing assistance, Section 7(b) of the Indian Self-Determination and Education Assistance Act (25 U.S.C. 450e) also applies to the work to be performed under this contract. Section 7(b) requires that to the greatest extent feasible (i) preference and opportunities for training and employment shall be given

to Indians, and (ii) preference in the award of contracts and subcontracts shall be given to Indian organizations and Indian-owned Economic Enterprises. Parties to this contract that are subject to the provisions of Section 3 and Section 7(b) agree to comply with Section 3 to the maximum extent feasible, but not in derogation of compliance with Section 7(b).

12. SUCCESSORS AND ASSIGNS. The Parties bind themselves, their heirs, executors, administrators, successors and assigns the covenants, agreements and obligations contained in the Contract Documents. The Contractor shall not, either voluntarily or by action of law, assign any right or obligation of the Contractor under the Contract Documents without prior written consent of the City.

(SIGNATURE PAGE FOLLOWS)

CITY OF MORENO VALLEY, Municipal Corporation

HILLCREST CONTRACTING, INC.

BY: _____
City Manager

License No./
Classification: _____

DATE: _____

Expiration Date: _____

Federal I.D. No.: _____

<u>INTERNAL USE ONLY</u>
APPROVED AS TO LEGAL FORM:
_____ City Attorney
_____ Date
RECOMMENDED FOR APPROVAL:
_____ Public Works Director/City Engineer
_____ Date
_____ Community and Economic Development Director
_____ Date

PRINT NAME: _____

SIGNATURE: _____

TITLE: _____

DATE: _____

PRINT NAME: _____

SIGNATURE: _____

TITLE: _____

DATE: _____

SIGNING INSTRUCTIONS TO THE CONTRACTOR:

Signature(s) must be accompanied by a completed notary certificate of acknowledgement attached hereto. A general partner must sign on behalf of a partnership. **Two (2)** corporate officers must sign on behalf of a corporation unless the corporation has a corporate resolution that allows one person to sign on behalf of the corporation; if applicable, said resolution must be attached hereto. The corporate seal may be affixed hereto.

**CALIFORNIA ALL-PURPOSE
CERTIFICATE OF ACKNOWLEDGMENT
SAMPLE**

State of California

County of _____

On _____ before me, _____,
(Here insert name and title of the officer)

personally appeared _____,

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

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

WITNESS my hand and official seal.

Signature of Notary Public

(Notary Seal)

ADDITIONAL OPTIONAL INFORMATION

DESCRIPTION OF THE ATTACHED DOCUMENT

BIDDER'S BOND SIGNATURE PAGE

(Title or description of attached document)

(Title or description of attached document continued)

Number of Pages _____

Document Date _____

Additional Information

INSTRUCTIONS FOR COMPLETING THIS FORM

Any acknowledgment completed in California must contain verbiage exactly appears above in the notary section or a separate acknowledgment form must property completed and attached to that document. The only exception is if a document is recorded outside of California. In such instances, any alternative acknowledgment verbiage as may be printed on such a document so long as the verbiage does not require the notary to do something that is illegal for a notary in California (i.e. certifying the authorized capacity of the signer). Please check the document carefully for proper notarial wording and attach this form if required.

- State and County information must be the State and County where the document signer(s) personally appeared before the notary public for acknowledgment.
- Date of notarization must be the date that the signer(s) personally appeared which must also be the same date the acknowledgment is completed.
- The notary public must print his or her name as it appears within his or her commission followed by a comma and then your title (notary public).
- Print the name(s) of document signer(s) who personally appear at the time of notarization.
- Indicate the correct singular or plural forms by crossing off incorrect forms (i.e. ~~he~~/she/~~they~~, is/~~are~~) or circling the correct forms. Failure to correctly indicate this information may lead to rejection of document recording.
- The notary seal impression must be clear and photographically reproducible. Impression must not cover text or lines. If seal impression smudges, re-seal if a sufficient area permits, otherwise complete a different acknowledgment form.
- Signature of the notary public must match the signature on file with the office of the county clerk.
- Additional information is not required but could help to ensure this acknowledgment is not misused or attached to a different document.
- Indicate title or type of attached document, number of pages and date.
- Indicate the capacity claimed by the signer. If the claimed capacity is a corporate officer, indicate the title (i.e. CEO, CFO, Secretary).
- Securely attach this document to the signed document.

CAPACITY CLAIMED BY THE SIGNER

- Individual(s)
- Corporate Officer

(Title)

- Partner (s)
- Attorney-in-Fact
- Other _____

**Equal Employment
 Opportunity Certification**
 Excerpt From 41 CFR §60-1.4(b)

**U.S. Department of Housing
 and Urban Development**
 Office of Housing
 Federal Housing Commissioner

form HUD-92010 (3-2006)

The applicant hereby agrees that it will incorporate or cause to be incorporated into any contract for construction work, or modification thereof, as defined in the regulations of the Secretary of Labor at 41 CFR Chapter 60, which is paid for in whole or in part with funds obtained from the Federal Government or borrowed on the credit of the Federal Government pursuant to a grant, contract, loan insurance, or guarantee, or undertaken pursuant to any Federal program involving such grant, contract, loan, insurance, or guarantee, the following equal opportunity clause:

During the performance of this contract, the contractor agrees as follows:

- (1) The contractor will not discriminate against any employee or applicant for employment because of race, color, religion, sex, or national origin. The contractor will take affirmative action to ensure that applicants are employed, and that employees are treated during employment without regard to their race, color, religion, sex, or national origin, such action shall include, but not be limited to the following: Employment, upgrading, demotion, or transfer; recruitment or recruitment advertising; layoff or termination; rates of pay or other forms of compensation; and selection for training, including apprenticeship. The contractor agrees to post in conspicuous places, available to employees and applicants for employment, notices to be provided setting forth the provisions of this nondiscrimination clause.
- (2) The contractor will, in all solicitations or advertisements for employees placed by or on behalf of the contractor, state that all qualified applicants will receive considerations for employment without regard to race, color, religion, sex, or national origin.
- (3) The contractor will send to each labor union or representative of workers with which it has a collective bargaining agreement or other contract or understanding, a notice to be provided advising the said labor union or workers' representatives of the contractor's commitments under this section, and shall post copies of the notice in conspicuous places available to employees and applicants for employment.
- (4) The contractor will comply with all provisions of Executive Order 11246 of September 24, 1965, and of the rules, regulations and relevant orders of the Secretary of Labor.
- (5) The contractor will furnish all information and reports required by Executive Order 11246 of September 24, 1965, and by rules, regulations, and orders of the Secretary of Labor, or pursuant thereto, and will permit access to its books, records, and accounts by the administering agency and the Secretary of Labor for purposes of investigation to ascertain compliance with such rules, regulations, and orders.
- (6) In the event of the contractor's noncompliance with the nondiscrimination clauses of this contract or with any of the said rules, regulations, or orders, this contract may be

anceled, terminated, or suspended in whole or in part and the contractor may be declared ineligible for further Government contracts or federally assisted construction contracts in accordance with procedures authorized in Executive Order 11246 of September 24, 1965, and such other sanctions may be imposed and remedies invoked as provided in Executive Order 11246 of September 24, 1965, or by rule, regulation, or order of the Secretary of Labor, or as otherwise provided by law.

- (7) The contractor will include the portion of the sentence immediately preceding paragraph (1) and the provisions of paragraphs (1) through (7) in every subcontract or purchase order unless exempted by rules, regulations, or orders of the Secretary of Labor issued pursuant to section 204 of Executive Order 11246 of September 24, 1965, so that such provisions will be binding upon each subcontractor or vendor. The contractor will take such action with respect to any subcontract or purchase order as the administering agency may direct as a means of enforcing such provisions, including sanctions for noncompliance: **Provided, however,** That in the event a contractor becomes involved in, or is threatened with, litigation with a subcontractor or vendor as a result of such direction by the administering agency the contractor may request the United States to enter into such litigation to protect the interests of the United States.

The applicant further agrees that it will be bound by the above equal opportunity clause with respect to its own employment practices when it participates in federally assisted construction work:

Provided, That if the applicant so participating is a State or local government, the above equal opportunity clause is not applicable to any agency, instrumentality or subdivision of such government which does not participate in work on or under the contract.

The applicant agrees that it will assist and cooperate actively with the administering agency and the Secretary of Labor in obtaining the compliance of contractors and subcontractors with the equal opportunity clause and the rules, regulations, and relevant orders of the Secretary of Labor, that it will furnish the administering agency and the Secretary of Labor such information as they may require for the supervision of such compliance, and that it will otherwise assist the administering agency in the discharge of the agency's primary responsibility for securing compliance.

The applicant further agrees that it will refrain from entering into any contract or contract modification subject to Executive Order 11246 of September 24, 1965, with a contractor debarred from, or who has not demonstrated eligibility for, Government contracts and Federally-assisted construction contracts pursuant to the Executive order and will carry out such sanctions and penalties for violation of the equal opportunity

Firm Name and Address

By
Title

clause as may be imposed upon contractors and subcontractors by the administering agency or the Secretary of Labor pursuant to Part II, Subpart D of the Executive order. In addition, the applicant agrees that if it fails or refuses to comply with these undertakings, the administering agency may take any or all of the following actions: Cancel, terminate, or suspend in whole or in part this grant (contract, loan, insurance, guarantee); refrain from extending any further assistance to the applicant under the program with respect to which the failure or refund occurred until satisfactory assurance of future compliance has been received from such applicant; and refer the case to the Department of Justice for appropriate legal proceedings.

Excerpt from HUD Regulations

200.410 Definition of term "applicant".

- (a) In multifamily housing transactions where controls over the mortgagor are exercised by the Commissioner either through the ownership of corporate stock or under the provisions of a regulatory agreement, the term "applicant" as used in this subpart shall mean the mortgagor.
- (b) In transactions other than those specified in paragraph(a) of this section, the term "applicant" as used in this subpart shall mean the builder, dealer or contractor performing the construction, repair or rehabilitation work for the mortgagor or other borrower.

200.420 Equal Opportunity Clause to be included in contracts and subcontracts.

- (a) The following equal opportunity clause shall be included in each contract and subcontract which is not exempt:

During the performance of this contract, the contractor agrees as follows:

- (1) The contractor will not discriminate against any employee or applicant for employment because of race, creed, color, or national origin. The contractor will take affirmative action to ensure that applicants are employed, and that employees are treated during employment without regard to their race, creed, color, or national origin. Such action shall include, but not be limited to the following: employment, upgrading, demotion or transfer; recruitment or recruitment advertising; layoff or termination; rates of pay or other forms of compensation; and selection for training, including apprenticeship. The contractor agrees to post in conspicuous places, available to employees and applicants for employment, notices to be provided setting forth the provisions of the nondiscrimination clause.

- (2) The contractor will in all solicitations or advertisements for employees placed by or on behalf of the contractor, state that all qualified applicants will receive consideration for employment without regard race, creed, color, or national origin.

- (3) The contractor will send to each labor union or representative of workers with which he has a collective bargaining agreement or other contract or understanding, a notice, to be provided, advising the said labor union or workers' representative of the contractor's commitments under this section, and shall post copies of the notices in conspicuous places available to employees and applicants for employment.

- (4) The contractor will comply with all provisions of Executive Order 10925 of March 6 1961, as amended, and of the regulations, and relevant orders of the President's Committee on Equal Employment Opportunity created thereby.

- (5) The contractor will furnish all information and reports required by Executive Order 10925 of March 6, 1961, as amended, and by the regulations, and orders of the said Committee, or pursuant thereto, and will permit access to his books, records, and accounts by HUD and the Committee for purposes of investigation to ascertain compliance with such regulations, and orders.

- (6) In the event of the contractor's non-compliance with the nondiscrimination clause of this contract or with any of the said regulations, or orders, this contract may be cancelled, terminated or suspended in whole or in part and the contractor may be declared ineligible for further Government contracts or Federally-assisted construction contracts in accordance with procedures authorized in Executive Order 10925 of March 6, 1961, as amended, and such other sanctions may be imposed and remedies invoked provided in the said Executive Order or by regulations, or order of the President's Committee on Equal Employment Opportunity, or as otherwise provided by law.

- (7) The contractor will include the provisions of Paragraphs (1) through (7) in every subcontract or purchase order unless exempted by regulations, or orders of the President's Committee on Equal Employment Opportunity issued pursuant to Section 303 of Executive Order 10925 of March 6, 1961, as amended, so that such provisions will be binding upon each subcontractor or vendor. The contractor will take such action with respect to any subcontract or purchase orders as HUD may direct as a means of enforcing such provisions, including sanctions for noncompliance: Provided, however, that in the event the contractor becomes involved in, or is threatened with, litigation with a subcontractor or vendor as a result of such direction by HUD, the contractor may request the United States to enter into such litigation to protect the interests of the United States.

- (b) Except in subcontracts for the performance of construction work at the site of construction, the clause is not required to be inserted in subcontracts below the second tier. Subcontracts may incorporate by referenced to the equal opportunity clause.

200.425 Modification in and exemptions from the regulations in this subpart.

- (a) The following transactions and contracts are exempt from the regulations in this subpart:

- (1) Loans, mortgages, contracts and subcontracts not exceeding \$10,000;

- (2) Contract and subcontracts not exceeding \$100,000 for standard commercial supplies or raw material;

- (3) Contracts and subcontracts under which work is to be or has been performed outside the United States and where no recruitment of workers within the United States is involved. To the extent that work pursuant to such contracts is done within the United States, the equal opportunity clause shall be applicable;

- (4) Contracts for the sale of Government property where no appreciable amount of work is involved; and

- (5) Contracts and subcontracts for an indefinite quantity which are not to extend for more than one year if the purchaser determines that the amounts to be ordered under any such contract or subcontract are not reasonably expected to exceed \$100,000 in the case of contracts or subcontracts for standard commercial supplies and raw materials, or \$10,000 in the case of all other contracts and subcontracts.

CONTRACTOR'S SECTION 3 AFFIRMATIVE ACTION PLAN

PROJECT NO. 801 7002 70 77

**HEMLOCK AVENUE IMPROVEMENTS from Graham Street to David Place and
GRAHAM STREET IMPROVEMENTS from Hemlock Avenue to David Lane**

The undersigned contractor agrees to implement the following affirmative action steps directed at increasing the utilization of lower-income residents and business concerns located within the City of Moreno Valley.

1. Take affirmative action to ensure that employees or applicants for employment or training are not discriminated against because of race, color, religion, sex, or national origin.
2. Send a notice of Contractor's Section 3 commitment to each labor organization or representative of workers, and post a copy of the notice at a conspicuous place available to employees and applicants for employment or training.
3. To the greatest extent feasible, make a good faith effort to recruit for employment or training lower-income residents from the city, and to award contracts to business concerns which are located in or owned in substantial part by persons residing in the city through use of: Local advertising media, signs placed at the project site, and notification to community organizations and public or private institutions operating within or serving the project area such as Service Employment and Redevelopment (SER), Opportunities Industrialization Center (OIC), Urban League, Concentrated Employment Program, U.S. Employment Service, Chamber of Commerce, labor unions, trade associations, and business concerns.
4. Maintain a file of all low-income area residents who applied for employment or training either on their own or on referral from any source, and the action taken with respect to each area resident.
5. Maintain a file of all business concerns located in the city who submitted a bid for work on the project, and the action taken with respect to each bid.
6. Maintain records, including copies of correspondence, memoranda, etc., which document that affirmative action steps have been taken.
7. Incorporate the Section 3 clause provisions in all subcontracts, and require subcontractors to submit a Section 3 Affirmative Action Plan.
8. List project work force needs for the project by occupation, trade, skill level, and number of positions on the work force profile forms.
9. List information related to subcontracts to be awarded.

Dated: _____

Signed: _____

Name: _____

Title: _____

Contractor's Section 3 Affirmative Action Plan
00502

NOTICE of SECTION 3 COMMITMENT

PROJECT NO. 801 7002 70 77

**HEMLOCK AVENUE IMPROVEMENTS from Graham Street to David Place and
GRAHAM STREET IMPROVEMENTS from Hemlock Avenue to David Lane**

TO: _____
(Name of Labor Union, Worker's Representative, etc.)

(Address)

The undersigned currently holds a contract with the City of Moreno Valley involving Community Development Block Grant funds from the U.S. Department of Housing and Urban Development, or a subcontract with a prime contractor holding such contract.

You are advised that under the provisions of the above contract or subcontract, and in accordance with Section 3 of the Housing and Urban Development Act of 1968, the undersigned is obliged, to the greatest extent feasible, to give opportunities for employment and training to lower-income persons residing within the city where the project is located, and to award contracts for work on the project to business concerns which are located in or are owned in substantial part by persons residing in the city.

This notice is furnished to you pursuant to the provisions of the above contract or subcontract and Section 3 of the Housing and Urban Development Act of 1968.

A copy of this notice will be posted by the undersigned in a conspicuous place available to employees or applicants for employment.

Dated: _____

Signed: _____

Name: _____

Title: _____

Race and Ethnic Data Reporting Form

U.S. Department of Housing and Urban Development
Office of Administration

City of Moreno Valley
Project No. 801 7002 70 77
OMB Approval No. 2535-0113
form HUD-27061

Program Title:

Grantee/Recipient Name:

Grantee Reporting Organization:

Reporting Period From (mm/dd/yyyy): _____ **To** (mm/dd/yyyy): _____

Racial Categories	Total Number of Race Responses	Total Number of Hispanic or Latino Responses
American Indian or Alaska Native		
Asian		
Black or African American		
Native Hawaiian or Other Pacific Islander		
White		
American Indian or Alaska Native <i>and</i> White		
Asian <i>and</i> White		
Black or African American <i>and</i> White		
American Indian or Alaska Native <i>and</i> Black or African American		
* Other multiple race combinations greater than one percent: [Per the form instructions, write in a description using the box on the right]		
Balance of individuals reporting more than one race		
Total:		
* If the aggregate count of any reported multiple race combination that is not listed above exceeds 1% of the total population being reported, you should separately indicate the combination. See detailed instructions under "Other multiple race combinations."		

Public reporting burden for this collection is estimated to average 1.15 hours per response, including the time for reviewing instructions, searching existing data sources, gathering the data needed, and completing and reviewing the information collection instrument. HUD may not collect this information, and you are not required to complete this form unless it displays a currently valid OMB control number.

Instructions for the Race and Ethnic Data Reporting form (HUD-27061)

A. General Instructions:

This form is intended to be used by two categories of respondents: (1) applicants requesting funding from the Department of Housing and Urban Development (HUD); and (2) organizations who receive HUD Federal financial assistance that are required to report race and ethnic information.

In compliance with OMB direction to revise the standards for collection of racial data, HUD has revised its standards as depicted on this form. The revised standards are designed to acknowledge the growing diversity of the U.S. population. Using the revised standards, HUD offers organizations that are responding to HUD data requests for racial information, the option of selecting one or more of nine racial categories to identify the racial demographics of the individuals and/or the communities they serve, or are proposing to serve. HUD's collection of racial data treats ethnicity as a separate category from race and has changed the terminology for certain racial and ethnic groups from the way it has been requested in the past using two distinct ethnic categories. The revised definitions of ethnicity and race have been standardized across the Federal government and are provided below.

1. The two ethnic categories as revised by the Office of Management and Budget (OMB) are defined below.

Hispanic or Latino. A person of Cuban, Mexican, Puerto Rican, South or Central American, or other Spanish culture or origin, regardless of race. The term "Spanish origin" can be used in addition to "Hispanic" or "Latino."

Not Hispanic or Latino. A person not of Cuban, Mexican, Puerto Rican, South or Central American, or other Spanish culture or origin, regardless of race.

2. The five racial categories as revised by Office of Management and Budget are defined below:

American Indian or Alaska Native. A person having origins in any of the original peoples of North and South America (including Central America), and who maintains tribal affiliation or community attachment.

Asian. A person having origins in any of the original peoples of the Far East, Southeast Asia, or the Indian subcontinent including, for example, Cambodia, China, India, Japan, Korea, Malaysia, Pakistan, the Philippine Islands, Thailand, and Vietnam.

Black or African American. A person having origins in any of the black racial groups of Africa. Terms such as "Haitian" or "Negro" can be used in addition to "Black" or "African American."

Native Hawaiian or Other Pacific Islander. A person having origins in any of the original peoples of Hawaii, Guam, Samoa, or other Pacific Islands.

White. A person having origins in any of the original peoples of Europe, the Middle East or North Africa.

Note: The information required to be reported may be collected and submitted to HUD via the use of this form or by other means, such as summary reports or via electronic reporting mechanisms. The primary goal to be achieved is the provision of the summary racial and ethnic data of the population(s) proposed to be served or that is being served by your organization in a consistent manner across all HUD programs.

B. Specific Instructions for Completing the Form:

Organizations using this form should collect the individual responses from the community of individuals you intend to serve or those that you are serving, as applicable. After the individual collections are gathered, you should report (via this form or by the use of other means such as

electronic reports that provide the summary data required by this form) the aggregate totals of the racial and ethnic data that you collect via the applicable categories as described below:

Total Number of Racial Responses: Under this column you should indicate the total number of responses collected in the blocks next to the applicable categories.

Total Number of Hispanic or Latino Responses: Under this column you should indicate the total number of responses collected in the blocks next to the applicable racial categories (e.g., you would enter the total number of Asian respondents that indicated they are Hispanic or Latino). When collecting this information from beneficiaries of the Federal financial assistance all respondents should be required to indicate their ethnic category, which requires either a “yes” or “no” response.

Other Multiple Race Combinations: Next to this racial category, indicate all racial categories (if any) identified by respondents that do not fit one of the five single race categories or four double race combinations above, and which have a total count that exceeds one percent of the total population being reported. You must identify each such racial combination, including the actual count, the percentage of the total population (in parenthesis), and actual Hispanic or Latino count.

For example, if you obtain data that indicates that the total population being served is 200 and includes 10 Native Hawaiian or Other Pacific Islander and White and 12 Native Hawaiian or Other Pacific Islander and Asian, and those numbers (of Native Hawaiian or Other Pacific Islander and White and Native Hawaiian or Other Pacific Islander and Asian) each equates to more than one percent of the total population being served, and 2 of the Native Hawaiian or Other Pacific Islander and White indicate they belong to the Hispanic/Latino ethnic category and 3 of the Native Hawaiian or Other Pacific Islander and Asian indicate they belong to the Hispanic/Latino ethnic category, you should complete the form as follows:

Racial Categories	Total Number of Race Responses	Total Number of Hispanic or Latino Responses
* Other multiple race combinations: [Per the form instruction, write in a description using the box on the right]	Native Hawaiian or Other Pacific Islander AND White 10 (5%)	2
	Native Hawaiian or Other Pacific Islander AND Asian 12 (6%)	3

How the percentage should be applied will vary by program depending on whether the program is required to provide data on the total community, or on the beneficiaries/individuals that are being served or that are proposed to be served.

Balance of individuals reporting more than one race: This block is intended to capture the balance of any racial categories that are not included in the list of nine above, and are not included under “**Other multiple race combinations greater than one percent.**” Indicate the total number of all racial categories reported that do not fit the nine racial categories above, and do not equate to one percent of the total population being reported. Be sure to also indicate the total number of all related Hispanic or Latino responses.

Total: On the last row of the form you should indicate the aggregate totals of all the information you have gathered including the total of all racial categories and the total of all the Hispanic or Latino categories.

Section 3 – HUD Act of 1968

WORK FORCE PROFILE

	Total Employees	A	B	C	D	E	F	G	H	I	J
Office/Administrators											
Professionals											
Technicians											
Protective Services											
Para-Professionals											
Office/Clerical											
Skilled Crafts											
Service/Maintenance											
TOTAL											

PERCENTAGES (Rounded to nearest tenth)

		A	B	C	D	E	F	G	H	I	J
Office/Administrators											
Professionals											
Technicians											
Protective Services											
Para-Professionals											
Office/Clerical											
Skilled Crafts											
Service/Maintenance											
TOTAL											

A - White Male
B - Black Male
C - Hispanic Male

D - Asian American Male
E - American Indian Male
F - White Female

G - Black Female
H - Hispanic Female
I - Asian American Female

J - American Indian Female

Total Minorities Employed:

Percent of Work Force:

COMBINED WORK FORCE PROFILE

EEO-4 CATEGORY	TOTAL	WHITE	BLACK	HISPANIC	ASIAN AMERICAN	AMERICAN INDIAN	WOMEN
Official/Administrators							
Professionals							
Technicians							
Protective Services							
Para-Professionals							
Office/Clerical							
Skilled Crafts							
Service/Maintenance							
TOTAL							

PERCENTAGES

EEO-4 CATEGORY	WHITE	BLACK	HISPANIC	ASIAN AMERICAN	AMERICAN INDIAN	WOMEN
Official/Administrators						
Professionals						
Technicians						
Protective Services						
Para-Professionals						
Office/Clerical						
Skilled Crafts						
Service/Maintenance						
TOTAL						

-161-

Item No. A.9

COMBINED WORK FORCE PROFILE (continued)

UTILIZATIONS

Computed using Riverside County Population statistics

	WHITE	BLACK	HISPANIC	COMBINED ASIAN AMERICAN AND AMERICAN INDIAN	WOMEN
Official/Administrators					
Professionals					
Technicians					
Protective Services					
Para-Professionals					
Office/Clerical					
Skilled Crafts					
Service/Maintenance					
TOTAL					

Section 3 – HUD Act of 1968

City of Moreno Valley
Project No. 801 7002 70 77

NEW HIRES

EEO-4 CATEGORY	# OF HIRES	A	B	C	D	E	F	G	H	I	J	TOTAL % MINORITY	TOTAL FEMALE
Official/Administrators													
Professionals													
Technicians													
Protective Services													
Para-Professionals													
Office/Clerical													
Skilled Crafts													
Service/Maintenance													
TOTAL													

A - White Male D - Asian American Male G - Black Female J - American Indian Female
 B - Black Male E - American Indian Male H - Hispanic Female
 C - Hispanic Male F - White Female I - Asian American Female

	NUMBER OF HIRES	PERCENTAGE
White		
Black		
Hispanics		
Asian American		
American Indian		
TOTAL		
TOTAL MINORITIES		

Section 3 – HUD Act of 1968

TERMINATIONS

EEO-4 CATEGORY	# OF TERMINATIONS	A	B	C	D	E	F	G	H	I	J	TOTAL % MINORITY	TOTAL FEMALE
Official/Administrators													
Professionals													
Technicians													
Protective Services													
Para-Professionals													
Office/Clerical													
Skilled Crafts													
Service/Maintenance													
TOTAL													

A - White Male D - Asian American Male G - Black Female J - American Indian Female
 B - Black Male E - American Indian Male H - Hispanic Female
 C - Hispanic Male F - White Female I - Asian American Female

	NUMBER OF TERMINATIONS	PERCENTAGE
White		
Black		
Hispanics		
Asian American		
American Indian		
TOTAL		
TOTAL MINORITIES		

PROMOTIONS

EEO-4 CATEGORY	# OF PROMOTIONS	A	B	C	D	E	F	G	H	I	J	TOTAL % MINORITY	TOTAL FEMALE
Official/Administrators													
Professionals													
Technicians													
Protective Services													
Para-Professionals													
Office/Clerical													
Skilled Crafts													
Service/Maintenance													
TOTAL													

A - White Male D - Asian American Male G - Black Female J - American Indian Female
 B - Black Male E - American Indian Male H - Hispanic Female
 C - Hispanic Male F - White Female I - Asian American Female

	NUMBER OF PROMOTIONS	PERCENTAGE
White		
Black		
Hispanics		
Asian American		
American Indian		
TOTAL		
TOTAL MINORITIES		

-165-

Item No. A.9

CONTRACTOR'S BONDS

**FAITHFUL PERFORMANCE BOND
(100% of Total Contract Price)**

PROJECT NO. 801 7002 70 77

**HEMLOCK AVENUE IMPROVEMENTS from Graham Street to David Place
and
GRAHAM STREET IMPROVEMENTS from Hemlock Avenue to David Lane**

KNOW ALL MEN AND WOMEN BY THESE PRESENTS:

THAT WHEREAS, the City Council of the City of Moreno Valley, State of California, known as "City," has awarded to **Hillcrest Contracting, Inc.**, as Principal hereinafter designated as "Contractor" and have entered into an Agreement whereby the Contractor agrees to construct or install and complete certain designated public improvements, which said Agreement, effective on the date signed by the City of Moreno Valley, and identified as **Project No. 801 7002 70 77**, and all Contract Documents are hereby referred to and made a part hereof; and

WHEREAS, said Contractor under the terms of said Contract Documents is required to furnish a bond guaranteeing the faithful performance of said Agreement;

NOW THEREFORE, we the undersigned Contractor and _____, as Surety, are held and firmly bound unto the City of Moreno Valley, County of Riverside in the penal sum of _____ dollars, (\$ _____), lawful money of the United States, to be paid to the said City or its certain attorney, its successors and assigns; for which payment, well and truly to be made, we bind ourselves, our heirs, executors and administrators, successors and assigns, jointly and severally liable (CCP 995.320 (a)(1)), firmly by these presents.

THE CONDITION OF THIS OBLIGATION IS SUCH, that if the above bound Contractor, his or her or its heirs, executors, administrators, successors or assigns, shall in all things stand to and abide by, and well and truly keep and perform the covenants, conditions and provisions in said Contract Documents and any alterations thereof made as therein provided, on his or her or their part, to be kept and performed at the time and in the manner therein specified, and in all respects according to their true intent and meaning, and shall indemnify and save harmless the City of Moreno Valley, its officers, agents and employees, as therein stipulated, then this obligation shall become null and void; otherwise it shall be and remain in full force and effect. In the event suit is brought upon this bond by the City and judgment is recovered, the Surety shall pay all costs incurred by the City in such suit, including a reasonable attorney fee to be fixed by the court.

The Surety hereby stipulates and agrees that no change, extension of time, alteration, or addition to the terms of the Contract Documents or to the Work to be performed thereunder, or the Provisions accompanying the same shall in any way affect its obligations on this bond, and it does hereby waive notice of any such change, extension of time, alteration or addition to the terms of the Contract Documents or to the Work or the Provisions.

(SIGNATURE PAGE FOLLOWS)

BOND NO. _____

IN WITNESS WHEREOF, we have hereunto set our hands, and seals on this _____ day
of _____ 20____.

CONTRACTOR (Principal)

SURETY

Contractor Name: _____

Name: _____

Address: _____

Address: _____

Telephone No.: _____

Telephone No.: _____

Print Name: _____

Print Name: _____

Attorney-in-Fact

Signature: _____

Signature: _____

Approved as to Form this

_____ day of _____ 20____

City Attorney
City of Moreno Valley

NOTE:

- The bond shall be executed by a California admitted surety insurer (CCP 995.311).
- The bond shall include an attached Notary Certificate for the Attorney-in-Fact.
- The bond shall include an attached Notary Certificate for the Bidder.
- The bond shall include an attached original Power of Attorney only authorizing the Attorney-in-Fact to act for the Surety.
- The bond shall include the address at which the Principal (Bidder) and Surety may be served with notices, papers and other documents.
- The Bidder's and Surety's corporate seal may be affixed hereto.

**CALIFORNIA ALL-PURPOSE
CERTIFICATE OF ACKNOWLEDGMENT
SAMPLE**

State of California

County of _____

On _____ before me, _____,
(Here insert name and title of the officer)
personally appeared _____,

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

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

WITNESS my hand and official seal.

Signature of Notary Public

(Notary Seal)

ADDITIONAL OPTIONAL INFORMATION

DESCRIPTION OF THE ATTACHED DOCUMENT

BIDDER'S BOND SIGNATURE PAGE

(Title or description of attached document)

(Title or description of attached document continued)

Number of Pages _____

Document Date _____

Additional Information

INSTRUCTIONS FOR COMPLETING THIS FORM

Any acknowledgment completed in California must contain verbiage exactly appears above in the notary section or a separate acknowledgment form must property completed and attached to that document. The only exception is if a document is recorded outside of California. In such instances, any alternative acknowledgment verbiage as may be printed on such a document so long as the verbiage does not require the notary to do something that is illegal for a notary in California (i.e. certifying the authorized capacity of the signer). Please check the document carefully for proper notarial wording and attach this form if required.

- State and County information must be the State and County where the document signer(s) personally appeared before the notary public for acknowledgment.
- Date of notarization must be the date that the signer(s) personally appeared which must also be the same date the acknowledgment is completed.
- The notary public must print his or her name as it appears within his or her commission followed by a comma and then your title (notary public).
- Print the name(s) of document signer(s) who personally appear at the time of notarization.
- Indicate the correct singular or plural forms by crossing off incorrect forms (i.e. ~~he~~/she/~~they~~, is/~~are~~) or circling the correct forms. Failure to correctly indicate this information may lead to rejection of document recording.
- The notary seal impression must be clear and photographically reproducible. Impression must not cover text or lines. If seal impression smudges, re-seal if a sufficient area permits, otherwise complete a different acknowledgment form.
- Signature of the notary public must match the signature on file with the office of the county clerk.
- Additional information is not required but could help to ensure this acknowledgment is not misused or attached to a different document.
- Indicate title or type of attached document, number of pages and date.
- Indicate the capacity claimed by the signer. If the claimed capacity is a corporate officer, indicate the title (i.e. CEO, CFO, Secretary).
- Securely attach this document to the signed document.

CAPACITY CLAIMED BY THE SIGNER

- Individual(s)
- Corporate Officer

(Title)

- Partner (s)
- Attorney-in-Fact
- Other _____

BOND NO. _____

PREMIUM \$ _____

**LABOR AND MATERIALS PAYMENT BOND
(100% of Total Contract Amount)**

PROJECT NO. 801 7002 70 77

**HEMLOCK AVENUE IMPROVEMENTS from Graham Street to David Place
and
GRAHAM STREET IMPROVEMENTS from Hemlock Avenue to David Lane**

KNOW ALL MEN AND WOMEN BY THESE PRESENTS

THAT WHEREAS, the City Council of the City of Moreno Valley, State of California, known as "City", has awarded to **Hillcrest Contracting, Inc.**, as Principal hereinafter designated as "Contractor" and have entered into an Agreement whereby the Contractor agrees to construct or install and complete certain designated public improvements, which said Agreement, effective on the date signed by the City of Moreno Valley, and identified as **Project No. 801 7002 70 77**, and Contract Documents are hereby referred to and made a part hereof; and

WHEREAS, said Contractor under the terms of said Contract Documents is required to furnish a bond to secure the payment of claims of laborers, mechanics, materialmen, and other persons, as provided by law;

NOW, THEREFORE, we the undersigned Contractor and _____, as Surety are held and firmly bound unto the City of Moreno Valley, County of Riverside, in the penal sum of _____ dollars, (\$ _____), lawful money of the United States, for which payment, well and truly to be made, we bind ourselves, our heirs, executors and administrators, successors and assigns, jointly and severally liable (CCP 995.320 (a)(1)), firmly by these presents.

THE CONDITION OF THIS OBLIGATION IS SUCH, that if said Contractor, his or her or its heirs, executors, administrator, successors or assigns, or subcontractors, shall fail to pay any of the persons described in the State of California Civil Code, Section 3181, or amounts due under the Unemployment Insurance Code with respect to work or labor performed by any such claimant, or any amounts required to be deducted, withheld, and paid over to the Franchise Tax Board from the wages of employees of the Contractor and his or her subcontractors, pursuant to Section 13020, of the Unemployment Insurance Code, with respect to such work and labor, that the Surety or Sureties herein will pay for the same in an amount not exceeding the sum specified in this bond, otherwise the above obligation shall be void. In the event suit is brought upon this bond by the City or other person entitled to bring such an action and judgment is recovered, the Surety shall pay all costs incurred by the City in such suit, including a reasonable attorney fee to be fixed by the court.

This bond shall inure to the benefit of any of the persons described in the State of California Civil Code Section 3181, to give a right of action to such persons or their assigns in any suit brought upon this bond.

(SIGNATURE PAGE FOLLOWS)

BOND NO. _____

IN WITNESS WHEREOF, we have hereunto set our hands, and seals on this _____ day
of _____ 20____.

CONTRACTOR (Principal)

SURETY

Contractor Name: _____

Name: _____

Address: _____

Address: _____

Telephone No.: _____

Telephone No.: _____

Print Name: _____

Print Name: _____
Attorney-in-Fact

Signature: _____

Signature: _____

Approved as to Form this

_____ day of _____ 20____

City Attorney
City of Moreno Valley

NOTE:

- The bond shall be executed by a California admitted surety insurer (CCP 995.311).
- The bond shall include an attached Notary Certificate for the Attorney-in-Fact.
- The bond shall include an attached Notary Certificate for the Bidder.
- The bond shall include an attached original Power of Attorney only authorizing the Attorney-in-Fact to act for the Surety.
- The bond shall include the address at which the Principal (Bidder) and Surety may be served with notices, papers and other documents.
- The Bidder's and Surety's corporate seal may be affixed hereto.

CALIFORNIA ALL-PURPOSE CERTIFICATE OF ACKNOWLEDGMENT SAMPLE

State of California

County of _____

On _____ before me, _____,
(Here insert name and title of the officer)

personally appeared _____,

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

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

WITNESS my hand and official seal.

Signature of Notary Public

(Notary Seal)

ADDITIONAL OPTIONAL INFORMATION

DESCRIPTION OF THE ATTACHED DOCUMENT

BIDDER'S BOND SIGNATURE PAGE
(Title or description of attached document)

(Title or description of attached document continued)

Number of Pages _____

Document Date _____

Additional Information

INSTRUCTIONS FOR COMPLETING THIS FORM

Any acknowledgment completed in California must contain verbiage exactly appears above in the notary section or a separate acknowledgment form must property completed and attached to that document. The only exception is if a document is recorded outside of California. In such instances, any alternative acknowledgment verbiage as may be printed on such a document so long as the verbiage does not require the notary to do something that is illegal for a notary in California (i.e. certifying the authorized capacity of the signer). Please check the document carefully for proper notarial wording and attach this form if required.

- State and County information must be the State and County where the document signer(s) personally appeared before the notary public for acknowledgment.
- Date of notarization must be the date that the signer(s) personally appeared which must also be the same date the acknowledgment is completed.
- The notary public must print his or her name as it appears within his or her commission followed by a comma and then your title (notary public).
- Print the name(s) of document signer(s) who personally appear at the time of notarization.
- Indicate the correct singular or plural forms by crossing off incorrect forms (i.e. ~~he~~/she/~~they~~, is/~~are~~) or circling the correct forms. Failure to correctly indicate this information may lead to rejection of document recording.
- The notary seal impression must be clear and photographically reproducible. Impression must not cover text or lines. If seal impression smudges, re-seal if a sufficient area permits, otherwise complete a different acknowledgment form.
- Signature of the notary public must match the signature on file with the office of the county clerk.
- Additional information is not required but could help to ensure this acknowledgment is not misused or attached to a different document.
- Indicate title or type of attached document, number of pages and date.
- Indicate the capacity claimed by the signer. If the claimed capacity is a corporate officer, indicate the title (i.e. CEO, CFO, Secretary).
- Securely attach this document to the signed document.

CAPACITY CLAIMED BY THE SIGNER

- Individual(s)
- Corporate Officer

(Title)

- Partner (s)
- Attorney-in-Fact
- Other _____

**CITY OF MORENO VALLEY
SUPPLEMENTARY GENERAL CONDITIONS**

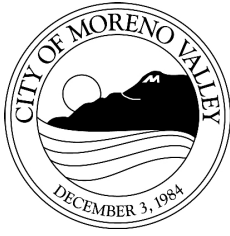
The following provisions, pursuant to 44 Code of Federal Regulations, Part 13, Subpart C, Section 13.36, as it may be amended from time to time, are included in the Agreement and are required to be included in all subcontracts entered into by CONTRACTOR for work pursuant to the Agreement, unless otherwise expressly provided herein. These provisions supersede any conflicting provisions in the General Conditions and shall take precedence over the General Conditions for purposes of interpretation of the General Conditions. These provisions do not otherwise modify or replace General Conditions not in direct conflict with these provisions. Definitions used in these provisions are as contained in the General Conditions.

- (1) CONTRACTOR shall be subject to the administrative, contractual, and legal remedies provided in the General Conditions in the event CONTRACTOR violates or breaches terms of the Agreement.
- (2) CITY may terminate the Agreement for cause or for convenience, and CONTRACTOR may terminate the Agreement, as provided the General Conditions.
- (3) CONTRACTOR shall comply with Executive Order 11246 of September 24, 1965, entitled Equal Employment Opportunity, as amended by Executive Order 11375 of October 13, 1967, and as supplemented in Department of Labor regulations (41 CFR chapter 60). (All construction contracts awarded in excess of \$10,000 by CITY and/or subcontracts in excess of \$10,000 entered into by CONTRACTOR.)
- (4) CONTRACTOR shall comply with the Copeland Anti-Kickback Act (18 U.S.C. 874) as supplemented in Department of Labor regulations (29 CFR Part 3) (All contracts and subcontracts for construction or repair.)
- (5) CONTRACTOR shall comply with the Davis-Bacon Act (40 U.S.C. 276a to 276a7) as supplemented by Department of Labor regulations (29 CFR Part 5).
- (6) CONTRACTOR shall comply with Sections 103 and 107 of the Contract Work Hours and Safety Standards Act (40 U.S.C. 327330) as supplemented by Department of Labor regulations (29 CFR Part 5).
- (7) CONTRACTOR shall observe CITY requirements and regulations pertaining to reporting included in the General Conditions.
- (8) Patent rights with respect to any discovery or invention which arises or is developed in the course of or under the Agreement shall be retained by the CITY.

- (9) Copyrights and rights in data developed in the course of or under the Agreement shall be the property of the CITY. FEMA/CalOES reserve a royalty-free, nonexclusive, irrevocable license to reproduce, publish or otherwise use or authorize to others to use for federal purposes a copyright in any work developed under the Agreement and/or subcontracts for work pursuant to the Agreement.
- (10) CONTRACTOR shall provide access by the City, the Federal grantor agency, the Comptroller General of the United States, or any of their duly authorized representatives to any books, documents, papers, and records of the contractor which are directly pertinent to that specific contract for the purpose of making audit, examination, excerpts, and transcriptions.
- (11) CONTRACTOR shall retain all required records for three years after CITY makes final payments and all other pending matters relating to the Agreement are closed.
- (12) CONTRACTOR shall comply with all applicable standards, orders, or requirements issued under section 306 of the Clean Air Act (42 U.S.C. 1857(h)), section 508 of the Clean Water Act (33 U.S.C. 1368), Executive Order 11738, and Environmental Protection Agency regulations (40 CFR part 15). (This provision applies to contracts exceeding \$100,000 and to subcontracts entered into pursuant to such contracts.)
- (13) CONTRACTOR shall comply with mandatory standards and policies relating to energy efficiency which are contained in the State energy conservation plan issued in compliance with the Energy Policy and Conservation Act (Pub. L. 94163, 89 Stat. 871).

City of Moreno Valley	Contractor/Consultant Name
BY: _____	BY: _____
	TITLE: _____
	<i>(Select only one please)</i> (President or Vice President)
_____	_____
Date	Date
	BY: _____
	TITLE: _____
	(Corporate Secretary)

	Date



APPROVALS	
BUDGET OFFICER	<i>me</i>
CITY ATTORNEY	<i>SMB</i>
CITY MANAGER	<i>d</i>

Report to City Council

TO: Mayor and City Council

FROM: Richard Teichert, Chief Financial Officer

AGENDA DATE: January 14, 2014

TITLE: APPROVAL OF PAYMENT REGISTER FOR NOVEMBER, 2013

RECOMMENDED ACTION

Recommendation:

1. Adopt Resolution No. 2014-01. A Resolution of the City Council of the City of Moreno Valley, California, approving the Payment Register for the month of November, 2013 in the amount of \$11,821,621.94.

DISCUSSION

To facilitate Council's review, the Payment Register lists in alphabetical order all checks and wires in the amount of \$25,000 or greater, followed by a listing in alphabetical order of all checks and wires less than \$25,000. The Payment Register also includes the fiscal year-to-date (FYTD) amount paid to each vendor.

FISCAL IMPACT

The disbursements itemized in the attached Payment Register are reflected in the 2013-14 budget. Therefore, there is no fiscal impact other than the expenditure of budgeted funds.

ATTACHMENTS

Attachment 1: Proposed Resolution

Attachment 2: Payment Register for Month of November, 2013

Prepared By:
Dena Heald
Financial Operations Division Manager

Department Head Approval:
Richard Teichert
Chief Financial Officer

This page intentionally left blank.

RESOLUTION NO. 2014-01

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MORENO VALLEY, CALIFORNIA, APPROVING THE PAYMENT REGISTER FOR THE MONTH OF NOVEMBER, 2013

WHEREAS, the Financial & Management Services Department has prepared and provided the Payment Register for the period November 1, 2013 through November 30, 2013, for review and approval by the City Council of the City of Moreno Valley; and

WHEREAS, it is in the best interest of the City that the referenced Payment Register be approved.

NOW, THEREFORE, IT IS HEREBY RESOLVED BY THE CITY COUNCIL OF THE CITY OF MORENO VALLEY, CALIFORNIA, that the Payment Register for the period November 1, 2013 through November 30, 2013, in the total amount of \$11,821,621.94 is approved.

APPROVED AND ADOPTED this 14th day of January, 2014.

Mayor

ATTEST:

City Clerk

APPROVED AS TO FORM:

City Attorney

1
Resolution No. 2014-01
Date Adopted: January 14, 2014

RESOLUTION JURAT

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

I, Jane Halstead, City Clerk of the City of Moreno Valley, California, do hereby certify that Resolution No. 2014-01 was duly and regularly adopted by the City Council of the City of Moreno Valley at a regular meeting thereof held on the 14th day of January, 2014 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

CITY CLERK

Resolution No. 2014-01²
Date Adopted: January 14, 2014



**City of Moreno Valley
Payment Register
For Period 11/1/2013 through 11/30/2013**

CHECKS IN THE AMOUNT OF \$25,000 OR GREATER

<u>Vendor Name</u>	<u>Check/EFT Number</u>	<u>Payment Date</u>	<u>Inv Number</u>	<u>Invoice Description</u>	<u>Payment Amount</u>
ALERE PROPERTY GROUP	219246	11/12/2013	REIMBURSEMENT	REIMBURSEMENT DUE FOR ELECTRIC FACILITIES PREVIOUSLY INSTALLED	\$362,087.14
Remit to: NEWPORT BEACH, CA					FYTD: \$362,087.14
AVRIO GROUP SURVEILLANCE SOLUTIONS, LLC	10915	11/18/2013	2013-1474 (2)	FULL PAYMENT-CITY WIDE CAMERA SURVEILLANCE PROJ- MILESTONE 6	\$340,000.00
Remit to: BUFFALO GROVE, IL					FYTD: \$900,000.00
BANC OF AMERICA PUBLIC CAPITAL CORP	10990	11/01/2013	W131003/R91473	ANNUAL DEBT SVC-2011 PRIV PLCMNT REF 1997 LRB	\$289,501.10
Remit to: ATLANTA, GA					FYTD: \$1,043,392.30
BANC OF AMERICA PUBLIC CAPITAL CORP	10991	11/01/2013	W131004/R91474	ANNUAL DEBT SVC-2011 PRIV PLCMNT REFI OF 1997 COPS	\$753,891.20
Remit to: ATLANTA, GA					FYTD: \$1,043,392.30
COUNTY OF RIVERSIDE	10962	11/25/2013	SH0000022653	CAL ID MEMBER ASSESSMENT F/Y13-14	\$186,670.00
Remit to: RIVERSIDE, CA					FYTD: \$392,980.99
COUNTY OF RIVERSIDE SHERIFF	10963	11/25/2013	SH0000022475	CONTRACT LAW ENF. BILLING #1 (7/1-7/24/13)	\$2,039,351.81
Remit to: RIVERSIDE, CA					FYTD: \$12,672,792.44
EASTERN MUNICIPAL WATER DISTRICT	219285	11/18/2013	OCT-13 11/18/13	WATER CHARGES	\$34,191.57
Remit to: PERRIS, CA					FYTD: \$1,006,327.27
EASTERN MUNICIPAL WATER DISTRICT	219325	11/25/2013	OCT-13 11/25/13	WATER CHARGES	\$49,635.11
Remit to: PERRIS, CA					FYTD: \$1,006,327.27

-179-

Item No. A.10



**City of Moreno Valley
Payment Register
For Period 11/1/2013 through 11/30/2013**

CHECKS IN THE AMOUNT OF \$25,000 OR GREATER

<u>Vendor Name</u>	<u>Check/EFT Number</u>	<u>Payment Date</u>	<u>Inv Number</u>	<u>Invoice Description</u>	<u>Payment Amount</u>
EMPLOYMENT DEVELOPMENT DEPARTMENT	10747	11/01/2013	2014-00000133	CA TAX - STATE TAX WITHHOLDING*	\$40,768.12
Remit to: SACRAMENTO, CA					FYTD: \$416,804.46
EMPLOYMENT DEVELOPMENT DEPARTMENT	10909	11/15/2013	2014-00000162	CA TAX - STATE TAX WITHHOLDING	\$32,258.25
Remit to: SACRAMENTO, CA					FYTD: \$416,804.46
EMPLOYMENT DEVELOPMENT DEPARTMENT	10997	11/29/2013	2014-00000177	9994 - TAX ADJUSTMENT - STATE*	\$42,749.35
Remit to: SACRAMENTO, CA					FYTD: \$416,804.46
ENCO UTILITY SERVICES MORENO VALLEY LLC	10874	11/12/2013	0402-MF-01462A	SOLAR METER INSTALLATION-15288 LA CASA DR	\$270,342.92
			40-259B-02	WORK AUTHORIZATION 40-259B	
			0402-MF-01461A	SOLAR METER INSTALLATION-26553 EMERALD AVE	
			0406-Temp MF-087	ELECTRIC METER FEES	
			0402-MF-01476A	SOLAR METER INSTALLATION-14354 ANNALEIGH CT	
			0402-MF-01475A	SOLAR METER INSTALLATION-13323 TRIPLE CROWN CT	
			40-259B-03	WORK AUTHORIZATION 40-259B	
			40-259B-04	WORK AUTHORIZATION 40-259B	
			0405-1-173R	DISTRIBUTION CHARGES (BP 6/2-7/5/13)	
			40-257B-06	WORK AUTHORIZATION 40-257B	
			0402-MF-01472A	SOLAR METER INSTALLATION-16704 FOX TROT LN	
			40-257B-05	WORK AUTHORIZATION 40-257B	
			0402-MF-01459A	SOLAR METER INSTALLATION-16748 COLT WAY	
			40-279-07	WORK AUTHORIZATION 40-279	



**City of Moreno Valley
Payment Register
For Period 11/1/2013 through 11/30/2013**

CHECKS IN THE AMOUNT OF \$25,000 OR GREATER

<u>Vendor Name</u>	<u>Check/EFT Number</u>	<u>Payment Date</u>	<u>Inv Number</u>	<u>Invoice Description</u>	<u>Payment Amount</u>
ENCO UTILITY SERVICES MORENO VALLEY LLC	10874	11/12/2013	0402-MF-01463A	SOLAR METER INSTALLATION-17821 CAMINO SAN SIMEON	\$270,342.92
			0402-MF-01466A	SOLAR METER INSTALLATIONS-13888 WARHOL CT & 26385 SEQUOIA ST	
			0402-MF-01467A	SOLAR METER INSTALLATION-26999 NUCIA DR	
			0402-MF-01470A	SOLAR METER INSTALLATIONS-13061 MISTY MEADWS & 13398 CANTERBURY	
			0402-MF-01473A	SOLAR METER INST.-27880 HASTINGS,27683 ROSEMNT& 27221 GOLDEN FLD	
			0402-MF-01474A	SOLAR METER INSTALLATION-15874 TWIN LAKES DR	
			0402-MF-01460A	SOLAR METER INSTALLATION-26657 SAFFRON CIR	
			0405-MTS1-SP100	ELECTRIC METER FEES	

Remit to: ANAHEIM, CA FYTD: \$1,405,771.53

ENCO UTILITY SERVICES MORENO VALLEY LLC	10922	11/18/2013	40-291A-02	WORK AUTHORIZATION 40-291A	\$287,962.58
			40-280A-05	WORK AUTHORIZATION 40-280A	
			40-292A-01	WORK AUTHORIZATION 40-292A	
			40-282B-04	WORK AUTHORIZATION 40-282B	
			40-292B-01	WORK AUTHORIZATION 40-292B	
			40-284-07	WORK AUTHORIZATION 40-284	
			0405-MTS1-SP101	ELECTRIC METER FEES	
			0405-1-174R	DISTRIBUTION CHARGES 7/5-8/5/13	

Remit to: ANAHEIM, CA FYTD: \$1,405,771.53

FALCON ENGINEERING SERVICES, INC.	10767	11/04/2013	2012-15REV-A	INSPECTION SERVICES - SR-60/MB PH I	\$46,719.90
-----------------------------------	-------	------------	--------------	-------------------------------------	-------------

-181-

Item No. A.10



City of Moreno Valley
Payment Register
 For Period 11/1/2013 through 11/30/2013

CHECKS IN THE AMOUNT OF \$25,000 OR GREATER

<u>Vendor Name</u>	<u>Check/EFT Number</u>	<u>Payment Date</u>	<u>Inv Number</u>	<u>Invoice Description</u>	<u>Payment Amount</u>
Remit to: CORONA, CA					<u>FYTD:</u> \$969,006.13
FALCON ENGINEERING SERVICES, INC.	10877	11/12/2013	2012-13	INSPECTION SERVICES - SR-60/NASON IC	\$110,601.15
Remit to: CORONA, CA					<u>FYTD:</u> \$969,006.13
FUSION SIGN AND DESIGN, INC	10772	11/04/2013	59717	CONTRACTOR - WAYFINDING SIGNS	\$28,557.57
Remit to: RIVERSIDE, CA					<u>FYTD:</u> \$62,997.19
INTERNAL REVENUE SERVICE CENTER	10746	11/01/2013	2014-00000132	FED TAX - FEDERAL TAX WITHHOLDING*	\$164,239.19
Remit to: OGDEN, UT					<u>FYTD:</u> \$1,614,254.45
INTERNAL REVENUE SERVICE CENTER	10910	11/15/2013	2014-00000163	FED TAX - FEDERAL TAX WITHHOLDING*	\$125,311.16
Remit to: OGDEN, UT					<u>FYTD:</u> \$1,614,254.45
INTERNAL REVENUE SERVICE CENTER	10998	11/29/2013	2014-00000178	9993 - TAX ADJUSTMENT - FEDERAL *	\$170,241.16
Remit to: OGDEN, UT					<u>FYTD:</u> \$1,614,254.45
LANCE, SOLL & LUNGHARD, LLP	219219	11/12/2013	8601	AUDIT SVCS-STATE CONTROLLER'S REPORT (CITY & CSD)	\$44,392.00
			8469	AUDIT SVCS-CITY, CAFR & SUCCESSOR AGENCY	
			8470	AUDIT SVCS-CHILD CARE PROGRAM	
Remit to: BREA, CA					<u>FYTD:</u> \$66,012.00
LIBRARY SYSTEMS & SERVICES, LLC	219334	11/25/2013	13737	LIBRARY SVCS OPERATIONS & MATERIALS-OCT 2013	\$178,048.00
			13676	LIBRARY SVCS OPERATIONS FOR 22 DAYS-SEPT 2013	



City of Moreno Valley
Payment Register
 For Period 11/1/2013 through 11/30/2013

CHECKS IN THE AMOUNT OF \$25,000 OR GREATER

<u>Vendor Name</u>	<u>Check/EFT Number</u>	<u>Payment Date</u>	<u>Inv Number</u>	<u>Invoice Description</u>	<u>Payment Amount</u>
Remit to: GERMANTOWN, MD					<u>FYTD:</u> \$289,678.00
MORENO VALLEY UTILITY	219337	11/25/2013	NOV-13 11/25/13	ELECTRICITY	\$51,254.83
Remit to: HEMET, CA					<u>FYTD:</u> \$422,625.10
MV HEMLOCK LIMITED PARTNERSHIP	11109	11/27/2013	W131107	2ND DISBURSEMENT OF HOME FUNDS	\$800,000.00
Remit to: RIVERSIDE, CA					<u>FYTD:</u> \$800,000.00
NATIONWIDE RETIREMENT SOLUTIONS CP	10906	11/15/2013	2014-00000159	8010 - DEF COMP 457 - NATIONWIDE*	\$25,497.16
Remit to: COLUMBUS, OH					<u>FYTD:</u> \$357,857.73
NEXUS IS, INC.	10811	11/04/2013	JC634653	CISCO SMARTNET MAINTENANCE RENEWAL	\$26,066.58
Remit to: VALENCIA, CA					<u>FYTD:</u> \$37,109.58
NOBLE AMERICAS ENERGY SOLUTIONS	10975	11/25/2013	133170003280535	ELECTRIC ENERGY PURCHASE FOR MV UTILITY	\$272,646.97
Remit to: PASADENA, CA					<u>FYTD:</u> \$2,077,805.50
PARSONS TRANSPORTATION GROUP, INC.	10814	11/04/2013	1308A143	DESIGN SERVICES - SR-60/NASON OC	\$76,928.61
			1309A618	DESIGN SERVICES - SR-60/NASON OC	
			1309A335	CONSTRUCTION SUPPORT - SR-60/NASON OC	
			1309A933	CONSTRUCTION SUPPORT - SR-60/MB PH I	
			1309A617	DESIGN SERVICES - SR-60/MB PH II	
Remit to: IRVINE, CA					<u>FYTD:</u> \$186,993.16

-183-

Item No. A.10



City of Moreno Valley
Payment Register
 For Period 11/1/2013 through 11/30/2013

CHECKS IN THE AMOUNT OF \$25,000 OR GREATER

<u>Vendor Name</u>	<u>Check/EFT Number</u>	<u>Payment Date</u>	<u>Inv Number</u>	<u>Invoice Description</u>	<u>Payment Amount</u>
PERS HEALTH INSURANCE	10911	11/08/2013	W131101	EMPLOYEE HEALTH INSURANCE	\$194,207.81
Remit to: SACRAMENTO, CA					<u>FYTD:</u> \$989,363.68
PERS RETIREMENT	10859	11/08/2013	P131025	PERS RETIREMENT DEPOSIT - CLASSIC	\$231,838.54
Remit to: SACRAMENTO, CA					<u>FYTD:</u> \$2,440,548.57
PERS RETIREMENT	11001	11/22/2013	P131108	PERS RETIREMENT DEPOSIT - CLASSIC	\$228,293.08
Remit to: SACRAMENTO, CA					<u>FYTD:</u> \$2,440,548.57
POWELL CONSTRUCTORS, INC.	219154	11/04/2013	11	CONSTRUCTION CONTRACT - SR-60/MB PH I	\$373,498.42
Remit to: FONTANA, CA					<u>FYTD:</u> \$985,592.73
PROACTIVE ENGINEERING CONSULTANTS, INC.	10978	11/25/2013	2263	ENGINEERING SERVICES - NORTH REACH, NASON/CACTUS TO FIR	\$27,441.25
			2247	ENGINEERING SERVICES -SOUTH REACH, NASON/CACTUS TO FIR	
Remit to: CORONA, CA					<u>FYTD:</u> \$160,684.21
RASMUSSEN BROTHERS CONSTRUCTION	219222	11/12/2013	MVCH 2FI 4-R	RETENTION RELEASE - CITY HALL REHAB 2ND FLOOR	\$32,762.93
Remit to: FALLBROOK, CA					<u>FYTD:</u> \$487,290.93
RIVERSIDE CONSTRUCTION COMPANY, INC	10938	11/18/2013	130902	CONSTRUCTION CONTRACT - SR-60/NASON OC	\$697,542.78
Remit to: RIVERSIDE, CA					<u>FYTD:</u> \$2,792,707.45
RIVERSIDE CONSTRUCTION COMPANY, INC	10954	11/20/2013	W131106	RETENTION RELEASE PER ESCROW AGREEMENT-INV#8	\$61,783.40
Remit to: RIVERSIDE, CA					<u>FYTD:</u> \$2,792,707.45



**City of Moreno Valley
Payment Register
For Period 11/1/2013 through 11/30/2013**

CHECKS IN THE AMOUNT OF \$25,000 OR GREATER

<u>Vendor Name</u>	<u>Check/EFT Number</u>	<u>Payment Date</u>	<u>Inv Number</u>	<u>Invoice Description</u>	<u>Payment Amount</u>
SHELL ENERGY NORTH AMERICA (US) L.P.	10940	11/18/2013	1241095	ELECTRIC ENERGY PURCHASE FOR MV UTILITY	\$470,988.00
Remit to: PHILADELPHIA, PA					FYTD: \$2,880,049.88
SOCO GROUP, INC	10943	11/18/2013	610110	FUEL FOR CITY VEHICLES & EQUIPMENT	\$32,349.91
			612603	FUEL FOR CITY VEHICLES & EQUIPMENT	
			697418	FUEL FOR CITY VEHICLES & EQUIPMENT	
			613103	FUEL FOR CITY VEHICLES & EQUIPMENT	
			696677	FUEL FOR CITY VEHICLES & EQUIPMENT	
Remit to: PERRIS, CA					FYTD: \$198,055.55
SOUTHERN CALIFORNIA EDISON 1	219227	11/12/2013	7500342233	WDAT CHARGES-FREDERICK AVE. LOCATION	\$27,752.96
			7500342230	WDAT CHARGES-GRAHAM ST. LOCATION	
			7500342231	WDAT CHARGES-GLOBE ST. LOCATION	
			7500342229	WDAT CHARGES-IRIS AVE. LOCATION	
			7500342433	RELIABILITY SERVICE-DLAP_SCE_SEES_HV	
			7500342232	WDAT CHARGES-NANDINA AVE. LOCATION	
Remit to: ROSEMEAD, CA					FYTD: \$1,310,901.63
SOUTHERN CALIFORNIA EDISON 1	219298	11/18/2013	OCT-13 11/18/13	ELECTRICITY	\$155,318.39
			721-3449 OCT-13	IFA CHARGES-SUBSTATION	
			707-6081 OCT-13	ELECTRICITY	
			286-3739 OCT-13	ELECTRICITY	
Remit to: ROSEMEAD, CA					FYTD: \$1,310,901.63
SOUTHERN CALIFORNIA EDISON 1	219341	11/25/2013	OCT-13 11/25/13	ELECTRICITY	\$26,496.35

-185-

Item No. A.10



City of Moreno Valley
Payment Register
 For Period 11/1/2013 through 11/30/2013

CHECKS IN THE AMOUNT OF \$25,000 OR GREATER

<u>Vendor Name</u>	<u>Check/EFT Number</u>	<u>Payment Date</u>	<u>Inv Number</u>	<u>Invoice Description</u>	<u>Payment Amount</u>
SOUTHERN CALIFORNIA EDISON 1	219341	11/25/2013	NOV-13 11/25/13	ELECTRICITY	\$26,496.35
Remit to: ROSEMEAD, CA					FYTD: \$1,310,901.63
SOUTHERN CALIFORNIA EDISON 3	219164	11/04/2013	7500268957	UTILITY RELOCATION - SR-60/NASON IC - ROW	\$126,293.66
Remit to: ROSEMEAD, CA					FYTD: \$205,751.66
STANDARD INSURANCE CO	10833	11/04/2013	131101a	MISCELLANEOUS SERVICES	\$25,996.42
Remit to: PORTLAND, OR					FYTD: \$159,908.20
THINK TOGETHER, INC	10983	11/25/2013	111000-13/14-3	ASES PROGRAM MANAGEMENT SERVICES	\$493,437.50
Remit to: LOS ANGELES, CA					FYTD: \$1,489,281.42
U.S. BANK/CALCARDS	10898	11/12/2013	10-28-13	PAYMENT FOR OCT 2013 CALCARD ACTIVITY	\$217,812.07
Remit to: ST. LOUIS, MO					FYTD: \$1,320,135.39
WASTE MANAGEMENT	219303	11/18/2013	RECEIPT 348336	SOLID WASTE DELINQUENCIES PASS THRU, LESS FRANCHISE FEES	\$61,094.11
Remit to: CORONA, CA					FYTD: \$92,133.43
WELLS FARGO CORPORATE TRUST	10952	11/15/2013	W131102	SEMI ANNUAL DEBT SERVICE PAYMENT	\$253,335.42
Remit to: LOS ANGELES, CA					FYTD: \$4,227,785.01
WRCRCA	219305	11/18/2013	OCT-2013 MSHCP	MSHCP FEES COLLECTED FOR OCTOBER 2013-RESIDENTIAL & COMM/INDUST.	\$201,037.56
Remit to: RIVERSIDE, CA					FYTD: \$907,743.81
WURM'S JANITORIAL SERVICES, INC.	10987	11/25/2013	22675	JANITORIAL SERVICES-SENIOR CENTER	\$25,183.73
			22678	JANITORIAL SERVICES-TOWNGATE COMM. CTR.	



**City of Moreno Valley
Payment Register
For Period 11/1/2013 through 11/30/2013**

CHECKS IN THE AMOUNT OF \$25,000 OR GREATER

<u>Vendor Name</u>	<u>Check/EFT Number</u>	<u>Payment Date</u>	<u>Inv Number</u>	<u>Invoice Description</u>	<u>Payment Amount</u>
WURM'S JANITORIAL SERVICES, INC.	10987	11/25/2013	22673	JANITORIAL SERVICES-GANG TASK FORCE OFFICE	\$25,183.73
			22688	SPECIAL CLEANINGS FOR EVENT RENTALS AT TOWNGATE COMM. CTR.	
			22672	JANITORIAL SERVICES-PUBLIC SAFETY BLDG.	
			22690	SPECIAL CLEANINGS FOR EVENT RENTALS AT CRC	
			22689	SPECIAL CLEANINGS FOR EVENT RENTALS AT SENIOR CENTER	
			22671	JANITORIAL SERVICES-MARCH FIELD PARK COMM. CTR.	
			22670	JANITORIAL SERVICES-LIBRARY	
			22668	JANITORIAL SERVICES-EOC	
			22667	JANITORIAL SERVICES-CONFERENCE & REC CTR.	
			22665	JANITORIAL SERVICES-CITY HALL	
			22664	JANITORIAL SERVICES-ANNEX 1 BLDG.	
			22677	JANITORIAL SERVICES-SUNNYMEAD ELEMENTARY	
			22676	JANITORIAL SERVICES-SUNNYMEAD MIDDLE SCHOOL/ASES	
			22674	JANITORIAL SERVICES-RAINBOW RIDGE ELEMENTARY	
			22666	JANITORIAL SERVICES-CITY YARD & TRANSP. TRAILER	

Remit to: CORONA, CA

FYTD: \$130,788.88

TOTAL AMOUNTS OF \$25,000 OR GREATER	\$10,814,377.72
---	------------------------

-187-

Item No. A.10



City of Moreno Valley
Payment Register
 For Period 11/1/2013 through 11/30/2013

CHECKS UNDER \$25,000

<u>Vendor Name</u>	<u>Check/EFT Number</u>	<u>Payment Date</u>	<u>Inv Number</u>	<u>Invoice Description</u>	<u>Payment Amount</u>
ABILITY COUNTS, INC	219119	11/04/2013	ACI10281	LANDSCAPE MAINT-CFD#1-SEPT13	\$2,065.00
Remit to: CORONA, CA					FYTD: \$10,325.00
ABILITY COUNTS, INC	219315	11/25/2013	ACI10348	LANDSCAPE MAINT-CDF#1-OCT13	\$2,065.00
Remit to: CORONA, CA					FYTD: \$10,325.00
ABRASIVE BLASTING SERVICE	219198	11/12/2013	6492	SANDBLASTING SERVICES	\$6,250.00
Remit to: RIVERSIDE, CA					FYTD: \$6,250.00
ACTION DOOR REPAIR CORP.	10863	11/12/2013	87524	DOOR REPAIRS-CRC	\$854.89
Remit to: ORLANDO, FL					FYTD: \$9,617.08
ACTION DOOR REPAIR CORP.	10956	11/25/2013	87376	PSB NORTHWEST ENTRY DOOR REPAIRS	\$3,694.19
Remit to: ORLANDO, FL					FYTD: \$9,617.08
ADAMS, MARK L.	10752	11/04/2013	131101	RETIREE MED NOVEMBER '13	\$318.73
Remit to: REDLANDS, CA					FYTD: \$1,912.38
ADLERHORST INTERNATIONAL INC.	10864	11/12/2013	19151	MONTHLY K-9 TRAINING-DUKE-SEPT13	\$425.01
			19152	MONTHLY K-9 TRAINING-OZZI-SEPT13	
			19153	MONTHLY K-9 TRAINING-IVAN-SEPT13	
Remit to: RIVERSIDE, CA					FYTD: \$10,007.14
ADLERHORST INTERNATIONAL INC.	10957	11/25/2013	18925	MONTHLY K-9 TRAINING-DUKE-JUL13	\$995.82
			18926	MONTHLY K-9 TRAINING-OZZI-JUL13	



City of Moreno Valley
Payment Register
 For Period 11/1/2013 through 11/30/2013

CHECKS UNDER \$25,000

<u>Vendor Name</u>	<u>Check/EFT Number</u>	<u>Payment Date</u>	<u>Inv Number</u>	<u>Invoice Description</u>	<u>Payment Amount</u>
ADLERHORST INTERNATIONAL INC.	10957	11/25/2013	19082	MONTHLY K-9 TRAINING-IVAN-AUG13	\$995.82
			18927	MONTHLY K-9 TRAINING-IVAN-JUL13	
			19081	MONTHLY K-9 TRAINING-OZZI-AUG13	
			19257	DOG FOOD FOR K-9 IVAN	
			19080	MONTHLY K-9 TRAINING-DUKE-AUG13	
Remit to: RIVERSIDE, CA					FYTD: \$10,007.14
ADVANCE REFRIGERATION & ICE SYSTEMS, INC	219316	11/25/2013	3284-37897	ICE MACHINE MAINT-FS#2	\$585.00
			3284-37899	ICE MACHINE MAINT-FS#48	
			3284-37900	ICE MACHINE MAINT-FS#65	
Remit to: RIVERSIDE, CA					FYTD: \$3,298.41
ADVANCED ELECTRIC	219120	11/04/2013	10857	ELECTRICAL WORKS-MVTV3	\$2,799.00
			10860	ELECTRICAL WORKS-MVTV3	
Remit to: RIVERSIDE, CA					FYTD: \$34,222.74
AEI-CASC ENGINEERING	10865	11/12/2013	28825	CONSULTING SERVICES - IRONWOOD/DAY - BARCLAY	\$3,717.12
			28694	CONSULTING SERVICES - IRONWOOD/DAY - BARCLAY	
			28949	CONSULTING SERVICES - IRONWOOD/DAY - BARCLAY	
Remit to: COLTON, CA					FYTD: \$16,993.37
AEROTEK, INC.	10866	11/12/2013	OP04398443	TEMPORARY PERSONNEL SVCS-CODE 8/19-8/24/13	\$2,481.96
			OP04427412	TEMPORARY PERSONNEL SVCS-CODE 9/3-9/7/13	
			OP04441516	TEMPORARY PERSONNEL SVCS-CODE 9/9-9/14/13	

-189-

Item No. A.10



**City of Moreno Valley
Payment Register
For Period 11/1/2013 through 11/30/2013**

CHECKS UNDER \$25,000

<u>Vendor Name</u>	<u>Check/EFT Number</u>	<u>Payment Date</u>	<u>Inv Number</u>	<u>Invoice Description</u>	<u>Payment Amount</u>
AEROTEK, INC.	10866	11/12/2013	OP04413116	TEMPORARY PERSONNEL SVCS-CODE 8/26-8/31/13	\$2,481.96
Remit to: CHICAGO, IL					FYTD: \$7,690.98
AEROTEK, INC.	10912	11/18/2013	OP04455608 OP04441515	TEMPORARY PERSONNEL SVCS-CODE 9/16-9/21/13 CREDIT ADJ-W/E 9/7/13	\$674.88
Remit to: CHICAGO, IL					FYTD: \$7,690.98
AES OVERHEAD DOOR & GATE COMPANY, INC.	10867	11/12/2013	10009	ROLL UP DOOR REPAIRS-FS#65	\$437.00
Remit to: RANCHO CUCAMONGA, CA					FYTD: \$3,668.37
AIR EXCHANGE INC	219278	11/18/2013	32356	PLYMOVENT MAINT/REPAIR-FS#58	\$783.43
Remit to: Fairfield, CA					FYTD: \$2,758.04
AMERICAN FORENSIC NURSES	10958	11/25/2013	63889	PHLEBOTOMY SERVICES	\$41.08
Remit to: PALM SPRINGS, CA					FYTD: \$29,977.36
AMERICAN TOWERS	10913	11/18/2013	1561630	RADIO EQUIPMENT TOWER LEASE-NOV13	\$3,150.00
Remit to: CHARLOTTE, NC					FYTD: \$6,300.00
AMTECH ELEVATOR SERVICES	219199	11/12/2013	DVB32981001	PURCHASE/INSTALL A NEW LOGIC BOARD-EOC ELEVATOR	\$697.00
Remit to: PASADENA, CA					FYTD: \$5,493.97
AMTECH ELEVATOR SERVICES	219279	11/18/2013	DVB05044B13 DVB65909B13	ELEVATOR ROUTINE MAINT-CITY HALL-NOV13 ELEVATOR ROUTINE MAINT-EOC-NOV13	\$221.92
Remit to: PASADENA, CA					FYTD: \$5,493.97



**City of Moreno Valley
Payment Register
For Period 11/1/2013 through 11/30/2013**

CHECKS UNDER \$25,000

<u>Vendor Name</u>	<u>Check/EFT Number</u>	<u>Payment Date</u>	<u>Inv Number</u>	<u>Invoice Description</u>	<u>Payment Amount</u>
ANDRESS, JEFFREY B.	219247	11/12/2013	7012576-02	SOLAR INCENTIVE REBATE	\$13,780.00
Remit to: MORENO VALLEY, CA					FYTD: \$13,780.00
ANIMAL PEST MANAGEMENT SERVICES, INC.	10753	11/04/2013	117465	PEST CONTROL SVCS-CITY PARKS	\$300.00
Remit to: CHINO, CA					FYTD: \$9,753.00
ANIMAL PEST MANAGEMENT SERVICES, INC.	10868	11/12/2013	117791	PEST CONTROL SVCS-CFD #1	\$1,525.50
			117808	PEST CONTROL SVCS-GOLF COURSE	
			117677	PEST CONTROL SVCS-CITY PARKS	
			117678	PEST CONTROL SVCS-SCE ESMNT/AQDCT/BIKEWAY	
			117680	PEST CONTROL SVCS-MARCH FIELD CNTR	
			117679	PEST CONTROL SVCS-MARB/CHILD CARE GRNDS/BALLFIELDS	
Remit to: CHINO, CA					FYTD: \$9,753.00
ARELLANO, RICHARD	219248	11/12/2013	7010873-04	SOLAR INCENTIVE REBATE	\$9,886.00
Remit to: MORENO VALLEY, CA					FYTD: \$9,886.00
ARROWHEAD WATER	10754	11/04/2013	03J0029115110	WATER PURIF. UNIT RENTAL-CITY YARD & TRANSP. TRAILER	\$407.03
			03I0029115177	WATER PURIF. UNIT RENTAL-ANIMAL SHELTER	
			03I0029115201	WATER PURIF. UNIT RENTAL-SENIOR CENTER	
			03I0029115359	WATER PURIF. UNIT RENTAL-CRC	
			03J0029115144	WATER PURIF. UNIT RENTAL-LIBRARY	
			03J0029647914	WATER PURIF. UNIT RENTAL-FIRE STATION #6	
			03J0029647948	WATER PURIF. UNIT RENTAL-FIRE STATION #48	

-191-

Item No. A.10



**City of Moreno Valley
Payment Register
For Period 11/1/2013 through 11/30/2013**

CHECKS UNDER \$25,000

<u>Vendor Name</u>	<u>Check/EFT Number</u>	<u>Payment Date</u>	<u>Inv Number</u>	<u>Invoice Description</u>	<u>Payment Amount</u>
ARROWHEAD WATER	10754	11/04/2013	03J0029647997	WATER PURIF. UNIT RENTAL-FIRE STATION #58	\$407.03
			03J0029648037	WATER PURIF. UNIT RENTAL-FIRE STATION #91	
			03J0029648052	WATER PURIF. UNIT RENTAL-FIRE STATION #65	
			03J0030878268	WATER PURIF. UNIT RENTAL-EOC	
			03J0032389744	WATER PURIF. UNIT RENTAL-FIRE STATION #99	
			03J0032414377	WATER PURIF. UNIT RENTAL-PSB	
			03J0029647971	WATER PURIF. UNIT RENTAL-FIRE STATION #2	
Remit to: LOUISVILLE, KY					FYTD: \$3,614.67
ARROWHEAD WATER	10914	11/18/2013	03J0029115201	WATER PURIF. UNIT RENTAL-SENIOR CENTER	\$525.88
			03I0028990919	WATER PURIF. UNIT RENTAL-CITY HALL (8/12/13-10/8/13)	
			03J0029115359	WATER PURIF. UNIT RENTAL-CRC	
			03J0032901514	WATER PURIF. UNIT RENTAL-ANNEX 1	
			03J0028990919	WATER PURIF. UNIT RENTAL-CITY HALL	
			03I0032901514	WATER PURIF. UNIT RENTAL-ANNEX 1 (8/20/13-10/8/13)	
			03H0029115227	WATER PURIF. UNIT RENTAL-SDA ANNEX (FINAL BILL)	
			03J0029115177	WATER PURIF. UNITS RENTAL-ANIMAL SHELTER	
Remit to: COLTON, CA					FYTD: \$3,614.67
ASSESSOR-COUNTY CLERK RECORDER	219317	11/25/2013	12066	MAP SERVICES-SDA	\$6.50
Remit to: RIVERSIDE, CA					FYTD: \$96.50
AT&T/MCI	219200	11/12/2013	4783249	LANDLINE PHONE SVC-PD GANG TASK FORCE	\$184.57
Remit to: CAROL STREAM, IL					FYTD: \$1,108.98



City of Moreno Valley
Payment Register
 For Period 11/1/2013 through 11/30/2013

CHECKS UNDER \$25,000

<u>Vendor Name</u>	<u>Check/EFT Number</u>	<u>Payment Date</u>	<u>Inv Number</u>	<u>Invoice Description</u>	<u>Payment Amount</u>
AXIS APPAREL	10916	11/18/2013	9262013	YOUTH SPORTS UNIFORMS-PEEWEE & JR BASKETBALL	\$3,084.80
Remit to: MORENO VALLEY, CA					FYTD: \$12,818.93
BACHER, GRACE	219121	11/04/2013	131101	RETIREE MED NOVEMBER '13	\$255.43
Remit to: HEMET, CA					FYTD: \$1,532.58
BALL, YVONNE JEARING	219249	11/12/2013	1082731	REFUND FOR CONTRACT RENTAL 23056	\$240.00
Remit to: MORENO VALLEY, CA					FYTD: \$240.00
BANK OF AMERICA CORPORATION	219309	11/18/2013	13299025	REFUND OVERPAYMENT	\$91.00
Remit to: PROVIDENCE, RI					FYTD: \$91.00
BAUMAN, BRIAN	219369	11/25/2013	R13-065897	AS REFUND-SPAY/NEUTER & RABIES DEPOSITS	\$95.00
Remit to: RUNNING SPRINGS, CA					FYTD: \$95.00
BAUTISTA, JOSEPH C.	10755	11/04/2013	131101	RETIREE MED NOVEMBER '13	\$318.73
Remit to: FONTANA, CA					FYTD: \$1,912.38
BECKNER, PATRICK	10756	11/04/2013	131101	JUNE-OCT '13 , PD NOV '13	\$1,228.05
Remit to: MURRIETA, CA					FYTD: \$1,228.05
BEHAVIOR ANALYSIS TRAINING INSTITUTE	219318	11/25/2013	DEC. 9-13, 2013	COG. INTERVIEW CLASS TUITION-DREXLER, DELATORRE, J. MARTINEZ	\$1,788.00
Remit to: SANTA ROSA, CA					FYTD: \$1,788.00
BELMUDES, DEBRA	10757	11/04/2013	131101	RETIREE MED NOVEMBER '13	\$318.73

-193-

Item No. A.10



City of Moreno Valley
Payment Register
 For Period 11/1/2013 through 11/30/2013

CHECKS UNDER \$25,000

<u>Vendor Name</u>	<u>Check/EFT Number</u>	<u>Payment Date</u>	<u>Inv Number</u>	<u>Invoice Description</u>	<u>Payment Amount</u>
Remit to: MORENO VALLEY, CA					FYTD: \$1,912.38
BEMUS LANDSCAPE, INC.	10917	11/18/2013	251306	REPAIR OF SPRINKLERS-BAY & CASPIAN AQUEDUCT	\$17,970.59
			252556	LANDSCAPE MAINT-PAN AM SECTION/AQUEDUCT-OCT13	
			252568	LANDSCAPE MAINT-CONFERENCE & REC CTR.-OCT13	
			253764	REPAIRED SPRINKLERS DUE TO VANDALISM-BAY AVE ALONG CONCRETE PATH	
			253765	LATERAL LINES CAPPED & SPRINKLER HEADS REMOVED DUE TO VANDALISM	
			252554	LANDSCAPE MAINT-SO. AQUEDUCT B-OCT13	
			252555	LANDSCAPE MAINT-NO. AQUEDUCT-OCT13	
			252557	LANDSCAPE MAINT-SENIOR CENTER-OCT13	
			252562	LANDSCAPE MAINT-SO. AQUEDUCT A-OCT13	
			252566	LANDSCAPE MAINT-CITY YARD-OCT13	
			252567	LANDSCAPE MAINT-ASES BLDG.-OCT13	
			252559	LANDSCAPE MAINT-PATRIOT PARK-OCT13	
			252560	LANDSCAPE MAINT-BAY AVE TO JFK/AQUEDUCT-OCT13	
			252561	LANDSCAPE MAINT-INDIAN ST./FILAREE/FAY AVE. BIKE AQUEDUCT-OCT13	
			252558	LANDSCAPE MAINT-SCE & OLD LAKE DRIVE-OCT13	
			252572	LANDSCAPE MAINT-TOWNGATE BIKE AQUEDUCT-OCT13	
			252570	LANDSCAPE MAINT-MV UTILITY-OCT13	
			252576	LANDSCAPE MAINT-CITY HALL-OCT13	
			252565	LANDSCAPE MAINT-ANNEX 1 BLDG.-OCT13	
			252564	LANDSCAPE MAINT-VETERAN'S MEMORIAL-OCT13	
			252575	LANDSCAPE MAINT-ANIMAL SHELTER-OCT13	



**City of Moreno Valley
Payment Register
For Period 11/1/2013 through 11/30/2013**

CHECKS UNDER \$25,000

<u>Vendor Name</u>	<u>Check/EFT Number</u>	<u>Payment Date</u>	<u>Inv Number</u>	<u>Invoice Description</u>	<u>Payment Amount</u>
BEMUS LANDSCAPE, INC.	10917	11/18/2013	252574	LANDSCAPE MAINT-PUBLIC SAFETY BLDG.-OCT13	\$17,970.59
			252571	LANDSCAPE MAINT-TOWNGATE COMM. CTR-OCT13	
			252573	LANDSCAPE MAINT-ELECTRIC SUBSTATION-OCT13	
			252577	LANDSCAPE MAINT-FIRE STATIONS-OCT13	
			252569	LANDSCAPE MAINT-LIBRARY-OCT13	
Remit to: SAN CLEMENTE, CA					FYTD: \$94,598.77
BEMUS LANDSCAPE, INC.	10959	11/25/2013	249820	LANDSCAPING SERVICES - CIVIC CENTER EXTERIOR IMP.	\$5,004.10
			249821	LANDSCAPING SERVICES - CIVIC CENTER EXTERIOR IMP.	
			249822	LANDSCAPING SERVICES - CIVIC CENTER EXTERIOR IMP.	
			251311	LANDSCAPING SERVICES - CIVIC CENTER EXTERIOR IMP.	
Remit to: SAN CLEMENTE, CA					FYTD: \$94,598.77
BESTWAY LAUNDRY SOLUTIONS, INC.	219319	11/25/2013	1263939	COMMERCIAL WASHER REPAIR-A/S	\$50.51
Remit to: CORONA, CA					FYTD: \$223.51
BIO-TOX LABORATORIES	219201	11/12/2013	27677	BLOOD TOXICOLOGY ANALYSIS	\$11,616.90
			27688	BLOOD TOXICOLOGY ANALYSIS	
			27689	BLOOD TOXICOLOGY ANALYSIS	
Remit to: RIVERSIDE, CA					FYTD: \$74,659.04
BLAIR, CHERYL	219177	11/04/2013	OCT-2013	INSTRUCTOR SERVICES-BELLY DANCING CLASS	\$189.00
Remit to: RIVERSIDE, CA					FYTD: \$513.00
BMW MOTORCYCLES OF RIVERSIDE	10960	11/25/2013	6006420/1	MAINT & REPAIRS FOR NEW TRAFFIC MOTORCYCLES	\$311.44

-195-

Item No. A.10



City of Moreno Valley
Payment Register
 For Period 11/1/2013 through 11/30/2013

CHECKS UNDER \$25,000

<u>Vendor Name</u>	<u>Check/EFT Number</u>	<u>Payment Date</u>	<u>Inv Number</u>	<u>Invoice Description</u>	<u>Payment Amount</u>
Remit to: RIVERSIDE, CA					<u>FYTD:</u> \$61,953.23
BOX SPRINGS MUTUAL WATER COMPANY	219202	11/12/2013	10242013	WATER USAGE-ACCT#721-1 ZONE E-1	\$86.30
Remit to: MORENO VALLEY, CA					<u>FYTD:</u> \$539.79
BREITKREUZ, THOMAS F.	219122	11/04/2013	131101	JULY-SEPT '13, PD NOV '13	\$956.19
Remit to: REDLANDS, CA					<u>FYTD:</u> \$1,912.38
BROWN, SHERRY	10758	11/04/2013	131101	RETIREE MED NOVEMBER '13	\$318.73
Remit to: MORENO VALLEY, CA					<u>FYTD:</u> \$2,549.84
BUCKINGHAM, STAN	219123	11/04/2013	131101	RETIREE MED NOVEMBER '13	\$318.73
Remit to: TEMECULA, CA					<u>FYTD:</u> \$1,912.38
CAIN, GREGORY	10759	11/04/2013	131101	RETIREE MED NOVEMBER '13	\$318.73
Remit to: TAMPA, FL					<u>FYTD:</u> \$1,912.38
CAL STATE REENTRY INITIATIVE	219370	11/25/2013	YR2013-B/L#27199	REFUND OF PAYMENT 501(C)(3) ON FILE	\$61.00
Remit to: SAN BERNARDINO, CA					<u>FYTD:</u> \$61.00
CALIFORNIA DEPT OF TRANSPORTATION	219320	11/25/2013	14001848	DEVELOPMENT OF PID - SR-60/THEODORE	\$5,281.78
Remit to: SACRAMENTO, CA					<u>FYTD:</u> \$28,510.99
CALIFORNIA DEPT OF TRANSPORTATION	219321	11/25/2013	14001850	DEVELOPMENT OF PID - SR/60-THEODORE	\$3,961.02
Remit to: SACRAMENTO, CA					<u>FYTD:</u> \$28,510.99



**City of Moreno Valley
Payment Register
For Period 11/1/2013 through 11/30/2013**

CHECKS UNDER \$25,000

<u>Vendor Name</u>	<u>Check/EFT Number</u>	<u>Payment Date</u>	<u>Inv Number</u>	<u>Invoice Description</u>	<u>Payment Amount</u>
CALIFORNIA TRANSCRIPTION, LLC	10760	11/04/2013	1597	TRANSCRIPTION SVCS-PC MEETINGS 7/11/13	\$225.88
Remit to: MORONGO VALLEY, CA					<u>FYTD:</u> \$641.68
CALVERLEY, LYNETTE	219184	11/04/2013	1084914	REFUND FOR TOWNGATE CENTER	\$200.00
Remit to: MORENO VALLEY, CA					<u>FYTD:</u> \$200.00
CAMAMA, CECILIA	219250	11/12/2013	7011584-02	SOLAR INCENTIVE REBATE	\$8,092.00
Remit to: MORENO VALLEY, CA					<u>FYTD:</u> \$8,092.00
CANNON, ANA M.	10761	11/04/2013	131101	RETIREE MED NOVEMBER '13	\$318.73
Remit to: HASLET, TX					<u>FYTD:</u> \$1,912.38
CASTANEDA, GUSTAVO	219238	11/12/2013	11/12-11/15/13	TRAVEL PER DIEM-2013 CATO CONFERENCE	\$200.00
Remit to: Unknown, CA					<u>FYTD:</u> \$330.00
CASTANEDA, GUSTAVO	219353	11/25/2013	REIMBURSEMENT	REIMB. OF REGISTRATION FEE FOR CATO CONF. 11/12-11/15/13	\$130.00
Remit to: Unknown, CA					<u>FYTD:</u> \$330.00
CEMEX	219203	11/12/2013	9427030732	PORTLAND CEMENT	\$1,651.69
			9427071095	PORTLAND CEMENT	
Remit to: PASADENA, CA					<u>FYTD:</u> \$16,613.80
CEMEX	219280	11/18/2013	9427119867	PORTLAND CEMENT	\$2,059.83
			9427127579	PORTLAND CEMENT	
			9427135588	PORTLAND CEMENT	
Remit to: PASADENA, CA					<u>FYTD:</u> \$16,613.80

-197-

Item No. A.10



City of Moreno Valley
Payment Register
 For Period 11/1/2013 through 11/30/2013

CHECKS UNDER \$25,000

<u>Vendor Name</u>	<u>Check/EFT Number</u>	<u>Payment Date</u>	<u>Inv Number</u>	<u>Invoice Description</u>	<u>Payment Amount</u>
CHAPMAN, STEVE	219124	11/04/2013	131101	RETIREE MED NOVEMBER '13	\$318.73
Remit to: REDLANDS, CA					FYTD: \$1,912.38
CHAPPELL, ISAAC	10762	11/04/2013	131101	RETIREE MED NOVEMBER '13	\$318.73
Remit to: MORENO VALLEY, CA					FYTD: \$1,912.38
CHEN, HSIAOFAN	219251	11/12/2013	7008517-02	SOLAR INCENTIVE REBATE	\$11,436.75
Remit to: MORENO VALLEY, CA					FYTD: \$11,436.75
CHILBERG, INGRID	219252	11/12/2013	R13-065959	AS-REFUND-RABIES AND S/N DEPOSITS	\$95.00
Remit to: LOS ANGELES, CA					FYTD: \$95.00
CHUCK GALLEY	219239	11/12/2013	OCT-2013	INSTRUCTOR SERVICES-ELECTRIC GUITAR & BASS INSTRUCTION CLASS	\$120.00
Remit to: RIALTO, CA					FYTD: \$240.00
CINTAS CORPORATION	10763	11/04/2013	150173761	UNIFORM RENTAL SVC.-GOLF COURSE	\$510.60
			150177310	UNIFORM RENTAL SVC.-CFD #1	
			150177316	UNIFORM RENTAL SVC.-GOLF COURSE	
			150180864	UNIFORM RENTAL SVC.-PARK MAINT.	
			150180871	UNIFORM RENTAL SVC.-CFD #1	
			150180877	UNIFORM RENTAL SVC.-GOLF COURSE	
			150170229	UNIFORM RENTAL SVC.-GOLF COURSE	
			150173751	UNIFORM RENTAL SVC.-ST. SIGNS/STRIPING	
			150170223	UNIFORM RENTAL SVC.-CFD #1	
			150173748	UNIFORM RENTAL SVC.-PARK MAINT.	



City of Moreno Valley
Payment Register
 For Period 11/1/2013 through 11/30/2013

CHECKS UNDER \$25,000

<u>Vendor Name</u>	<u>Check/EFT Number</u>	<u>Payment Date</u>	<u>Inv Number</u>	<u>Invoice Description</u>	<u>Payment Amount</u>
CINTAS CORPORATION	10763	11/04/2013	150170216	UNIFORM RENTAL SVC.-PARK MAINT.	\$510.60
			150184373	UNIFORM RENTAL SVC.-ST. SIGNS/STRIPING	
			150184372	UNIFORM RENTAL SVC.-TRAFFIC SIGNAL	
			150180867	UNIFORM RENTAL SVC.-ST. SIGNS/STRIPING	
			150180866	UNIFORM RENTAL SVC.-TRAFFIC SIGNAL	
			150177305	UNIFORM RENTAL SVC.-TRAFFIC SIGNAL	
			150177303	UNIFORM RENTAL SVC.-PARK MAINT.	
			150173750	UNIFORM RENTAL SVC.-TRAFFIC SIGNAL	
			150170219	UNIFORM RENTAL SVC.-ST. SIGNS/STRIPING	
			150170218	UNIFORM RENTAL SVC.-TRAFFIC SIGNAL	
			150180876	UNIFORM RENTAL SVC.-FACILITIES	
			150177315	UNIFORM RENTAL SVC.-FACILITIES	
			150173760	UNIFORM RENTAL SVC.-FACILITIES	
			150170228	UNIFORM RENTAL SVC.-FACILITIES	
			150177306	UNIFORM RENTAL SVC.-ST. SIGNS/STRIPING	
150173755	UNIFORM RENTAL SVC.-CFD #1				

Remit to: ONTARIO, CA

FYTD: \$8,282.72

CINTAS CORPORATION	10869	11/12/2013	150187889	UNIFORM RENTAL SVC.-PARK MAINT.	\$848.22
			150180873	UNIFORM RENTAL SVC.-DRAIN MAINT.	
			150170225	UNIFORM RENTAL SVC.-DRAIN MAINT.	
			150170224	UNIFORM RENTAL SVC.-ST. SWEEPING	
			150170221	UNIFORM RENTAL SVC.-VEHICLE MAINT.	
			150170220	UNIFORM RENTAL SVC.-GRAFFITI RMVL	

-199-

Item No. A.10



City of Moreno Valley
Payment Register
 For Period 11/1/2013 through 11/30/2013

CHECKS UNDER \$25,000

<u>Vendor Name</u>	<u>Check/EFT Number</u>	<u>Payment Date</u>	<u>Inv Number</u>	<u>Invoice Description</u>	<u>Payment Amount</u>
CINTAS CORPORATION	10869	11/12/2013	150177312	UNIFORM RENTAL SVC.-DRAIN MAINT.	\$848.22
			150170226	UNIFORM RENTAL SVC.-STREET MAINT.	
			150187896	UNIFORM RENTAL SVC.-CFD #1	
			150170227	UNIFORM RENTAL SVC.-CONCRETE MAINT.	
			150180868	UNIFORM RENTAL SVC.-GRAFFITI RMVL	
			150180869	UNIFORM RENTAL SVC.-VEHICLE MAINT.	
			150184383	UNIFORM RENTAL SVC.-GOLF COURSE	
			150184377	UNIFORM RENTAL SVC.-CFD #1	
			150184370	UNIFORM RENTAL SVC.-PARK MAINT.	
			150180872	UNIFORM RENTAL SVC.-ST. SWEEPING	
			150180875	UNIFORM RENTAL SVC.-CONCRETE MAINT.	
			150180874	UNIFORM RENTAL SVC.-STREET MAINT.	
			150187902	UNIFORM RENTAL SVC.-GOLF COURSE	
			150173757	UNIFORM RENTAL SVC.-DRAIN MAINT.	
			150177311	UNIFORM RENTAL SVC.-ST. SWEEPING	
			150177308	UNIFORM RENTAL SVC.-VEHICLE MAINT.	
			150177313	UNIFORM RENTAL SVC.-STREET MAINT.	
			150177307	UNIFORM RENTAL SVC.-GRAFFITI RMVL	
			150177314	UNIFORM RENTAL SVC.-CONCRETE MAINT.	
			150173759	UNIFORM RENTAL SVC.-CONCRETE MAINT.	
			150173758	UNIFORM RENTAL SVC.-STREET MAINT.	
			150173756	UNIFORM RENTAL SVC.-ST. SWEEPING	
			150173753	UNIFORM RENTAL SVC.-VEHICLE MAINT.	
			150173752	UNIFORM RENTAL SVC.-GRAFFITI RMVL	



**City of Moreno Valley
Payment Register
For Period 11/1/2013 through 11/30/2013**

CHECKS UNDER \$25,000

<u>Vendor Name</u>	<u>Check/EFT Number</u>	<u>Payment Date</u>	<u>Inv Number</u>	<u>Invoice Description</u>	<u>Payment Amount</u>
Remit to: ONTARIO, CA					FYTD: \$8,282.72
CINTAS CORPORATION	10918	11/18/2013	150184374	UNIFORM RENTAL SVC.-GRAFFITI RMVL	\$288.29
			150184375	UNIFORM RENTAL SVC.-VEHICLE MAINT.	
			150184378	UNIFORM RENTAL SVC.-ST. SWEEPING	
			150191423	UNIFORM RENTAL SVC.-ST. SIGNS/STRIPING	
			150184381	UNIFORM RENTAL SVC.-CONCRETE MAINT.	
			150187892	UNIFORM RENTAL SVC.-ST. SIGNS/STRIPING	
			150187891	UNIFORM RENTAL SVC.-TRAFFIC SIGNAL	
			150184380	UNIFORM RENTAL SVC.-STREET MAINT.	
			150184379	UNIFORM RENTAL SVC.-DRAIN MAINT.	
			150191422	UNIFORM RENTAL SVC.-TRAFFIC SIGNAL	
			150187901	UNIFORM RENTAL SVC.-FACILITIES	
			150177304	UNIFORM RENTAL SVC.-PURCHASING	
			150180865	UNIFORM RENTAL SVC.-PURCHASING	
			150184371	UNIFORM RENTAL SVC.-PURCHASING	
			150187890	UNIFORM RENTAL SVC.-PURCHASING	
			150191432	UNIFORM RENTAL SVC.-FACILITIES	
Remit to: ONTARIO, CA					FYTD: \$8,282.72
CITY OF MORENO VALLEY VEBA TRUST	10764	11/04/2013	2014-00000144	4020 - EXEC VEBA*	\$1,815.00
Remit to: MORENO VALLEY, CA					FYTD: \$80,056.48
CITY OF MORENO VALLEY VEBA TRUST	10919	11/18/2013	2014-00000150	4020 - EXEC VEBA*	\$7,315.00

-201-

Item No. A.10



City of Moreno Valley
Payment Register
 For Period 11/1/2013 through 11/30/2013

CHECKS UNDER \$25,000

<u>Vendor Name</u>	<u>Check/EFT Number</u>	<u>Payment Date</u>	<u>Inv Number</u>	<u>Invoice Description</u>	<u>Payment Amount</u>
Remit to: MORENO VALLEY, CA					<u>FYTD:</u> \$80,056.48
CIVIC RESOURCE GROUP, LLC	10920	11/18/2013	21983	MAINT MGT SYSTEM REPLACEMENT PROJ-OCT13	\$5,900.00
Remit to: LOS ANGELES, CA					<u>FYTD:</u> \$17,100.00
COHEN, MISTY	219253	11/12/2013	R13-067094	AS-REFUND-RABIES DEPOSIT	\$20.00
Remit to: MORENO VALLEY, CA					<u>FYTD:</u> \$20.00
COLLINS, COLLINS, MUIR & STEWART, LLP	219322	11/25/2013	186980	LEGAL SERVICES-ULTRASTAR CANYON SPRINGS, INC. CASE	\$273.46
Remit to: SOUTH PASADENA, CA					<u>FYTD:</u> \$3,378.58
COLONIAL SUPPLEMENTAL INSURANCE	219178	11/04/2013	7133069-1101451	SUPPLEMENTAL INSURANCE	\$5,982.31
Remit to: COLUMBIA, SC					<u>FYTD:</u> \$31,058.88
COMMUNITY HEALTH CHARITIES	219125	11/04/2013	2014-00000145	8725 - CH CHARITY	\$83.00
Remit to: COSTA MESA, CA					<u>FYTD:</u> \$1,073.00
COMMUNITY HEALTH CHARITIES	219281	11/18/2013	2014-00000151	8725 - CH CHARITY	\$83.00
Remit to: COSTA MESA, CA					<u>FYTD:</u> \$1,073.00
COMMUNITY NOW	219126	11/04/2013	1004 1003	PROF. CONSULTANT SVCS-SR2S PROGRAM NEIGHBORHOODS/NEXTDOOR.COM CONSULTANTS	\$6,775.00
Remit to: MORENO VALLEY, CA					<u>FYTD:</u> \$15,375.00
COMPETITIVE STRIDE	219282	11/18/2013	3096 3103	SPORTS AWARDS SUPPLIES-BASKETBALL CLINIC SPORTS AWARDS SUPPLIES-JR & PEEWEE BASKETBALL	\$912.60



**City of Moreno Valley
Payment Register
For Period 11/1/2013 through 11/30/2013**

CHECKS UNDER \$25,000

<u>Vendor Name</u>	<u>Check/EFT Number</u>	<u>Payment Date</u>	<u>Inv Number</u>	<u>Invoice Description</u>	<u>Payment Amount</u>
Remit to: RIVERSIDE, CA					<u>FYTD:</u> \$5,080.86
COMPU COM	219204	11/12/2013	61984413	10/2/13	\$242.33
Remit to: DALLAS, TX					<u>FYTD:</u> \$1,625.13
CONTINUING EDUCATION OF THE BAR	219205	11/12/2013	10198674	BOOKS FOR THE LAW LIBRARY	\$183.45
Remit to: OAKLAND, CA					<u>FYTD:</u> \$916.40
CONWAY, ELIZABETH	219185	11/04/2013	R13-064968	AS REFUND-SPAY/NEUTER DEPOSIT	\$75.00
Remit to: MORENO VALLEY, CA					<u>FYTD:</u> \$75.00
CORDOVA, LAURA A.	219127	11/04/2013	131101	AUG-OCT'13, PD NOV '13	\$270.00
Remit to: PLAINVIEW, MN					<u>FYTD:</u> \$2,031.00
CORNERSTONE RECORDS MANAGEMENT, LLC	10961	11/25/2013	0214660	OFF-SITE STORAGE OF CITY RECORDS	\$1,819.06
Remit to: KING OF PRUSSIA, PA					<u>FYTD:</u> \$9,078.27
COSTCO	219283	11/18/2013	20076	SNACK SUPPLIES FOR A CHILD'S PLACE	\$1,635.53
Remit to: MORENO VALLEY, CA					<u>FYTD:</u> \$11,247.34
COUNTRY SQUIRE ESTATES	219128	11/04/2013	OCT 2013	REFUND-UUT FOR EXEMPT RESIDENTS	\$61.69
Remit to: ONTARIO, CA					<u>FYTD:</u> \$411.13
COUNTY OF RIVERSIDE	219354	11/25/2013	JANUARY 2013	LIEN RELEASE RECORDING FEE-DOC #2013-0020421 RECORDED 1/14/13	\$16.00
Remit to: RIVERSIDE, CA					<u>FYTD:</u> \$392,980.99

-203-

Item No. A.10



City of Moreno Valley
Payment Register
 For Period 11/1/2013 through 11/30/2013

CHECKS UNDER \$25,000

<u>Vendor Name</u>	<u>Check/EFT Number</u>	<u>Payment Date</u>	<u>Inv Number</u>	<u>Invoice Description</u>	<u>Payment Amount</u>
COUNTY OF RIVERSIDE	219355	11/25/2013	MARCH 2013	LIEN RELEASE RECORDING FEE-DOC #2013-0126357 RECORDED 3/15/13	\$16.00
Remit to: RIVERSIDE, CA					<u>FYTD:</u> \$392,980.99
COUNTY OF RIVERSIDE 5	219206	11/12/2013	1	MAINTENANCE EASEMENT - NASON/CACTUS TO FIR	\$5,000.00
Remit to: RIVERSIDE, CA					<u>FYTD:</u> \$5,000.00
COUNTY OF RIVERSIDE SHERIFF	219240	11/12/2013	SH0000022686	LAW ENFORCEMENT SERVICES-JAG 2010 GRANT	\$7,443.34
Remit to: MORENO VALLEY, CA					<u>FYTD:</u> \$12,672,792.44
D & D SERVICES DBA D & D DISPOSAL, INC.	219323	11/25/2013	73254	DECEASED ANIMAL DISPOSAL SVCS-OCT13	\$745.00
Remit to: VALENCIA, CA					<u>FYTD:</u> \$4,470.00
DALE, KATHLEEN	10765	11/04/2013	131101	RETIREE MED NOVEMBER '13	\$318.73
Remit to: MORENO VALLEY, CA					<u>FYTD:</u> \$1,912.38
DATA TICKET, INC.	10766	11/04/2013	49480 49480TPC	ADMIN CITATION PROCESSING-A/S-SEPT13 THIRD PARTY COLLECTIONS-A/S-SEPT13	\$357.84
Remit to: NEWPORT BEACH, CA					<u>FYTD:</u> \$100,791.76
DATA TICKET, INC.	10870	11/12/2013	49481 49039TPC	ADMIN CITATION PROCESSING-B&S-SEPT13 THIRD PARTY COLLECTIONS-B&S-AUG13	\$525.42
Remit to: NEWPORT BEACH, CA					<u>FYTD:</u> \$100,791.76
DATA TICKET, INC.	10964	11/25/2013	49911 49911TPC	ADMIN CITATION PROCESSING-A/S-OCT13 THIRD PARTY COLLECTIONS-A/S-OCT13	\$1,718.11



City of Moreno Valley
Payment Register
 For Period 11/1/2013 through 11/30/2013

CHECKS UNDER \$25,000

<u>Vendor Name</u>	<u>Check/EFT Number</u>	<u>Payment Date</u>	<u>Inv Number</u>	<u>Invoice Description</u>	<u>Payment Amount</u>
DATA TICKET, INC.	10964	11/25/2013	49914	ADMIN CITATION PROCESSING-PD-OCT13	\$1,718.11
Remit to: NEWPORT BEACH, CA					FYTD: \$100,791.76
DATAQUICK CORPORATE HEADQUARTERS	219324	11/25/2013	B1-2222297	ONLINE SOFTWARE SUBSCRIPTION-POP UNIT-OCT13	\$130.50
Remit to: LOS ANGELES, CA					FYTD: \$652.50
DAWSON, MICHELLE	219356	11/25/2013	12/3-12/5/13	TRAVEL PER DIEM, MILEAGE & PARKING-LCC MUNICIPAL FINANCE INSTIT.	\$241.41
Remit to: RIVERSIDE, CA					FYTD: \$433.91
DAYAO, MAURICE	219254	11/12/2013	7013462-02	SOLAR INCENTIVE REBATE	\$12,148.00
Remit to: MORENO VALLEY, CA					FYTD: \$12,148.00
DEBINAIRE COMPANY	219207	11/12/2013	142133	REPLACED SEALED BEARING ASSEMBLY IN BOILER-PSB	\$415.80
Remit to: CORONA, CA					FYTD: \$1,120.80
DEL REY APPRAISAL SRVCS	219208	11/12/2013	DR3143	APPRAISALS ON NSP3 PROPERTIES	\$375.00
Remit to: MORENO VALLEY, CA					FYTD: \$1,000.00
DELTA DENTAL OF CALIFORNIA	10850	11/04/2013	BE000657034	EMPLOYEE DENTAL INSURANCE	\$10,820.16
Remit to: SAN FRANCISCO, CA					FYTD: \$60,696.09
DELTACARE USA	219179	11/04/2013	BE000658044	EMPLOYEE DENTAL INSURANCE	\$4,885.30
Remit to: DALLAS, TX					FYTD: \$30,815.00
DENNIS GRUBB & ASSOCIATES, LLC	10871	11/12/2013	1213	PLAN REVIEW SVCS 10/1-10/15/13-FIRE PREV.	\$8,830.00

-205-

Item No. A.10



City of Moreno Valley
Payment Register
 For Period 11/1/2013 through 11/30/2013

CHECKS UNDER \$25,000

<u>Vendor Name</u>	<u>Check/EFT Number</u>	<u>Payment Date</u>	<u>Inv Number</u>	<u>Invoice Description</u>	<u>Payment Amount</u>
DENNIS GRUBB & ASSOCIATES, LLC	10871	11/12/2013	1211	PLAN REVIEW SVCS 9/16-9/30/13-FIRE PREV.	\$8,830.00
Remit to: MIRA LOMA, CA					FYTD: \$67,755.00
DEPARTMENT OF CONSUMER AFFAIRS	219284	11/18/2013	C71353 12/31/13	CIVIL ENGINEER LICENSE RENEWAL - VINCENT TRAN	\$115.00
Remit to: SACRAMENTO, CA					FYTD: \$345.00
DOCUMENT SECURITY	219196	11/04/2013	2817	ON-SITE SHREDDING TRUCK FOR COMMUNITY SHRED EVENT ON 10/12/13	\$550.00
Remit to: MURRIETA, CA					FYTD: \$550.00
DORY, ALLEEN F.	219129	11/04/2013	131101	RETIREE MED NOVEMBER '13	\$146.32
Remit to: HEMET, CA					FYTD: \$877.92
DUNCANSON, VICKI	219255	11/12/2013	R13-066423	AS-REFUND-SPAY/NEUTER	\$75.00
Remit to: RIVERSIDE, CA					FYTD: \$75.00
DUVAL, ROBERTA	219358	11/25/2013	NOV-2013	INSTRUCTOR SERVICES-CPR CLASS	\$216.00
Remit to: SUN CITY, CA					FYTD: \$1,019.20
E.R. BLOCK PLUMBING & HEATING, INC.	10872	11/12/2013	113495	BACKFLOW DEVICE TESTING-CITY PARKS/CFD#1	\$180.00
Remit to: RIVERSIDE, CA					FYTD: \$10,025.28
EAGLE AERIAL IMAGING	219379	11/25/2013	19262	2013 ORTHOPHOTOGRAPY IMAGES	\$4,885.00
Remit to: IRVINE, CA					FYTD: \$4,885.00



**City of Moreno Valley
Payment Register
For Period 11/1/2013 through 11/30/2013**

CHECKS UNDER \$25,000

<u>Vendor Name</u>	<u>Check/EFT Number</u>	<u>Payment Date</u>	<u>Inv Number</u>	<u>Invoice Description</u>	<u>Payment Amount</u>
EASTERN MUNICIPAL WATER DISTRICT	219130	11/04/2013	OCT-13 11/04/13	WATER CHARGES	\$17,823.40
Remit to: PERRIS, CA					FYTD: \$1,006,327.27
EASTERN MUNICIPAL WATER DISTRICT	219131	11/04/2013	10232013	ENGINEERING PLAN REVIEW DEPOSIT - SR-60/NASON OC	\$500.00
Remit to: PERRIS, CA					FYTD: \$1,006,327.27
EASTERN MUNICIPAL WATER DISTRICT	219209	11/12/2013	OCT-13 11/12/13	WATER CHARGES	\$3,990.28
Remit to: PERRIS, CA					FYTD: \$1,006,327.27
EDGELANE MOBILE PARK	10921	11/18/2013	OCT 2013	REFUND-UUT FOR EXEMPT RESIDENTS	\$14.44
Remit to: LOS ANGELES, CA					FYTD: \$77.28
EDGEMONT COMMUNITY SERVICES DISTRICT	219326	11/25/2013	14-01	SEWER USER FEES-APN 291-250-005-4 & 291-293-008-0	\$525.00
Remit to: RIVERSIDE, CA					FYTD: \$1,949.81
EGGERSTEN, ANNE	219132	11/04/2013	131101	RETIREE MED NOVEMBER '13	\$255.43
Remit to: RANCHO MIRAGE, CA					FYTD: \$1,532.58
ELGORT, ANNIE	219371	11/25/2013	R13-066842	AS REFUND-SPAY/NEUTER DEPOSIT	\$75.00
Remit to: MORENO VALLEY, CA					FYTD: \$75.00
EMERGENT BATTERY TECHNOLOGIES, INC.	10873	11/12/2013	19999	BATTERY BACKUP SYSTEMS-LP12-75	\$5,616.00
Remit to: ANAHEIM, CA					FYTD: \$11,232.00

-207-

Item No. A.10



City of Moreno Valley
Payment Register
 For Period 11/1/2013 through 11/30/2013

CHECKS UNDER \$25,000

<u>Vendor Name</u>	<u>Check/EFT Number</u>	<u>Payment Date</u>	<u>Inv Number</u>	<u>Invoice Description</u>	<u>Payment Amount</u>
ERGON ASPHALT & EMULSION, INC	219286	11/18/2013	9401100991	ASPHALTIC MATERIALS	\$759.91
Remit to: CHANDLER, AZ					FYTD: \$759.91
EVANS ENGRAVING & AWARDS	10875	11/12/2013	92513-86	TSC NEW MEMBER NAMEPLATES	\$38.88
Remit to: MORENO VALLEY, CA					FYTD: \$437.06
EVANS ENGRAVING & AWARDS	10923	11/18/2013	102513-26 110513	PLAQUE FOR JAMES RICKS NAMEPLATES-TSC NEW MEMBERS	\$56.16
Remit to: MORENO VALLEY, CA					FYTD: \$437.06
EVANS ENGRAVING & AWARDS	10965	11/25/2013	102413-22	PLAQUE FOR NANCY WILLIAMS	\$30.24
Remit to: MORENO VALLEY, CA					FYTD: \$437.06
EVERITT, DAVID	219133	11/04/2013	131101	RETIREE MED NOVEMBER '13	\$318.73
Remit to: HEMET, CA					FYTD: \$2,231.11
EWING IRRIGATION PRODUCTS	219327	11/25/2013	7226536	IRRIGATION PARTS & SUPPLIES-CITY DOG PARK	\$3,455.33
Remit to: PHOENIX, AZ					FYTD: \$14,720.92
EXCEL LANDSCAPE, INC	10876	11/12/2013	78261	IRRIGATION REPAIRS-ZONE E-7	\$488.95
			78235	IRRIGATION REPAIRS-WQB/NPDES	
			78260	IRRIGATION REPAIRS-WQB/NPDES	
			78259	IRRIGATION REPAIRS (VANDALISM)-WQB/NPDES	
			78236	IRRIGATION REPAIRS-ZONE E-7	
			78258	IRRIGATION REPAIRS-WQB/NPDES	



**City of Moreno Valley
Payment Register
For Period 11/1/2013 through 11/30/2013**

CHECKS UNDER \$25,000

<u>Vendor Name</u>	<u>Check/EFT Number</u>	<u>Payment Date</u>	<u>Inv Number</u>	<u>Invoice Description</u>	<u>Payment Amount</u>
Remit to: CORONA, CA					FYTD: \$47,599.07
EXCEL LANDSCAPE, INC	10966	11/25/2013	78448	LANDSCAPE MAINT-WQB/NPDES-OCT13	\$9,200.80
			78442	LANDSCAPE MAINT-ZONE E7-OCT13	
			78544	IRRIGATION REPAIRS-WQB/NPDES	
			78545	IRRIGATION REPAIRS-ZONE E7	
Remit to: CORONA, CA					FYTD: \$47,599.07
FAST SIGNS	219210	11/12/2013	70-33890	BANNER FOR ARTOBER FEST 2013	\$1,183.14
Remit to: MORENO VALLEY, CA					FYTD: \$1,431.00
FEENSTRA, JOHN	10768	11/04/2013	131101	RETIREE MED NOVEMBER '13	\$361.25
Remit to: REDLANDS, CA					FYTD: \$2,167.50
FIRST AMERICAN CORE LOGIC, INC.	10769	11/04/2013	80961877	REAL QUEST WEB SVCS-CODE-SEPT13 (IMAGING)	\$300.00
Remit to: DALLAS, TX					FYTD: \$3,200.00
FIRST AMERICAN CORE LOGIC, INC.	10851	11/04/2013	80924304	REAL QUEST WEB SVCS-JUL13 (ACCESS)	\$1,620.00
			80924298	REAL QUEST WEB SVCS-CODE-JUL13 (IMAGING)	
			80940875	REAL QUEST WEB SVCS-CODE-AUG13 (IMAGING)	
			80940877	REAL QUEST WEB SVCS-AUG13 (ACCESS)	
			80961879	REAL QUEST WEB SVCS-SEPT13 (ACCESS)	
Remit to: DALLAS, TX					FYTD: \$3,200.00
FIRST CHOICE SERVICES	10924	11/18/2013	533856	EMPLOYEE PAID COFFEE SVC-CITY YARD	\$914.16

-209-

Item No. A.10



City of Moreno Valley
Payment Register
 For Period 11/1/2013 through 11/30/2013

CHECKS UNDER \$25,000

<u>Vendor Name</u>	<u>Check/EFT Number</u>	<u>Payment Date</u>	<u>Inv Number</u>	<u>Invoice Description</u>	<u>Payment Amount</u>
FIRST CHOICE SERVICES	10924	11/18/2013	533869	EMPLOYEE PAID COFFEE SVC-CH/COUNCIL CHAMBERS	\$914.16
			533870	EMPLOYEE PAID COFFEE SVC-CH/CITY COUNCIL	
			533867	EMPLOYEE PAID COFFEE SVC-CH/CITY MGR	
			533866	EMPLOYEE PAID COFFEE SVC-CH/BREAKROOM	
			533868	EMPLOYEE PAID COFFEE SVC-CH/PUBLIC WORKS	
Remit to: ONTARIO, CA					FYTD: \$3,845.36
FOCUS ESTATES, INC	219328	11/25/2013	2013-0110	MOBILE HOME GRANT-ED SILVA-NEW HORIZONS SPC#75	\$6,138.00
Remit to: MORENO VALLEY, CA					FYTD: \$10,008.00
FOSTER, NANCY A.	10770	11/04/2013	131101	RETIREE MED NOVEMBER '13	\$318.73
Remit to: GRASS VALLEY, CA					FYTD: \$1,912.38
FOSTER, ZACHARY F.	10771	11/04/2013	131101	RETIREE MED NOVEMBER '13	\$318.73
Remit to: GRASS VALLEY, CA					FYTD: \$1,912.38
FRANCHISE TAX BOARD	219134	11/04/2013	2014-00000146	1015 - GARNISHMENT - CREDITOR %*	\$489.67
Remit to: SACRAMENTO, CA					FYTD: \$4,911.16
FRANCHISE TAX BOARD	219287	11/18/2013	2014-00000156	1015 - GARNISHMENT - CREDITOR %*	\$351.50
Remit to: SACRAMENTO, CA					FYTD: \$4,911.16
FRANKLIN, L. C.	219241	11/12/2013	10/1-10/31/13	MILEAGE REIMBURSEMENT	\$269.51
Remit to: PERRIS, CA					FYTD: \$968.99
FRAZEE INDUSTRIES, INC	219211	11/12/2013	9530501163490	GRAFFITI REMOVAL PRODUCTS	\$549.09
			9530501165830	GRAFFITI REMOVAL PRODUCTS	



**City of Moreno Valley
Payment Register
For Period 11/1/2013 through 11/30/2013**

CHECKS UNDER \$25,000

<u>Vendor Name</u>	<u>Check/EFT Number</u>	<u>Payment Date</u>	<u>Inv Number</u>	<u>Invoice Description</u>	<u>Payment Amount</u>
Remit to: LOS ANGELES, CA					<u>FYTD:</u> \$6,520.36
FRED'S GLASS & MIRROR, INC.	219135	11/04/2013	183757	BEVELED GLASS DESKTOP-CITY CLERK	\$421.94
Remit to: RIVERSIDE, CA					<u>FYTD:</u> \$2,061.63
FRESQUEZ, JOHN	219212	11/12/2013	102713	SPORTS OFFICIATING SERVICES-SOFTBALL	\$80.00
Remit to: MORENO VALLEY, CA					<u>FYTD:</u> \$420.00
FRIES, STEVE	219180	11/04/2013	11/9-11/12/13	TRAVEL PER DIEM-2013 SAWA ANNUAL CONFERENCE	\$248.50
Remit to: REDLANDS, CA					<u>FYTD:</u> \$248.50
FRITZ, OLINDA	219186	11/04/2013	R13-066821	AS REFUND-DIFF BETWEEN 3YR LIC AND 1YR	\$18.00
Remit to: MORENO VALLEY, CA					<u>FYTD:</u> \$18.00
FULLMER CONSTRUCTION	219310	11/18/2013	PA03-0054	REFUND-INSPECTOR OVERTIME DEPOSIT BAL. DRAWDOWN	\$648.00
Remit to: ONTARIO, CA					<u>FYTD:</u> \$648.00
G/M BUSINESS INTERIORS, INC.	219213	11/12/2013	0095953-IN 0095924-IN	COUNCIL CHAMBERS DIAS CHAIRS (7 PCS) PW SOUTH CONF ROOM CHAIRS (8 PCS)	\$10,856.64
Remit to: RIVERSIDE, CA					<u>FYTD:</u> \$104,084.24
GARCIA, MANUEL	10773	11/04/2013	131101	SEPT '13, PD NOV '13	\$318.73
Remit to: CORONA, CA					<u>FYTD:</u> \$1,912.38
GARDNER COMPANY, INC.	219329	11/25/2013	1869 1874 1872	HVAC OPTIMIZATION/PREVENTIVE MAINT-FS#48 HVAC OPTIMIZATION/PREVENTIVE MAINT-FS#65 HVAC OPTIMIZATION/PREVENTIVE MAINT-FS#91	\$1,075.00

-211-

Item No. A.10



**City of Moreno Valley
Payment Register
For Period 11/1/2013 through 11/30/2013**

CHECKS UNDER \$25,000

<u>Vendor Name</u>	<u>Check/EFT Number</u>	<u>Payment Date</u>	<u>Inv Number</u>	<u>Invoice Description</u>	<u>Payment Amount</u>
GARDNER COMPANY, INC.	219329	11/25/2013	1870	HVAC OPTIMIZATION/PREVENTIVE MAINT-FS#2	\$1,075.00
Remit to: MURRIETA, CA					FYTD: \$13,434.00
GENERAL SECURITY SERVICES, INC.	10774	11/04/2013	175459	SECURITY SVCS-CRC 10/19/13	\$1,242.54
			175214	SECURITY SVCS-CRC 9/23-9/26/13	
			175409	SECURITY SVCS-CRC 10/7-10/10/13	
			175458	SECURITY SVCS-CRC 10/14-10/17/13	
			175391	SECURITY SVCS-SENIOR CTR 10/12/13	
			175398	SECURITY SVCS-TOWNGATE 10/12/13	
Remit to: WILMINGTON, CA					FYTD: \$28,541.36
GENERAL SECURITY SERVICES, INC.	10878	11/12/2013	175473	SECURITY SVCS-CITY HALL 10/14-10/17/13	\$2,408.39
			174974	SECURITY SVCS-CITY HALL 7/27/13	
			174849	SECURITY SVCS-LIBRARY 8/23-8/24/13	
			175549	SECURITY SVCS-LIBRARY 10/20-10/26/13	
			175084	SECURITY SVCS-JULY 4TH 2013	
			175146	SECURITY SVCS-TOWNGATE 9/15/13	
			175474	SECURITY SVCS-LIBRARY 10/13-10/19/13	
			175546	SECURITY SVCS-CITY HALL 10/21-10/25/13	
			175218	SECURITY SVCS-TOWNGATE 9/28/13	
			175215	SECURITY SVCS-SENIOR CTR 9/28/13	
			174779	SECURITY SVCS-TOWNGATE 8/16/13	
			175148	SECURITY SVCS-TOWNGATE 9/21/13	
			174833	SECURITY SVCS-TOWNGATE 8/24/13	



**City of Moreno Valley
Payment Register
For Period 11/1/2013 through 11/30/2013**

CHECKS UNDER \$25,000

<u>Vendor Name</u>	<u>Check/EFT Number</u>	<u>Payment Date</u>	<u>Inv Number</u>	<u>Invoice Description</u>	<u>Payment Amount</u>
GENERAL SECURITY SERVICES, INC.	10878	11/12/2013	174973	SECURITY SVCS-TOWNGATE 8/30/13	\$2,408.39
			175071	SECURITY SVCS-TOWNGATE 9/14/13	
			175219	SECURITY SVCS-TOWNGATE 9/27/13	
Remit to: WILMINGTON, CA					FYTD: \$28,541.36
GENERAL SECURITY SERVICES, INC.	10925	11/18/2013	175661	SECURITY SVCS-LIBRARY 10/27-11/2/13	\$2,028.72
			175548	SECURITY SVCS-ELECTRIC UTILITY 10/21-10/24/13	
			175659	SECURITY SVCS-CITY HALL 10/28-10/31/13	
			175648	SECURITY SVCS-SENIOR CTR 11/2/13	
			175650	SECURITY SVCS-CRC SPECIAL EVENTS 11/3/13	
			175588	SECURITY SVCS-CRC SPECIAL EVENTS 10/26/13	
			175453	SECURITY SVCS-TOWNGATE 10/19/13	
			175524	SECURITY SVCS-SENIOR CTR 10/27/13	
			175587	SECURITY SVCS-CRC 10/21-10/24/13	
			175521	SECURITY SVCS-SENIOR CTR 10/26/13	
			175523	SECURITY SVCS-TOWNGATE 10/25/13	
			175522	SECURITY SVCS-TOWNGATE 10/26/13	
Remit to: WILMINGTON, CA					FYTD: \$28,541.36
GENERAL SECURITY SERVICES, INC.	10967	11/25/2013	175719	SECURITY SVCS-CITY HALL 11/4-11/8/13	\$579.09
			175721	SECURITY SVCS-LIBRARY 11/3, 11/8-11/9/13	
Remit to: WILMINGTON, CA					FYTD: \$28,541.36

-213-

Item No. A.10



City of Moreno Valley
Payment Register
 For Period 11/1/2013 through 11/30/2013

CHECKS UNDER \$25,000

<u>Vendor Name</u>	<u>Check/EFT Number</u>	<u>Payment Date</u>	<u>Inv Number</u>	<u>Invoice Description</u>	<u>Payment Amount</u>
GFOA-GOVERNMENT FINANCE OFFICERS ASSOC.	219359	11/25/2013	FY12/13 APP. FEE	APPLICATION FEE-CERT. OF ACHIEVEMENT AWARD PROG.	\$580.00
Remit to: CHICAGO, IL					<u>FYTD:</u> \$580.00
GIL, MARIA	219372	11/25/2013	P13-0358	REFUND-HOME OCC. PERMIT-NOT REQUIRED	\$93.00
Remit to: MORENO VALLEY, CA					<u>FYTD:</u> \$93.00
GLADWELL GOVERNMENTAL SVCS, INC.	219136	11/04/2013	2804	RECORDS RETENTION LEGAL REVIEW, UPDATE & ADVICE	\$500.00
Remit to: LAKE ARROWHEAD, CA					<u>FYTD:</u> \$500.00
GONZALES, CECILIA	219195	11/04/2013	131101	RETIREE MED NOVEMBER '13	\$318.73
Remit to: CORONA, CA					<u>FYTD:</u> \$637.46
GONZALES, DOMILENA R.	10775	11/04/2013	131101	OCT'13, PD NOV '13	\$318.73
Remit to: MORENO VALLEY, CA					<u>FYTD:</u> \$1,912.38
GOZDECKI, DAN	10926	11/18/2013	NOV-2013	INSTRUCTOR SERVICES-YOUTH & ADULT KUNG FU CLASSES	\$702.00
Remit to: MORENO VALLEY, CA					<u>FYTD:</u> \$3,618.00
GRIFFIN, MARLENE C	10776	11/04/2013	131101	RETIREE MED NOVEMBER '13	\$255.43
Remit to: GREEN VALLEY, AZ					<u>FYTD:</u> \$1,532.58
GROUND CONTROL SYSTEMS, INC.	10879	11/12/2013	I-95793	MOBILE SATELLITE INTERNET SVC JUL13-JUN14	\$1,908.00
Remit to: SAN LUIS OBISPO, CA					<u>FYTD:</u> \$1,908.00
GRUBE, PATTY	219242	11/12/2013	10-24-13	MILEAGE REIMBURSEMENT	\$12.32



City of Moreno Valley
Payment Register
 For Period 11/1/2013 through 11/30/2013

CHECKS UNDER \$25,000

<u>Vendor Name</u>	<u>Check/EFT Number</u>	<u>Payment Date</u>	<u>Inv Number</u>	<u>Invoice Description</u>	<u>Payment Amount</u>
Remit to: MORENO VALLEY, CA					<u>FYTD:</u> \$63.51
GUDINO JR., FELIPE	219256	11/12/2013	R13-066877	AS-REFUND-ADOPT,VACS,LIC,CHIP	\$82.00
Remit to: MORENO VALLEY, CA					<u>FYTD:</u> \$82.00
GUILLAN, REBECCA S.	10777	11/04/2013	131101	OCT '13, PD NOV '13	\$297.39
Remit to: ADVANCE, NC					<u>FYTD:</u> \$1,784.34
GUTIERREZ, ROBERT	10778	11/04/2013	131101	RETIREE MED NOVEMBER '13	\$318.73
Remit to: LA VERNE, CA					<u>FYTD:</u> \$1,912.38
HALEY, SEVAL	219257	11/12/2013	1087542	REFUND FOR WINTER YOUTH BASKETBALL	\$91.00
Remit to: MORENO VALLEY, CA					<u>FYTD:</u> \$91.00
HAMBURG, IRENE	10779	11/04/2013	131101	MAY-AUG '13, PD NOV '13	\$1,274.92
Remit to: OTIS, OR					<u>FYTD:</u> \$2,549.84
HAMILTON , JEREMY	219187	11/04/2013	R13-063402	AS REFUND-RABIES DEPOSIT	\$20.00
Remit to: PERRIS, CA					<u>FYTD:</u> \$20.00
HAMLIN, WILLIAM R.	10780	11/04/2013	131101	RETIREE MED NOVEMBER '13	\$318.73
Remit to: BEAUMONT, CA					<u>FYTD:</u> \$1,912.38
HANES, MARTIN D.	10781	11/04/2013	131101	RETIREE MED NOVEMBER '13	\$318.73
Remit to: MORENO VALLEY, CA					<u>FYTD:</u> \$1,912.38
HARDING, JOHN	219137	11/04/2013	131101	RETIREE MED NOVEMBER '13	\$318.73

-215-

Item No. A.10



City of Moreno Valley
Payment Register
 For Period 11/1/2013 through 11/30/2013

CHECKS UNDER \$25,000

<u>Vendor Name</u>	<u>Check/EFT Number</u>	<u>Payment Date</u>	<u>Inv Number</u>	<u>Invoice Description</u>	<u>Payment Amount</u>
Remit to: BANNING, CA					FYTD: \$1,912.38
HARRIS, WILLIE	219258	11/12/2013	1081060	REFUND ON CONTRACT RENTAL 23880	\$300.00
Remit to: MORENO VALLEY, CA					FYTD: \$300.00
HARTMANN, RICK	219138	11/04/2013	131101	RETIREE MED NOVEMBER '13	\$318.73
Remit to: SAN DIMAS, CA					FYTD: \$1,912.38
HATFIELD, CHARLES	10782	11/04/2013	131101	RETIREE MED NOVEMBER '13	\$210.74
Remit to: LAS VEGAS, NV					FYTD: \$1,480.42
HAUSEY, MICHAEL	219188	11/04/2013	R13-065997	AS REFUND-RET ADOPT,VACS,RAB DEP,CHIP,S/N DEP	\$162.00
Remit to: MORENO VALLEY, CA					FYTD: \$162.00
HDL/HINDERLITER DE LLAMAS & ASSOCIATES	219214	11/12/2013	0021510-IN	SALES TAX AUDIT SVCS	\$6,027.01
Remit to: DIAMOND BAR, CA					FYTD: \$19,197.33
HDR ENGINEERING, INC	219259	11/12/2013	BL#27106-YR2013	REFUND OF OVER PAYMENT FOR B/L#27106	\$262.50
Remit to: OMAHA, NE					FYTD: \$262.50
HDR ENGINEERING, INC.	219288	11/18/2013	110518-B	CONSULTING SERVICES - LINE F	\$834.50
Remit to: IRVINE, CA					FYTD: \$8,469.01
HEFFLEY, ROSS W.	10783	11/04/2013	131101	RETIREE MED NOVEMBER '13	\$318.73
Remit to: HEMET, CA					FYTD: \$1,912.38
HERNANDEZ, NAYELI	219260	11/12/2013	1084047	REFUND FOR CANCELLED CLASS	\$36.00



**City of Moreno Valley
Payment Register
For Period 11/1/2013 through 11/30/2013**

CHECKS UNDER \$25,000

<u>Vendor Name</u>	<u>Check/EFT Number</u>	<u>Payment Date</u>	<u>Inv Number</u>	<u>Invoice Description</u>	<u>Payment Amount</u>
Remit to: MORENO VALLEY, CA					FYTD: \$36.00
HERRICK, ROBERT D.	219139	11/04/2013	131101	RETIREE MED NOVEMBER '13	\$318.73
Remit to: MORENO VALLEY, CA					FYTD: \$1,912.38
HLP, INC.	10784	11/04/2013	8873	WEB LICENSE FEE-SEPT13	\$24.50
Remit to: LITTLETON, CO					FYTD: \$17,799.55
HOLT, ANITRA N	219140	11/04/2013	131101	RETIREE MED NOVEMBER '13	\$318.73
Remit to: CLERMONT, FL					FYTD: \$1,912.38
HONDA YAMAHA OF REDLANDS	219330	11/25/2013	26182	MAINT & REPAIRS-TRAFFIC MOTORCYCLES	\$265.50
Remit to: REDLANDS, CA					FYTD: \$1,946.59
HOUSER, EDITH E.	219141	11/04/2013	131101	RETIREE MED NOVEMBER '13	\$318.73
Remit to: MORENO VALLEY, CA					FYTD: \$1,912.38
HUDSON, MAHGABIEN	219261	11/12/2013	R13-067151	AS-REFUND-RABIES DEPOSIT	\$20.00
Remit to: MISSION VIEJO, CA					FYTD: \$20.00
HUNSAKER & ASSOCIATES, INC.	219215	11/12/2013	13090401	PLAN CHECK REVIEW SVCS-PM34050 8/29-9/25/13	\$5,527.25
			13080143	SURVEYING SERVICES - IRIS AVE PAVEMENT	
			13090402	SURVEYING SERVICES - IRIS AVE PAVEMENT	
Remit to: IRVINE, CA					FYTD: \$15,488.25
ICMA RETIREMENT CORP	10904	11/15/2013	2014-00000157	8030 - DEF COMP 457 - ICMA	\$9,769.93

-217-

Item No. A.10



City of Moreno Valley
Payment Register
 For Period 11/1/2013 through 11/30/2013

CHECKS UNDER \$25,000

<u>Vendor Name</u>	<u>Check/EFT Number</u>	<u>Payment Date</u>	<u>Inv Number</u>	<u>Invoice Description</u>	<u>Payment Amount</u>
Remit to: BALTIMORE, MD					<u>FYTD:</u> \$97,695.30
ICMA RETIREMENT CORP	10992	11/29/2013	2014-00000172	8030 - DEF COMP 457 - ICMA	\$9,769.93
Remit to: BALTIMORE, MD					<u>FYTD:</u> \$97,695.30
IL SORRENTO MOBILE PARK	219142	11/04/2013	SEPT-OCT2013	REFUND-UUT FOR EXEMPT RESIDENTS	\$77.07
Remit to: MORENO VALLEY, CA					<u>FYTD:</u> \$449.95
IMAGE DISTRIBUTION SERVICES/dba. FONTIS	219216	11/12/2013	INV156180	MVPD CITATIONS "NOTICE TO APPEAR" FORMS	\$2,499.67
Remit to: IRVINE, CA					<u>FYTD:</u> \$2,499.67
INLAND EMPIRE PROPERTY SERVICE, INC	10785	11/04/2013	3167	WEED ABATEMENT SVCS-MARCH FIELD	\$2,658.00
Remit to: MORENO VALLEY, CA					<u>FYTD:</u> \$63,658.93
INSIDE PLANTS, INC.	219289	11/18/2013	48804	INDOOR PLANTS MAINT-NOV13	\$327.00
Remit to: CORONA, CA					<u>FYTD:</u> \$1,635.00
INTERNATIONAL CODE COUNCIL, INC.	219331	11/25/2013	INV0351698	2013 CA BUILDING CODE BOOKS	\$6,205.36
Remit to: CHICAGO, IL					<u>FYTD:</u> \$6,205.36
ITE - INSTITUTE OF TRANSP. ENGINEERS.	219143	11/04/2013	10072013	GOV'T. AGENCY MEMBERSHIP DUES-YR 2014	\$1,910.70
Remit to: WASHINGTON, CA					<u>FYTD:</u> \$1,910.70
J D H CONTRACTING	10880	11/12/2013	102713-01	BUILD & INSTALL SWING DOOR-CITY HALL 2ND FLR	\$3,109.00



City of Moreno Valley
Payment Register
 For Period 11/1/2013 through 11/30/2013

CHECKS UNDER \$25,000

<u>Vendor Name</u>	<u>Check/EFT Number</u>	<u>Payment Date</u>	<u>Inv Number</u>	<u>Invoice Description</u>	<u>Payment Amount</u>
Remit to: RIVERSIDE, CA					FYTD: \$54,643.87
J D H CONTRACTING	10927	11/18/2013	111113-01	LIBRARY BLDG REPAIRS-DEMO FRONT COVERED WALKWAY	\$12,991.00
			110113-01	LIBRARY BLDG REPAIRS-DEMO BEAMS & REAR COLUMNS	
Remit to: RIVERSIDE, CA					FYTD: \$54,643.87
J D H CONTRACTING	10968	11/25/2013	103013-01	BLDG. REPAIRS (EXTERIOR)-LIBRARY	\$893.00
Remit to: RIVERSIDE, CA					FYTD: \$54,643.87
JANNEY & JANNEY ATTORNEY SVCS, INC.	219290	11/18/2013	00131033036	MONTHLY RETAINER-DELIVERY OF COURT FILINGS-NOV13	\$75.00
Remit to: RIVERSIDE, CA					FYTD: \$720.00
JENKINS, PAUL	219194	11/04/2013	131101	RETIREE MED NOVEMBER '13	\$637.46
Remit to: LAS VEGAS, NV					FYTD: \$956.19
JOE A. GONSALVES & SON	219217	11/12/2013	23992	LEGISLATIVE ADVOCACY SVCS-NOV13	\$3,000.00
Remit to: SACRAMENTO, CA					FYTD: \$21,135.00
JOHNSON, ELLEN	219144	11/04/2013	131101	RETIREE MED NOVEMBER '13	\$318.73
Remit to: MORENO VALLEY, CA					FYTD: \$1,593.65
IONES, SUSAN	10786	11/04/2013	131101	RETIREE MED NOVEMBER '13	\$318.73
Remit to: MORENO VALLEY, CA					FYTD: \$1,912.38
IOUD CONSTRUCTION COMPANY	219189	11/04/2013	347710	REFUND OF PLANS & SPECS PAYMENT	\$80.00
Remit to: CORONA, CA					FYTD: \$80.00

-219-

Item No. A.10



City of Moreno Valley
Payment Register
 For Period 11/1/2013 through 11/30/2013

CHECKS UNDER \$25,000

<u>Vendor Name</u>	<u>Check/EFT Number</u>	<u>Payment Date</u>	<u>Inv Number</u>	<u>Invoice Description</u>	<u>Payment Amount</u>
KAAE, RICHARD	219332	11/25/2013	11062013	PEST CONTROL LICENSE RENEWAL-DEAN RISTOW	\$138.00
Remit to: HUNTINGTON BEACH, CA					<u>FYTD:</u> \$138.00
KDM MERIDIAN, INC.	10787	11/04/2013	3411	SURVEYING SERVICES - PEDESTRIAN ENHANCEMENTS	\$7,555.00
Remit to: LAKE FOREST, CA					<u>FYTD:</u> \$7,555.00
KEPLER, JANELLE	10928	11/18/2013	NOV-2013	INSTRUCTOR SERVICES-CHEERLEADING 101 & HIP HOP JAZZ CLASSES	\$648.40
Remit to: RIVERSIDE, CA					<u>FYTD:</u> \$2,698.40
KERENYI, JOHN	219361	11/25/2013	12/3-12/6/13	TRAVEL PER DIEM, TRANSP., & AIRPORT PARKING-KITS USER GROUP MTG.	\$281.50
Remit to: MENIFEE, CA					<u>FYTD:</u> \$281.50
KEYSER MARSTON ASSOCIATES, INC.	219218	11/12/2013	0026539	PRO FORMA ANALYSIS-HEMLOCK APTS-SEPT13	\$3,886.88
Remit to: SAN FRANCISCO, CA					<u>FYTD:</u> \$13,721.27
KING, PATRICIA A.	219145	11/04/2013	131101	RETIREE MED NOVEMBER '13	\$210.74
Remit to: LAS VEGAS, NV					<u>FYTD:</u> \$1,264.44
KOLB, CHARLES E.	10788	11/04/2013	131101	RETIREE MED NOVEMBER '13	\$318.73
Remit to: MORENO VALLEY, CA					<u>FYTD:</u> \$1,912.38
KOLLAR, KYLE	10789	11/04/2013	131101	RETIREE MED NOVEMBER '13	\$318.73
Remit to: MORENO VALLEY, CA					<u>FYTD:</u> \$1,912.38
KRAVA, SCOT	219190	11/04/2013	R13-066903	AS REFUND-ADOPT,VACS,LIC, CHIP	\$72.00



City of Moreno Valley
Payment Register
 For Period 11/1/2013 through 11/30/2013

CHECKS UNDER \$25,000

<u>Vendor Name</u>	<u>Check/EFT Number</u>	<u>Payment Date</u>	<u>Inv Number</u>	<u>Invoice Description</u>	<u>Payment Amount</u>
Remit to: MORENO VALLEY, CA					<u>FYTD:</u> \$72.00
KROGER	219373	11/25/2013	13309290	OVERPAYMENT	\$32.00
Remit to: LOS ANGELES, CA					<u>FYTD:</u> \$32.00
KUPSAK, STEVE	10790	11/04/2013	131101	SEPT '13, PD NOV '13	\$258.34
Remit to: LAS VEGAS, NV					<u>FYTD:</u> \$1,214.53
KYLE, GARY M.	10791	11/04/2013	131101	RETIREE MED NOVEMBER '13	\$318.73
Remit to: PRESCOTT VALLEY, AZ					<u>FYTD:</u> \$1,912.38
LA FOLLETTE, JOHNSON, DE HAAS, FESLER & AMES	219291	11/18/2013	276959	LEGAL SERVICES-K. HERNANDEZ CASE	\$14,208.15
Remit to: LOS ANGELES, CA					<u>FYTD:</u> \$35,862.17
LA FOLLETTE, JOHNSON, DE HAAS, FESLER & AMES	219333	11/25/2013	276958	LEGAL SERVICES-J. TEAGUE CASE	\$1,454.62
Remit to: LOS ANGELES, CA					<u>FYTD:</u> \$35,862.17
LAFATA, JOSEPHINE	10792	11/04/2013	131101	RETIREE MED NOVEMBER '13	\$318.73
Remit to: MORENO VALLEY, CA					<u>FYTD:</u> \$1,912.38
LARA, JOSEPH R.	219362	11/25/2013	12/3-12/6/13	TRAVEL PER DIEM/MILEAGE-FOUNDATIONS OF CRESTRON PROGRAMMING TRNG	\$307.77
Remit to: MURRIETA, CA					<u>FYTD:</u> \$307.77
LATITUDE GEOGRAPHICS	219292	11/18/2013	201300975	GEOCORTEX ESSENTIALS HTML5 SITE DEVT.	\$18,456.90
Remit to: VICTORIA, BC					<u>FYTD:</u> \$18,456.90

-221-

Item No. A.10



City of Moreno Valley
Payment Register
 For Period 11/1/2013 through 11/30/2013

CHECKS UNDER \$25,000

<u>Vendor Name</u>	<u>Check/EFT Number</u>	<u>Payment Date</u>	<u>Inv Number</u>	<u>Invoice Description</u>	<u>Payment Amount</u>
LAWN TECH EQUIPMENT	10881	11/12/2013	499708	REPAIR PARTS & LABOR-TREE TRIMMING EQUIPT.	\$27.21
Remit to: RIVERSIDE, CA					<u>FYTD:</u> \$137.06
LEAGUE OF CALIFORNIA CITIES- RIV CNTY DIV 1	219293	11/18/2013	11182013	LCC DIVISION GEN MEETING-COUNCIL MEMBER BACA	\$40.00
Remit to: RANCHO MIRAGE, CA					<u>FYTD:</u> \$645.00
LEDEBUR, TIM	219262	11/12/2013	R13-067246	AS-REFUND-DIFF ON 3YR VS 1YR LICENSES	\$36.00
Remit to: MORENO VALLEY, CA					<u>FYTD:</u> \$36.00
LEE, JERI	219363	11/25/2013	NOV-2013	INSTRUCTOR SERVICES-ZUMBA KIDS CLASS	\$72.00
Remit to: MORENO VALLEY, CA					<u>FYTD:</u> \$434.80
LEIVAS, INC. DBA. LEIVAS LIGHTING	10882	11/12/2013	236286	LANDSCAPE LIGHTING MAINT-ZONE M-ADDL WORK	\$248.30
Remit to: RIVERSIDE, CA					<u>FYTD:</u> \$6,487.40
LEIVAS, INC. DBA. LEIVAS LIGHTING	10930	11/18/2013	236328	LANDSCAPE LIGHTING MAINT-OCT13	\$150.00
Remit to: RIVERSIDE, CA					<u>FYTD:</u> \$6,487.40
LEWIS, CAROLYN S.	10793	11/04/2013	131101	RETIREE MED NOVEMBER '13	\$318.73
Remit to: MIDLAND, TX					<u>FYTD:</u> \$1,912.38
LEWIS, FRANCES	219191	11/04/2013	R13-066891	AS REFUND-SPAY/NEUTER DEPOSIT	\$75.00
Remit to: NUEVO, CA					<u>FYTD:</u> \$75.00
LEXISNEXIS PRACTICE MGMT.	10969	11/25/2013	1310081704	LEGAL RESEARCH TOOLS-CITY ATTY-OCT13	\$1,180.00



**City of Moreno Valley
Payment Register
For Period 11/1/2013 through 11/30/2013**

CHECKS UNDER \$25,000

<u>Vendor Name</u>	<u>Check/EFT Number</u>	<u>Payment Date</u>	<u>Inv Number</u>	<u>Invoice Description</u>	<u>Payment Amount</u>
Remit to: LOS ANGELES, CA					FYTD: \$5,900.00
LINDO, HERMINA G.	10794	11/04/2013	131101	SEPT '13 (TRI&MED), PD NOV '13	\$232.24
Remit to: TITUSVILLE, FL					FYTD: \$1,475.90
LOGAN, CHARLES	10795	11/04/2013	131101	RETIREE MED NOVEMBER '13	\$210.74
Remit to: LAS VEGAS, NV					FYTD: \$1,154.68
LONGDYKE, DENNIS	10796	11/04/2013	131101	RETIREE MED NOVEMBER '13	\$318.73
Remit to: BEAUMONT, CA					FYTD: \$1,912.38
LOPEZ, EWA N.	219364	11/25/2013	12/3-12/6/13	TRAVEL PER DIEM-CITY CLERKS NEW LAW & ELECTIONS SEMINAR	\$213.00
Remit to: RIVERSIDE, CA					FYTD: \$213.00
LUMLEY, ROBERT C.	10797	11/04/2013	131101	RETIREE MED NOVEMBER '13	\$318.73
Remit to: MORENO VALLEY, CA					FYTD: \$1,912.38
MALCOLM SMITH MOTORCYCLES, INC.	10970	11/25/2013	100091351	MAINT & REPAIRS-TRAFFIC MOTORCYCLES	\$875.35
			100092498	MAINT & REPAIRS-TRAFFIC MOTORCYCLES	
Remit to: RIVERSIDE, CA					FYTD: \$7,784.36
MARCH AVIATION GALLERY	219197	11/12/2013	13027	COUNCIL MEMBERS PICTURES (3)-REOPEN FEE & ENGRAVING	\$113.40
Remit to: MORENO VALLEY, CA					FYTD: \$571.50
MARCH JOINT POWERS AUTHORITY	219146	11/04/2013	0029162	GAS CHARGES-BLDG 938-SEPT13	\$3.29
			0029158	GAS CHARGES-BLDG 823-SEPT13	

-223-

Item No. A.10



City of Moreno Valley
Payment Register
 For Period 11/1/2013 through 11/30/2013

CHECKS UNDER \$25,000

<u>Vendor Name</u>	<u>Check/EFT Number</u>	<u>Payment Date</u>	<u>Inv Number</u>	<u>Invoice Description</u>	<u>Payment Amount</u>
Remit to: RIVERSIDE, CA					<u>FYTD:</u> \$112,510.85
MARCH JOINT POWERS AUTHORITY	219335	11/25/2013	0029434	GAS CHARGES-BLDG 823-OCT13	\$4.91
			0029438	GAS CHARGES-BLDG 938-OCT13	
Remit to: RIVERSIDE, CA					<u>FYTD:</u> \$112,510.85
MARINA LANDSCAPE, INC	10798	11/04/2013	8216091301	IRRIGATION REPAIRS-ZONE E-1 SEPT13	\$1,378.16
Remit to: ANAHEIM, CA					<u>FYTD:</u> \$30,044.86
MARINA LANDSCAPE, INC	10931	11/18/2013	8216101300	LANDSCAPE MAINT-ZONE E-1 & E-1A-OCT13	\$5,733.34
Remit to: ANAHEIM, CA					<u>FYTD:</u> \$30,044.86
MATHIS, NOLAN	10799	11/04/2013	131101	SEPT '13, PD NOV '13	\$298.20
Remit to: JACKSON, KY					<u>FYTD:</u> \$1,789.20
MAXINOSKI, SUE A.	10800	11/04/2013	131101	RETIREE MED NOVEMBER '13	\$318.73
Remit to: AVINGER, TX					<u>FYTD:</u> \$1,912.38
MEEKS, DANIEL	10883	11/12/2013	110313	SPORTS OFFICIATING SERVICES-SOFTBALL	\$240.00
			101313	SPORTS OFFICIATING SERVICES-SOFTBALL	
			102013	SPORTS OFFICIATING SERVICES-SOFTBALL	
Remit to: PERRIS, CA					<u>FYTD:</u> \$1,080.00
MENGISTU, YESHIALEM	219243	11/12/2013	10/1-10/31/13	MILEAGE REIMBURSEMENT	\$201.71
Remit to: MORENO VALLEY, CA					<u>FYTD:</u> \$706.26



**City of Moreno Valley
Payment Register
For Period 11/1/2013 through 11/30/2013**

CHECKS UNDER \$25,000

<u>Vendor Name</u>	<u>Check/EFT Number</u>	<u>Payment Date</u>	<u>Inv Number</u>	<u>Invoice Description</u>	<u>Payment Amount</u>
MERCHANTS LANDSCAPE SERVICES INC	10884	11/12/2013	41263	LANDSCAPE MAINT-ZONE E3 &E3A-OCT13	\$18,199.83
			41262	LANDSCAPE MAINT-ZONE E8,E12,E14 & E15-OCT13	
Remit to: Santa Ana, CA					FYTD: \$105,091.63
MERCHANTS LANDSCAPE SERVICES INC	10971	11/25/2013	41397	LANDSCAPE MAINT-ZONE E12 ADDL WORK-OCT13	\$2,882.59
			41396	LANDSCAPE MAINT-ZONE E3/3A ADDL WORK-OCT13	
Remit to: Santa Ana, CA					FYTD: \$105,091.63
MESSIN, LOUIS	10801	11/04/2013	131101	RETIREE MED NOVEMBER '13	\$318.73
Remit to: BULLHEAD CITY, AZ					FYTD: \$1,912.38
MEYERS, NAVE, RIBACK, SILVER & WILSON	219220	11/12/2013	2013090593	LEGAL SVCS-SEPT13	\$7,203.92
			2013090594	LEGAL SVCS-MJPA-SEPT13	
Remit to: OAKLAND, CA					FYTD: \$105,017.52
MGT OF AMERICA, INC.	10972	11/25/2013	24424	CONSULTING SVCS FOR SB90-50% OF CONTRACT	\$6,000.00
Remit to: TALLAHASSEE, FL					FYTD: \$6,000.00
MICON CONSTRUCTION, INC.	219276	11/12/2013	7727-1	DOG PARK IMPROVEMENTS	\$24,770.00
Remit to: PLACENTIA, CA					FYTD: \$24,770.00
MILES, ROBERT	10802	11/04/2013	131101	RETIREE MED NOVEMBER '13	\$146.32
Remit to: MORENO VALLEY, CA					FYTD: \$877.92
MINARD, MARK E.	10803	11/04/2013	131101	RETIREE MED NOVEMBER '13	\$318.73

-225-

Item No. A.10



City of Moreno Valley
Payment Register
 For Period 11/1/2013 through 11/30/2013

CHECKS UNDER \$25,000

<u>Vendor Name</u>	<u>Check/EFT Number</u>	<u>Payment Date</u>	<u>Inv Number</u>	<u>Invoice Description</u>	<u>Payment Amount</u>
Remit to: REDLANDS, CA					<u>FYTD:</u> \$1,912.38
MOLLICA, MIKE	10804	11/04/2013	131101	RETIREE MED NOVEMBER '13	\$401.42
Remit to: DUNNELLON, FL					<u>FYTD:</u> \$2,408.52
MONTGOMERY PLUMBING INC	219336	11/25/2013	092513	SPRINKLER REPAIRS-PSB	\$915.00
Remit to: MORENO VALLEY, CA					<u>FYTD:</u> \$4,658.50
MOOSEPOINT TECHNOLOGY, INC.	219221	11/12/2013	MVHOST13142	GIS INTERNET SITE HOSTING SVCS 10/1-12/31/13	\$1,560.00
			MVME1113	GEOSMART MAINTENANCE 10/1/13-1/31/14	
Remit to: SONOMA, CA					<u>FYTD:</u> \$3,120.00
MORA, PATRICIA A.	10805	11/04/2013	131101	RETIREE MED NOVEMBER '13	\$318.73
Remit to: MORENO VALLEY, CA					<u>FYTD:</u> \$1,912.38
MORALES, KAREN R.	219147	11/04/2013	131101	RETIREE MED NOVEMBER '13	\$318.73
Remit to: PERRIS, CA					<u>FYTD:</u> \$637.46
MORENO VALLEY CHAMBER OF COMMERCE	219181	11/04/2013	3944	WAKE-UP MEETING ATTENDANCE-10/23/13	\$90.00
Remit to: MORENO VALLEY, CA					<u>FYTD:</u> \$2,486.07
MORENO VALLEY CITY EMPLOYEES ASSOC.	10748	11/01/2013	2014-00000134	8710 - MVCEA EMPLOYEE DUES*	\$1,316.00
Remit to: MORENO VALLEY, CA					<u>FYTD:</u> \$14,874.00
MORENO VALLEY CITY EMPLOYEES ASSOC.	10905	11/15/2013	2014-00000158	8710 - MVCEA EMPLOYEE DUES	\$1,320.00



**City of Moreno Valley
Payment Register
For Period 11/1/2013 through 11/30/2013**

CHECKS UNDER \$25,000

<u>Vendor Name</u>	<u>Check/EFT Number</u>	<u>Payment Date</u>	<u>Inv Number</u>	<u>Invoice Description</u>	<u>Payment Amount</u>
Remit to: MORENO VALLEY, CA					FYTD: \$14,874.00
MORENO VALLEY CITY EMPLOYEES ASSOC.	10993	11/29/2013	2014-00000173	8710 - MVCEA EMPLOYEE DUES	\$1,325.50
Remit to: MORENO VALLEY, CA					FYTD: \$14,874.00
MORENO VALLEY HISPANIC CHAMBER OF COMMER	219365	11/25/2013	11/5/13 ADELANTE	ADELANTE MEETING ATTENDANCE	\$40.00
Remit to: MORENO VALLEY, CA					FYTD: \$110.00
MORGAN, LISA A.	10806	11/04/2013	131101	RETIREE MED NOVEMBER '13	\$318.73
Remit to: MENTONE, CA					FYTD: \$1,912.38
MUNI-FED ENERGY, INC.	10885	11/12/2013	1017	E-SERIES EQUIPMENT LEASE-OCT13	\$851.43
Remit to: LONG BEACH, CA					FYTD: \$2,850.44
MUSICSTAR	219307	11/18/2013	OCT-2013 SEP-2013	INSTRUCTOR SERVICES-PIANO FOR KIDS CLASSES INSTRUCTOR SERVICES-MUSICSTAR KIDZ & PIANO CLASSES	\$1,290.60
Remit to: RIVERSIDE, CA					FYTD: \$3,039.60
NATIONWIDE RETIREMENT SOLUTIONS CP	10749	11/01/2013	2014-00000135	8210 - 401(A) 3% DM - NATIONWIDE*	\$1,613.87
Remit to: COLUMBUS, OH					FYTD: \$357,857.73
NATIONWIDE RETIREMENT SOLUTIONS CP	10750	11/01/2013	2014-00000136	8020 - DEF COMP PST - NATIONWIDE	\$2,252.34
Remit to: COLUMBUS, OH					FYTD: \$357,857.73

-227-

Item No. A.10



City of Moreno Valley
Payment Register
 For Period 11/1/2013 through 11/30/2013

CHECKS UNDER \$25,000

<u>Vendor Name</u>	<u>Check/EFT Number</u>	<u>Payment Date</u>	<u>Inv Number</u>	<u>Invoice Description</u>	<u>Payment Amount</u>
NATIONWIDE RETIREMENT SOLUTIONS CP	10908	11/15/2013	2014-00000161	8020 - DEF COMP PST - NATIONWIDE	\$1,370.27
Remit to: COLUMBUS, OH					FYTD: \$357,857.73
NATIONWIDE RETIREMENT SOLUTIONS CP	10994	11/29/2013	2014-00000174	8010 - DEF COMP 457 - NATIONWIDE*	\$24,797.16
Remit to: COLUMBUS, OH					FYTD: \$357,857.73
NATIONWIDE RETIREMENT SOLUTIONS CP	10995	11/29/2013	2014-00000175	8020 - DEF COMP PST - NATIONWIDE	\$1,371.24
Remit to: COLUMBUS, OH					FYTD: \$357,857.73
NAVARRETTE, RALPH	10807	11/04/2013	131101	RETIREE MED NOVEMBER '13	\$146.32
Remit to: RANCHO CUCAMONGA, CA					FYTD: \$877.92
NAVARRO, SHARON	219148	11/04/2013	131101	SEPT '13, PD NOV '13	\$104.90
Remit to: MORENO VALLEY, CA					FYTD: \$104.90
NAVCO NETWORKS & SECURITY	10808	11/04/2013	342624	GUIDANCE IN MOVING CAMERA FEED TO NEW LOCATION FOR PD	\$210.00
Remit to: ANAHEIM, CA					FYTD: \$1,260.00
NAVCO NETWORKS & SECURITY	10886	11/12/2013	353766	LABOR TO DIAGNOSE AND REPAIR STATION VIDEO CAMERA PROBLEM	\$1,050.00
Remit to: ANAHEIM, CA					FYTD: \$1,260.00
NBS GOVERNMENT FINANCE GROUP	10973	11/25/2013	1013000098	CONSULTANT SERVICES RE: COST ALLOCATION PLAN	\$2,470.00
Remit to: TEMECULA, CA					FYTD: \$12,310.00



City of Moreno Valley
Payment Register
 For Period 11/1/2013 through 11/30/2013

CHECKS UNDER \$25,000

<u>Vendor Name</u>	<u>Check/EFT Number</u>	<u>Payment Date</u>	<u>Inv Number</u>	<u>Invoice Description</u>	<u>Payment Amount</u>
NELSON, ROBERT	10809	11/04/2013	131101	RETIREE MED NOVEMBER '13	\$255.43
Remit to: ONTARIO, CA					<u>FYTD:</u> \$1,532.58
NELSON, RUTH L.	10810	11/04/2013	131101	RETIREE MED NOVEMBER '13	\$173.37
Remit to: PERRIS, CA					<u>FYTD:</u> \$1,040.22
NEUSTAEDTER, CRAIG S	219149	11/04/2013	131101	RETIREE MED NOVEMBER '13	\$318.73
Remit to: IRVINE, CA					<u>FYTD:</u> \$1,912.38
NEW HORIZON MOBILE HOME PARK	10932	11/18/2013	OCT 2013	REFUND-UUT FOR EXEMPT RESIDENTS	\$28.47
Remit to: LOS ANGELES, CA					<u>FYTD:</u> \$112.20
NICHOLAS DOMNICK FIRE PROTECTION	219263	11/12/2013	CK#215506	TO REISSUE STALE-DTD CHECK-RE: BUS. LIC OVRPYMT REFUND	\$62.46
Remit to: RIVERSIDE, CA					<u>FYTD:</u> \$62.46
NIEBURGER, JUDITH A.	219150	11/04/2013	131101	RETIREE MED NOVEMBER '13	\$401.42
Remit to: MORENO VALLEY, CA					<u>FYTD:</u> \$2,408.52
NINYO & MOORE GEOTECHNICAL	10974	11/25/2013	175871	GEOTECHNICAL SERVICES - SR-60/MORENO BEACH PH I	\$368.25
Remit to: SAN DIEGO, CA					<u>FYTD:</u> \$21,032.50
NOBEL SYSTEMS	10812	11/04/2013	13074	ARCGIS SERVER MIGRATION UPGRADE	\$8,400.00
Remit to: SAN BERNARDINO, CA					<u>FYTD:</u> \$8,400.00
OCHI, HOWARD	219264	11/12/2013	R13-067321	AS-REFUND-DIFF ON 3YR LIC VS 1YR LIC	\$19.00

-229-

Item No. A.10



City of Moreno Valley
Payment Register
 For Period 11/1/2013 through 11/30/2013

CHECKS UNDER \$25,000

<u>Vendor Name</u>	<u>Check/EFT Number</u>	<u>Payment Date</u>	<u>Inv Number</u>	<u>Invoice Description</u>	<u>Payment Amount</u>
Remit to: MORENO VALLEY, CA					<u>FYTD:</u> \$19.00
ON GUARD FIRE PROTECTION	219374	11/25/2013	RECEIPT 343770	REFUND CREDIT CARD OVERPAYMENT - RECEIPT 343770 DATED 9/3/13	\$2,400.00
Remit to: HENDERSON, NV					<u>FYTD:</u> \$2,400.00
OPERATION SAFEHOUSE, INC.	10951	11/18/2013	STB 11/7/13	DONATION-M.V. POLICE DEPT. ANNUAL STUFF THE BUS CAMPAIGN 11/7/13	\$600.00
Remit to: RIVERSIDE, CA					<u>FYTD:</u> \$2,640.92
OREN, JESSE	219151	11/04/2013	901	RODEO REVIVAL BAND PERFORMANCE 10/20/13 FOR RIDE MOVAL EVENT	\$500.00
Remit to: MURRIETA, CA					<u>FYTD:</u> \$500.00
OROZCO, JESSICA	219375	11/25/2013	R13-065051	AS REFUND-RABIES DEPOSIT	\$20.00
Remit to: MORENO VALLEY, CA					<u>FYTD:</u> \$20.00
ORROCK, POPKA, FORTINO & BRISLIN	10933	11/18/2013	90-037M STMT 5	LEGAL DEFENSE COSTS - O. RODRIGUEZ CASE	\$216.00
Remit to: RIVERSIDE, CA					<u>FYTD:</u> \$7,280.00
ORROCK, POPKA, FORTINO & BRISLIN	10976	11/25/2013	90-039M STMT 3	LEGAL DEFENSE COSTS - M. MOSLEY CASE	\$288.00
Remit to: RIVERSIDE, CA					<u>FYTD:</u> \$7,280.00
OVERLAND PACIFIC & CUTLER, INC.	10887	11/12/2013	1309201	IN-HOUSE CONSULTANT, ROW	\$7,560.00
			1308091	IN-HOUSE CONSULTANT, ROW	
Remit to: LONG BEACH, CA					<u>FYTD:</u> \$16,580.00



**City of Moreno Valley
Payment Register
For Period 11/1/2013 through 11/30/2013**

CHECKS UNDER \$25,000

<u>Vendor Name</u>	<u>Check/EFT Number</u>	<u>Payment Date</u>	<u>Inv Number</u>	<u>Invoice Description</u>	<u>Payment Amount</u>
PACIFIC ALARM SERVICE, INC	219277	11/12/2013	R 97465	BURGLAR ALARM SYSTEM RENT/SVC/MONITORING-MVU SUBSTATION/OCT '13	\$8,263.00
			P 85041	WIRELESS BURGLAR ALARM SYSTEM INSTALLATION AT MVU SUBSTATION	
			R 97868	BURGLAR ALARM SYSTEM RENT/SVC/MONITORING-MVU SUBSTATION/NOV '13	
Remit to: BEAUMONT, CA					FYTD: \$8,507.00
PACIFIC TELEMAGEMENT SERVICES	10934	11/18/2013	584850a	STATION PAY PHONE SERVICES	\$313.20
			584850	PAY PHONE SERVICES	
Remit to: SAN RAMON, CA					FYTD: \$1,910.52
PACIFIC UTILITY INSTALLATION, INC	10813	11/04/2013	12241	SR60/NASON BRIDGE OVERCROSSING IMPRVMT PROJECT- CONDUIT INSTALL.	\$11,560.00
Remit to: ANAHEIM, CA					FYTD: \$125,433.00
PAINTING BY ZEB BODE	10888	11/12/2013	131810	PATCHING AND PAINTING AT VARIOUS LOCATIONS IN CITY HALL	\$2,700.00
Remit to: NORCO, CA					FYTD: \$31,004.50
PAINTING BY ZEB BODE	10935	11/18/2013	131110	PAINTING OF 23 EXTERIOR LIGHT POLES	\$1,150.00
Remit to: NORCO, CA					FYTD: \$31,004.50
PAINTING BY ZEB BODE	10977	11/25/2013	132011	SAND, PRIME, & PAINTING OF COUNCIL WALL AND ELECTRICAL POLE	\$625.00
Remit to: NORCO, CA					FYTD: \$31,004.50
PALOMARES, VALERIE	219265	11/12/2013	1086527	REFUND FOR WINTER YOUTH BASKETBALL	\$89.00

-231-

Item No. A.10



City of Moreno Valley
Payment Register
 For Period 11/1/2013 through 11/30/2013

CHECKS UNDER \$25,000

<u>Vendor Name</u>	<u>Check/EFT Number</u>	<u>Payment Date</u>	<u>Inv Number</u>	<u>Invoice Description</u>	<u>Payment Amount</u>
Remit to: MORENO VALLEY, CA					<u>FYTD:</u> \$89.00
PARADIGM ENERGY CONSULTING	10936	11/18/2013	MVU-09-2013	CONSULTING SERVICES RE: MV UTILITY 10-YR RESOURCE PLAN	\$7,300.00
Remit to: SACRAMENTO, CA					<u>FYTD:</u> \$25,874.98
PARK, MARGARET	219266	11/12/2013	1085982	REFUND FOR PIANO CLASS DUE TO ADVANCED SKILL	\$47.00
Remit to: MORENO VALLEY, CA					<u>FYTD:</u> \$47.00
PATTERSON, ALFREY	219152	11/04/2013	131101	RETIREE MED NOVEMBER '13	\$146.32
Remit to: MORENO VALLEY, CA					<u>FYTD:</u> \$877.92
PEREZ, VIVIANA	219267	11/12/2013	1084797	REFUND ON RENTAL CONTRACT 24467	\$300.00
Remit to: PERRIS, CA					<u>FYTD:</u> \$300.00
PERRIS VALLEY PRINTING CO.	219338	11/25/2013	011013	PRINTING OF DOOR HANGERS-INSPECTION NOTICE	\$171.72
Remit to: MENIFEE, CA					<u>FYTD:</u> \$894.78
PERRY, NORMA	10815	11/04/2013	131101	RETIREE MED NOVEMBER '13	\$318.73
Remit to: LOCKEFORD, CA					<u>FYTD:</u> \$1,912.38
PERS LONG TERM CARE PROGRAM	219153	11/04/2013	2014-00000147	4720 - PERS LONG TERM CARE	\$458.63
Remit to: PASADENA, CA					<u>FYTD:</u> \$5,503.56
PERS LONG TERM CARE PROGRAM	219294	11/18/2013	2014-00000152	4720 - PERS LONG TERM CARE	\$458.63
Remit to: PASADENA, CA					<u>FYTD:</u> \$5,503.56



**City of Moreno Valley
Payment Register
For Period 11/1/2013 through 11/30/2013**

CHECKS UNDER \$25,000

<u>Vendor Name</u>	<u>Check/EFT Number</u>	<u>Payment Date</u>	<u>Inv Number</u>	<u>Invoice Description</u>	<u>Payment Amount</u>
PERS RETIREMENT	10860	11/08/2013	P131011a	PERS RETIREMENT - CLASSIC	\$5,398.95
Remit to: SACRAMENTO, CA					<u>FYTD:</u> \$2,440,548.57
PERS RETIREMENT	10861	11/08/2013	P131011b	PERS RETIREMENT - PEPRA	\$6,582.63
Remit to: SACRAMENTO, CA					<u>FYTD:</u> \$2,440,548.57
PERS RETIREMENT	10999	11/22/2013	P131025a	PERS RETIREMENT - CLASSIC	\$4,292.30
Remit to: SACRAMENTO, CA					<u>FYTD:</u> \$2,440,548.57
PERS RETIREMENT	11000	11/22/2013	P131025b	PERS RETIREMENT - PEPRA	\$7,723.11
Remit to: SACRAMENTO, CA					<u>FYTD:</u> \$2,440,548.57
PERSON, STACY	219192	11/04/2013	R13-063683	AS REFUND-RABIES DEPOSIT	\$20.00
Remit to: MORENO VALLEY, CA					<u>FYTD:</u> \$20.00
PGI - PACIFIC GRAPHICS, INC	219380	11/25/2013	31163	PRINTING - CSD BROCHURE	\$4,174.62
Remit to: INDUSTRY, CA					<u>FYTD:</u> \$4,174.62
PIP PRINTING	10889	11/12/2013	54281	PRINTING OF APARTMENT FIRE INSPECTION DOOR HANGERS	\$182.52
Remit to: MORENO VALLEY, CA					<u>FYTD:</u> \$3,569.52
POLLY'S PIES, ATTN: KAREN KELLY	219311	11/18/2013	1089456	REFUND FOR TOWNGATE RENTAL	\$200.00
Remit to: ANAHEIM, CA					<u>FYTD:</u> \$200.00
POUNDS, NANCY	10816	11/04/2013	131101	OCT '13, PD NOV '13	\$318.73
Remit to: BOISE, ID					<u>FYTD:</u> \$1,912.38

-233-

Item No. A.10



City of Moreno Valley
Payment Register
 For Period 11/1/2013 through 11/30/2013

CHECKS UNDER \$25,000

<u>Vendor Name</u>	<u>Check/EFT Number</u>	<u>Payment Date</u>	<u>Inv Number</u>	<u>Invoice Description</u>	<u>Payment Amount</u>
POWELL CONSTRUCTORS, INC.	10953	11/20/2013	W131105	RETENTION RELEASE PER ESCROW AGREEMENT-INV#11	\$19,657.81
Remit to: FONTANA, CA					<u>FYTD:</u> \$985,592.73
PRICE, GEORGE E.	10817	11/04/2013	131101	RETIREE MED NOVEMBER '13	\$318.73
Remit to: MORENO VALLEY, CA					<u>FYTD:</u> \$1,912.38
PROFESSIONAL COMMUNICATIONS NETWORK PCN	219155	11/04/2013	131100451	LIVE ANSWERING SERVICE FOR TOW PROGRAM	\$485.75
Remit to: RIVERSIDE, CA					<u>FYTD:</u> \$3,592.40
PULLIAM, TRENT D.	10818	11/04/2013	131101	RETIREE MED NOVEMBER '13	\$318.73
Remit to: MISSION VIEJO, CA					<u>FYTD:</u> \$1,912.38
RAMOS, PENNY	219376	11/25/2013	R13-065284	AS REFUND-S/N DEPOSITS ON 2 CATS	\$150.00
Remit to: RIVERSIDE, CA					<u>FYTD:</u> \$150.00
RAMOS, ROBERTO	219366	11/25/2013	SEP,OCT,NOV-2013	INSTRUCTOR SERVICES-KINDER KARATE & TAE KWON DO CLASSES	\$1,606.50
Remit to: MORENO VALLEY, CA					<u>FYTD:</u> \$4,125.80
RASMUSSEN BROTHERS CONSTRUCTION	219295	11/18/2013	MVCH 2FL RR 3 R	RELEASE RETENTION PAYABLE - CITY HALL 2ND LEVEL RESTROOM	\$20,038.93
Remit to: FALLBROOK, CA					<u>FYTD:</u> \$487,290.93
RAY-RAMIREZ, DARCY L.	219156	11/04/2013	131101	RETIREE MED NOVEMBER '13	\$318.73
Remit to: RIVERSIDE, CA					<u>FYTD:</u> \$1,912.38
REPUBLIC MASTER CHEFS TEXTILE RENTAL SERVICE	10890	11/12/2013	S263253	LINENS FOR SPECIAL EVENTS AT CRC	\$89.00



**City of Moreno Valley
Payment Register
For Period 11/1/2013 through 11/30/2013**

CHECKS UNDER \$25,000

<u>Vendor Name</u>	<u>Check/EFT Number</u>	<u>Payment Date</u>	<u>Inv Number</u>	<u>Invoice Description</u>	<u>Payment Amount</u>
REPUBLIC MASTER CHEFS TEXTILE RENTAL SERVICE	10890	11/12/2013	11116071	LINENS RENTAL FOR CRC BANQUET ROOM	\$89.00
Remit to: LOS ANGELES, CA					FYTD: \$1,345.31
REPUBLIC MASTER CHEFS TEXTILE RENTAL SERVICE	10937	11/18/2013	11127850	LINENS RENTAL FOR CRC BANQUET ROOM	\$167.22
			S265854	LINENS FOR SPECIAL EVENTS AT CRC	
			S264821	LINENS FOR SPECIAL EVENTS AT CRC	
			11122071	LINENS RENTAL FOR CRC BANQUET ROOM	
Remit to: LOS ANGELES, CA					FYTD: \$1,345.31
REPUBLIC MASTER CHEFS TEXTILE RENTAL SERVICE	10979	11/25/2013	11068420	LINENS RENTAL FOR CRC BANQUET ROOM	\$193.27
			S256129	LINENS FOR SPECIAL EVENTS AT CRC	
			11110339	LINENS RENTAL FOR CRC BANQUET ROOM	
			S267999	LINENS FOR SPECIAL EVENTS AT CRC	
			11133652	LINENS RENTAL FOR CRC BANQUET ROOM	
Remit to: LOS ANGELES, CA					FYTD: \$1,345.31
RHA LANDSCAPE ARCHITECTS- PLANNERS	219223	11/12/2013	0713024	SHADOW MOUNTAIN PARK ADA RAMP DESIGN SERVICES	\$2,510.00
			0813011	SHADOW MOUNTAIN PARK ADA RAMP DESIGN SERVICES	
Remit to: RIVERSIDE, CA					FYTD: \$5,022.00
RICK ENGINEERING COMPANY	10819	11/04/2013	0033039	SURVEY SERVICES - MASTER DRAIN LINE F	\$20,895.00
			0033855	SURVEY SERVICES - MASTER DRAIN LINE F	
Remit to: RIVERSIDE, CA					FYTD: \$46,680.00

-235-

Item No. A.10



City of Moreno Valley
Payment Register
 For Period 11/1/2013 through 11/30/2013

CHECKS UNDER \$25,000

<u>Vendor Name</u>	<u>Check/EFT Number</u>	<u>Payment Date</u>	<u>Inv Number</u>	<u>Invoice Description</u>	<u>Payment Amount</u>
RODRIGUEZ, ELI	219268	11/12/2013	1086009	REFUND FOR GRAND VALLEY BALLROOM	\$750.00
Remit to: PERRIS, CA					<u>FYTD:</u> \$750.00
RODRIGUEZ, EUGENE	219269	11/12/2013	R13-067316	AS-REFUND-RABIES DEPOSIT FOR 2 DOGS	\$40.00
Remit to: MORENO VALLEY, CA					<u>FYTD:</u> \$40.00
RODRIGUEZ, MIGDALIA	219270	11/12/2013	1085272	REFUND FOR CHILDS PLACE FEES JESUS RODRIGUEZ	\$31.25
Remit to: SAN JACINTO, CA					<u>FYTD:</u> \$31.25
ROGERS, EUGENE	10820	11/04/2013	131101	RETIREE MED NOVEMBER '13	\$318.73
Remit to: PEBBLE BEACH, CA					<u>FYTD:</u> \$1,912.38
ROSS, DAVID T.	10821	11/04/2013	131101	RETIREE MED NOVEMBER '13	\$318.73
Remit to: MORENO VALLEY, CA					<u>FYTD:</u> \$1,912.38
ROSSON, LOUIS A.	10822	11/04/2013	131101 131101a	RETIREE MED NOVEMBER '13 RETIREE MED NOVEMBER '13	\$366.37
Remit to: PERRIS, CA					<u>FYTD:</u> \$1,522.72
RUSSO, JOHN	10823	11/04/2013	131101	RETIREE MED NOVEMBER '13	\$146.32
Remit to: RANCHO MIRAGE, CA					<u>FYTD:</u> \$877.92
SAFEWAY SIGN CO.	10939	11/18/2013	95957 95787	TRAFFIC SIGNS, POSTS, HARDWARE TRAFFIC SIGNS, POSTS, HARDWARE	\$2,109.47
Remit to: ADELANTO, CA					<u>FYTD:</u> \$14,284.32
SAIZ, JIM	219271	11/12/2013	R13-066612	AS-REFUND-RABIES DEPOSIT	\$20.00



**City of Moreno Valley
Payment Register
For Period 11/1/2013 through 11/30/2013**

CHECKS UNDER \$25,000

<u>Vendor Name</u>	<u>Check/EFT Number</u>	<u>Payment Date</u>	<u>Inv Number</u>	<u>Invoice Description</u>	<u>Payment Amount</u>
Remit to: MORENO VALLEY, CA					FYTD: \$20.00
SAMBITO, MARK W.	219244	11/12/2013	SUMMER 2013	TUITION REIMBURSEMENT	\$1,500.00
Remit to: MORENO VALLEY, CA					FYTD: \$1,500.00
SAN BERNARDINO & RIVERSIDE CO FIRE EQUIP	10891	11/12/2013	66678	FIRE EXTINGUISHER SERVICE AND SUPPLIES	\$358.00
Remit to: SAN BERNARDINO, CA					FYTD: \$3,619.34
SAN BERNARDINO & RIVERSIDE CO FIRE EQUIP	10980	11/25/2013	66395	FIVE YR SPRINKLER CERTIFICATION-FIRE STATION #48	\$2,860.00
			66815	FIVE YR SPRINKLER CERTIFICATION-CITY HALL	
			66394	FIVE YR SPRINKLER CERTIFICATION-FIRE STATION #2	
			66396	FIVE YR SPRINKLER CERTIFICATION-FIRE STATION #6	
			66397	FIVE YR SPRINKLER CERTIFICATION-SENIOR CENTER	
			66398	FIVE YR SPRINKLER CERTIFICATION-CITY YARD	
			66399	TESTING OF ANSUL SYSTEM-SENIOR CENTER	
			66400	TESTING OF ANSUL SYSTEM-CONFERENCE & REC CTR.	
Remit to: SAN BERNARDINO, CA					FYTD: \$3,619.34
SANDOVAL, IRMA	219193	11/04/2013	1085264	REFUND FOR TOWNGATE RENTAL	\$200.00
Remit to: MORENO VALLEY, CA					FYTD: \$200.00
SCHIEFELBEIN, LORI C.	219157	11/04/2013	131101	OCT '13, PD NOV '13	\$318.73
Remit to: BULLHEAD CITY, AZ					FYTD: \$10,432.57
SCHIEFELBEIN, LORI C.	219224	11/12/2013	OCT 2013	CONSULTANT SERVICES-ROTATIONAL TOW PROGRAM	\$1,457.50

-237-

Item No. A.10



City of Moreno Valley
Payment Register
 For Period 11/1/2013 through 11/30/2013

CHECKS UNDER \$25,000

<u>Vendor Name</u>	<u>Check/EFT Number</u>	<u>Payment Date</u>	<u>Inv Number</u>	<u>Invoice Description</u>	<u>Payment Amount</u>
Remit to: BULLHEAD CITY, AZ					<u>FYTD:</u> \$10,432.57
SCHUMAN, MICHAEL	10824	11/04/2013	131101	RETIREE MED NOVEMBER '13	\$318.73
Remit to: GARDNERVILLE, NV					<u>FYTD:</u> \$1,912.38
SECTRAN SECURITY, INC	219225	11/12/2013	13070639 - CH	ARMORED TRANSPORT SERVICES-CITY HALL	\$1,908.00
			13080646 - PR	ARMORED TRANSPORT SERVICES-PARKS & COMM. SVCS	
			13100654 - CH	ARMORED TRANSPORT SERVICES-CITY HALL	
			13100654 - PR	ARMORED TRANSPORT SERVICES-PARKS & COMM. SVCS	
			13090647 - PR	ARMORED TRANSPORT SERVICES-PARKS & COMM. SVCS	
			13070639 - PR	ARMORED TRANSPORT SERVICES-PARKS & COMM. SVCS	
			13100654 - ENT	ARMORED TRANSPORT SERVICES-MV UTILITY	
			13090647 - ENT	ARMORED TRANSPORT SERVICES-MV UTILITY	
			13070639 - ENT	ARMORED TRANSPORT SERVICES-MV UTILITY	
			13080646 - CH	ARMORED TRANSPORT SERVICES-CITY HALL	
			13090647 - CH	ARMORED TRANSPORT SERVICES-CITY HALL	
			13080646 - ENT	ARMORED TRANSPORT SERVICES-MV UTILITY	
Remit to: LOS ANGELES, CA					<u>FYTD:</u> \$2,385.00
SECTRAN SECURITY, INC	219296	11/18/2013	13110658 - ENT	ARMORED TRANSPORT SERVICES-MV UTILITY	\$477.00
			13110658 - PR	ARMORED TRANSPORT SERVICES-PARKS & COMM. SVCS	
			13110658 - CH	ARMORED TRANSPORT SERVICES-CITY HALL	
Remit to: LOS ANGELES, CA					<u>FYTD:</u> \$2,385.00
SENTINEL FIELD SERVICES	219314	11/18/2013	C10136	REFUND-DISMISSED ADMIN CITATION	\$1,000.00



City of Moreno Valley
Payment Register
 For Period 11/1/2013 through 11/30/2013

CHECKS UNDER \$25,000

<u>Vendor Name</u>	<u>Check/EFT Number</u>	<u>Payment Date</u>	<u>Inv Number</u>	<u>Invoice Description</u>	<u>Payment Amount</u>
Remit to: CLEARFIELD, UT					<u>FYTD:</u> \$1,000.00
SERTA MATTRESS	219339	11/25/2013	I617711ONT	13 TWIN XL MATTRESSES - MORRISON PARK FS	\$2,792.46
Remit to: MORENO VALLEY, CA					<u>FYTD:</u> \$2,792.46
SHARRETT, SHARON K.	10825	11/04/2013	131101	RETIREE MED NOVEMBER '13	\$173.37
Remit to: ONTARIO, CA					<u>FYTD:</u> \$1,040.22
SHELDON, STUART H.	10826	11/04/2013	131101	RETIREE MED NOVEMBER '13	\$318.73
Remit to: MURRIETA, CA					<u>FYTD:</u> \$1,912.38
SHELL OIL CO.	219297	11/18/2013	065124489311	FUEL PURCHASES-PD MOTORCYCLES	\$995.04
Remit to: COLUMBUS, OH					<u>FYTD:</u> \$7,179.73
SINGER & COFFIN, APC	10941	11/18/2013	4097	LEGAL SERVICES - SR-60/MORENO BEACH PH II	\$5,274.00
Remit to: IRVINE, CA					<u>FYTD:</u> \$35,076.85
SINGER & COFFIN, APC	10981	11/25/2013	4098	LEGAL SERVICES - NASON/CACTUS TO FIR	\$198.00
Remit to: IRVINE, CA					<u>FYTD:</u> \$35,076.85
SIRE TECHNOLOGIES/HYLAND SOFTWARE	10827	11/04/2013	238661	SIRE VOTING MODULE SOFTWARE & SVCS	\$13,475.00
Remit to: WESTLAKE, OH					<u>FYTD:</u> \$37,103.25
SKECHERS, U.S.A., INC.	219312	11/18/2013	7013669-01	SOLAR INCENTIVE REBATE-SEPT & OCT 2013	\$10,630.84
Remit to: MANHATTAN BEACH, CA					<u>FYTD:</u> \$10,630.84

-239-

Item No. A.10



City of Moreno Valley
Payment Register
 For Period 11/1/2013 through 11/30/2013

CHECKS UNDER \$25,000

<u>Vendor Name</u>	<u>Check/EFT Number</u>	<u>Payment Date</u>	<u>Inv Number</u>	<u>Invoice Description</u>	<u>Payment Amount</u>
SKY PUBLISHING	219158	11/04/2013	13_6_15	1/2 PAGE SHOP MOVAL ADVERTISEMENT/OCT 10-12 YOUR VILLA MAGAZINE	\$1,714.00
			13_5_6	1/2 PAGE SHOP MOVAL ADVERTISEMENT/AUG 22-24 YOUR VILLA MAGAZINE	
Remit to: MORENO VALLEY, CA					FYTD: \$32,942.00
SKY PUBLISHING	219340	11/25/2013	13_7_89	1/2 PAGE SHOP MOVAL ADVERTISEMENT IN YOUR VILLA MAGAZINE	\$857.00
Remit to: MORENO VALLEY, CA					FYTD: \$32,942.00
SKY TRAILS MOBILE VILLAGE	10942	11/18/2013	OCT 2013	REFUND-UUT FOR EXEMPT RESIDENTS	\$77.56
Remit to: LOS ANGELES, CA					FYTD: \$412.95
SLAGERMAN, SUSAN A.	10828	11/04/2013	131101	SEPT '13, PD NOV '13	\$318.73
Remit to: MORENO VALLEY, CA					FYTD: \$1,912.38
SMITH, MARIA A.	10829	11/04/2013	131101	RETIREE MED NOVEMBER '13	\$318.73
Remit to: MORENO VALLEY, CA					FYTD: \$1,912.38
SMUS, PAULA	219159	11/04/2013	131101	RETIREE MED NOVEMBER '13	\$318.73
Remit to: RIVERSIDE, CA					FYTD: \$956.19
SOUTH COAST AIR QUALITY MGMT DISTRICT	219160	11/04/2013	2648540	EMISSIONS FEES FY13-14	\$434.94
			2647405	ANNUAL OPERATING FEES-I C E (50-500 HP) EM ELEC GEN-DIESEL	
Remit to: DIAMOND BAR, CA					FYTD: \$5,227.84
SOUTHERN CALIFORNIA EDISON 1	219161	11/04/2013	OCT-13 11/4/13	ELECTRICITY	\$5,182.59



**City of Moreno Valley
Payment Register
For Period 11/1/2013 through 11/30/2013**

CHECKS UNDER \$25,000

<u>Vendor Name</u>	<u>Check/EFT Number</u>	<u>Payment Date</u>	<u>Inv Number</u>	<u>Invoice Description</u>	<u>Payment Amount</u>
Remit to: ROSEMEAD, CA					<u>FYTD:</u> \$1,310,901.63
SOUTHERN CALIFORNIA EDISON 1	219162	11/04/2013	7500342234	WDAT CHARGES-SUBSTATION 115KV INTERCONNECTION	\$19,801.55
Remit to: ROSEMEAD, CA					<u>FYTD:</u> \$1,310,901.63
SOUTHERN CALIFORNIA EDISON 1	219163	11/04/2013	153644	DESIGN PLANS - PEDESTRIAN ENHANCEMENTS	\$4,253.09
Remit to: RIALTO, CA					<u>FYTD:</u> \$1,310,901.63
SOUTHERN CALIFORNIA EDISON 1	219226	11/12/2013	OCT-13 11/12/13	ELECTRICITY	\$6,390.37
Remit to: ROSEMEAD, CA					<u>FYTD:</u> \$1,310,901.63
SOUTHERN CALIFORNIA GAS CO.	219228	11/12/2013	OCT-2013	GAS CHARGES	\$4,169.51
Remit to: MONTEREY PARK, CA					<u>FYTD:</u> \$16,044.54
SPARKS, YVETTE	219313	11/18/2013	1089452	REFUND FOR TOWNGATE RENTAL	\$200.00
Remit to: MORENO VALLEY, CA					<u>FYTD:</u> \$200.00
SPECK, GARY B.	10830	11/04/2013	131101	RETIREE MED NOVEMBER '13	\$318.73
Remit to: MORENO VALLEY, CA					<u>FYTD:</u> \$1,912.38
SPENCER, MARTHA	10831	11/04/2013	131101	RETIREE MED NOVEMBER '13	\$146.32
Remit to: MORENO VALLEY, CA					<u>FYTD:</u> \$877.92
SPONSLER, ED	219272	11/12/2013	ACCT. 7009120-05	SOLAR INCENTIVE REBATE	\$10,928.00
Remit to: MORENO VALLEY, CA					<u>FYTD:</u> \$10,928.00
SPRINT	10832	11/04/2013	417544340-083	CELLULAR PHONE SERVICE FOR PD GTF	\$63.72

-241-

Item No. A.10



City of Moreno Valley
Payment Register
 For Period 11/1/2013 through 11/30/2013

CHECKS UNDER \$25,000

<u>Vendor Name</u>	<u>Check/EFT Number</u>	<u>Payment Date</u>	<u>Inv Number</u>	<u>Invoice Description</u>	<u>Payment Amount</u>
Remit to: CAROL STREAM, IL					<u>FYTD:</u> \$2,687.85
SPRINT	10892	11/12/2013	634235346-038	CELLULAR PHONE SERVICE FOR PD SET	\$369.47
Remit to: CAROL STREAM, IL					<u>FYTD:</u> \$2,687.85
SPRINT	219342	11/25/2013	LCI-184984	CELLULAR TECH EXTRACTION & LOCATOR SVCS FOR PD INVESTIGATIONS	\$30.00
Remit to: KANSAS CITY, MO					<u>FYTD:</u> \$2,687.85
STA STUDENT TRANSPORTATION OF AMERICA	219229	11/12/2013	5433345	BUS SERVICE FOR VALLEY KIDS CAMP FIELD TRIP	\$948.60
Remit to: GOLETA, CA					<u>FYTD:</u> \$9,186.09
STANDARD INSURANCE CO	219182	11/04/2013	131101	SUPPLEMENTAL INSURANCE	\$1,343.57
Remit to: PORTLAND, OR					<u>FYTD:</u> \$159,908.20
STANLEY CONVERGENT SECURITY SOLUTNS, INC	10893	11/12/2013	10648258	ALARM SYSTEM MONITORING SERVICES-RED MAPLE "A CHILD'S PLACE"	\$465.24
			10653958	ALARM SYSTEM MONITORING SERVICES-GANG TASK FORCE OFFICE	
Remit to: RIVERSIDE, CA					<u>FYTD:</u> \$21,871.04
STANLEY CONVERGENT SECURITY SOLUTNS, INC	10894	11/12/2013	10652764	SECURITY SYSTEM MONITORING-SUNNYMEAD/BETHUNE PARKS SNACK BARS	\$3,170.21
			10596451	ALARM SYSTEM MONITORING SERVICES-PUBLIC SAFETY BLDG	
			10579417	ALARM SYSTEM MONITORING SERVICES-FIRE ST. #99	
			10569240	ALARM SYSTEM MONITORING SERVICES-MARCH FIELD PARK COMM. CTR.	



**City of Moreno Valley
Payment Register
For Period 11/1/2013 through 11/30/2013**

CHECKS UNDER \$25,000

<u>Vendor Name</u>	<u>Check/EFT Number</u>	<u>Payment Date</u>	<u>Inv Number</u>	<u>Invoice Description</u>	<u>Payment Amount</u>
STANLEY CONVERGENT SECURITY SOLUTIONS, INC	10894	11/12/2013	10592315	ALARM SYSTEM MONITORING SERVICES-TOWNGATE COMM. CTR.	\$3,170.21
			10592736	ALARM SYSTEM MONITORING SERVICES-ANNEX 1 BURGLAR ALARM	
			10565647	ALARM SYSTEM MONITORING SERVICES-EOC	
			10593346	ALARM SYSTEM MONITORING SERVICES-CONFERENCE & REC. CTR.	
			10652384	ALARM SYSTEM MONITORING SERVICES-EOC	
			10664458	ALARM SYSTEM MONITORING SERVICES-COTTONWOOD GOLF COURSE	
			10667178	ALARM SYSTEM MONITORING SERVICES-LIBRARY	
			10672337	ALARM SYSTEM MONITORING SERVICES-FIRE ST. #99	
			10656990	SECURITY SYSTEM MONITORING-MORRISON PARK SNACK BAR	
			10668665	ALARM SYSTEM MONITORING SERVICES-CITY HALL	

Remit to: PALATINE, IL FYTD: \$21,871.04

STATE BOARD OF EQUALIZATION 1	10955	11/20/2013	103113	SALES & USE TAX REPORT FOR 10/1-10/31/13	\$1,973.00
----------------------------------	-------	------------	--------	--	------------

Remit to: SACRAMENTO, CA FYTD: \$11,317.00

STATE DISBURSEMENT UNIT	10751	11/01/2013	2014-00000137	1005 - GARNISHMENT - CHILD SUPPORT*	\$2,084.07
-------------------------	-------	------------	---------------	-------------------------------------	------------

Remit to: WEST SACRAMENTO, CA FYTD: \$22,352.79

STATE DISBURSEMENT UNIT	10907	11/15/2013	2014-00000160	1005 - GARNISHMENT - CHILD SUPPORT*	\$1,802.33
-------------------------	-------	------------	---------------	-------------------------------------	------------

Remit to: WEST SACRAMENTO, CA FYTD: \$22,352.79

STATE DISBURSEMENT UNIT	10996	11/29/2013	2014-00000176	1005 - GARNISHMENT - CHILD SUPPORT*	\$1,780.57
-------------------------	-------	------------	---------------	-------------------------------------	------------

-243-

Item No. A.10



City of Moreno Valley
Payment Register
 For Period 11/1/2013 through 11/30/2013

CHECKS UNDER \$25,000

<u>Vendor Name</u>	<u>Check/EFT Number</u>	<u>Payment Date</u>	<u>Inv Number</u>	<u>Invoice Description</u>	<u>Payment Amount</u>
Remit to: WEST SACRAMENTO, CA					FYTD: \$22,352.79
STATE OF CALIFORNIA DEPT. OF JUSTICE	219165	11/04/2013	983621 (HR)	FINGERPRINTING SERVICES-HR DEPT/EMPLOYMENT RELATED	\$288.00
			983621 (BL)	FINGERPRINTING SERVICES-BUS. LICENSE RELATED	
			983621 (CP)	FINGERPRINTING SERVICES-PW/CAP. PROJ. VOLUNTEER	
Remit to: SACRAMENTO, CA					FYTD: \$16,454.00
STATE OF CALIFORNIA DEPT. OF JUSTICE	219166	11/04/2013	988967 (BL)	FINGERPRINTING SERVICES-BUS. LICENSE RELATED	\$192.00
			988967 (HR)	FINGERPRINTING SERVICES-HR DEPT/EMPLOYMENT RELATED	
Remit to: SACRAMENTO, CA					FYTD: \$16,454.00
STATE OF CALIFORNIA DEPT. OF JUSTICE	219230	11/12/2013	983621 (OEM)	FINGERPRINTING SERVICES-ERF	\$96.00
			983621 (TS)	FINGERPRINTING SERVICES-TS VOLUNTEER	
Remit to: SACRAMENTO, CA					FYTD: \$16,454.00
STATE OF CALIFORNIA DEPT. OF JUSTICE	219231	11/12/2013	988967 (TED)	FINGERPRINTING SERVICES-PW/TRAFFIC ENG. DIVISION VOLUNTEER	\$32.00
Remit to: SACRAMENTO, CA					FYTD: \$16,454.00
STENO SOLUTIONS TRANSCRIPTION SVCS., IN	10895	11/12/2013	42626	TRANSCRIPTION SERVICES FOR PD	\$2,585.12
Remit to: CORONA, CA					FYTD: \$11,518.56
STEWART, CLIFFORD	10834	11/04/2013	131101	RETIREE MED NOVEMBER '13	\$210.74
Remit to: GLENDALE, AZ					FYTD: \$1,264.44



**City of Moreno Valley
Payment Register
For Period 11/1/2013 through 11/30/2013**

CHECKS UNDER \$25,000

<u>Vendor Name</u>	<u>Check/EFT Number</u>	<u>Payment Date</u>	<u>Inv Number</u>	<u>Invoice Description</u>	<u>Payment Amount</u>
STILES ANIMAL REMOVAL, INC.	219343	11/25/2013	102278	LARGE ANIMAL CARCASS REMOVAL	\$150.00
Remit to: GUASTI, CA					FYTD: \$300.00
STORLIE-SICKLES, ELIZABETH	10835	11/04/2013	131101	RETIREE MED NOVEMBER '13	\$318.73
Remit to: MORENO VALLEY, CA					FYTD: \$2,231.11
STRADLING, YOCCA, CARLSON & RAUTH	10896	11/12/2013	283701-0000	LEGAL SERVICES	\$5,991.00
			283704-0000	LEGAL SERVICES	
Remit to: NEWPORT BEACH, CA					FYTD: \$23,764.58
STRADLING, YOCCA, CARLSON & RAUTH	10944	11/18/2013	283371-0000	LEGAL SERVICES	\$4,278.00
			283374-0000	LEGAL SERVICES	
			283694-0032	LEGAL SERVICES	
Remit to: NEWPORT BEACH, CA					FYTD: \$23,764.58
STRICKLER ASSOCIATION, THE	10982	11/25/2013	5900	CONSULTING SERVICES RE: SURPLUS PROPERTY	\$1,968.75
			5800	CONSULTANT SERVICES-LONG RANGE PROPERTY MGMT PLAN, ETC.	
Remit to: SAN BERNARDINO, CA					FYTD: \$9,150.00
STRICKLER, JOHN W.	10836	11/04/2013	131101	RETIREE MED NOVEMBER '13	\$318.73
Remit to: SAN BERNARDINO, CA					FYTD: \$1,912.38
SUNNYMEAD ACE HARDWARE	219344	11/25/2013	52860	MISC. SUPPLIES FOR PD	\$182.73
			52159	MISC. SUPPLIES FOR PD	

-245-

Item No. A.10



City of Moreno Valley
Payment Register
 For Period 11/1/2013 through 11/30/2013

CHECKS UNDER \$25,000

<u>Vendor Name</u>	<u>Check/EFT Number</u>	<u>Payment Date</u>	<u>Inv Number</u>	<u>Invoice Description</u>	<u>Payment Amount</u>
Remit to: MORENO VALLEY, CA					<u>FYTD:</u> \$923.74
SUNNYMEAD SHELL GAS, SONNY INC	219377	11/25/2013	13296312	GRANTED WAIVED PER PD	\$125.00
Remit to: MORENO VALLEY, CA					<u>FYTD:</u> \$125.00
T.Y. LIN INTERNATIONAL	219167	11/04/2013	1309344	CONSULTING SERVICES, RFA SUPPORT - SR-60/NASON IC	\$2,220.00
Remit to: SAN DIEGO, CA					<u>FYTD:</u> \$2,220.00
TAX COMPLIANCE SERVICES	219168	11/04/2013	2013-2014 STMT 3	UUT AUDIT & CONSULTING SERVICES	\$5,000.00
Remit to: THOUSAND OAKS, CA					<u>FYTD:</u> \$30,000.00
TAX COMPLIANCE SERVICES	219345	11/25/2013	2013-2014 STMT 4	UUT AUDIT & CONSULTING SERVICES	\$5,000.00
Remit to: THOUSAND OAKS, CA					<u>FYTD:</u> \$30,000.00
THERMAL-COOL INC.	219232	11/12/2013	31729	HVAC UNITS CHECKED AT PUBLIC SAFETY BLDG.-WO#13-1157	\$100.00
Remit to: RIVERSIDE, CA					<u>FYTD:</u> \$17,254.42
THOMPSON COBURN LLP	10897	11/12/2013	3007543	LEGAL SERVICES FOR MVU RE: RELIABILITY STANDARDS COMPLIANCE	\$57.74
Remit to: WASHINGTON, DC					<u>FYTD:</u> \$1,866.94
TIME WARNER CABLE	219346	11/25/2013	31518001 11/1/13	CABLE TV SERVICE FOR COTTONWOOD GOLF COURSE	\$61.89
Remit to: PITTSBURGH, PA					<u>FYTD:</u> \$5,063.47
TKE ENGINEERING INC	219347	11/25/2013	2013-234	GEOTECHNICAL SERVICES - SIDEWALK IMP. HEMLOCK/GRAHAM	\$10,496.36
Remit to: RIVERSIDE, CA					<u>FYTD:</u> \$28,648.66



**City of Moreno Valley
Payment Register
For Period 11/1/2013 through 11/30/2013**

CHECKS UNDER \$25,000

<u>Vendor Name</u>	<u>Check/EFT Number</u>	<u>Payment Date</u>	<u>Inv Number</u>	<u>Invoice Description</u>	<u>Payment Amount</u>
TMAD TAYLOR & GAINES ENGINEERS	219299	11/18/2013	00082882	CONSULTING SERVICES - CIVIC CENTER EXTERIOR IMP.	\$5,935.15
Remit to: PASADENA, CA					FYTD: \$19,416.73
TR DESIGN GROUP, INC.	10945	11/18/2013	1772	CONSTRUCTION DOCUMENTS - TRANSPORTATION MGMT. CENTER	\$13,883.00
			1756a	CONSTRUCTION DOCUMENTS - TRANSPORTATION MGMT. CENTER	
Remit to: RIVERSIDE, CA					FYTD: \$16,949.21
TRICHE, TARA	219368	11/25/2013	NOV-2013	INSTRUCTOR SERVICES-DANCE CLASSES	\$2,497.50
Remit to: MORENO VALLEY, CA					FYTD: \$11,026.00
TRUGREEN LANDCARE	10946	11/18/2013	7603187	LANDSCAPE MAINT.-ZONE E-4 & E-4A	\$23,275.98
			7603188	LANDSCAPE MAINT.-ZONE S	
			7609372	IRRIGATION REPAIRS-ZONE E-4	
			7603184	LANDSCAPE MAINT.-ZONE M	
			7603185	LANDSCAPE MAINT.-ZONE E-16	
			7611537	REPLACE DAMAGED PLANT MATERIAL-SW CORNER OF CACTUS/REDLANDS	
			7611535	REPAIR FENCE ON SW CORNER OF CACTUS/REDLANDS-DAMAGED BY ACCIDENT	
			7608722	ADDITIONAL HOURS FOR IRRIGATION TECH TO REPAIR MAIN LINES IN E4	
			7608721	VALVE REPLACEMENT ALONG ALESSANDRO BLVD.	
Remit to: RIVERSIDE, CA					FYTD: \$123,850.79

-247-

Item No. A.10



City of Moreno Valley
Payment Register
 For Period 11/1/2013 through 11/30/2013

CHECKS UNDER \$25,000

<u>Vendor Name</u>	<u>Check/EFT Number</u>	<u>Payment Date</u>	<u>Inv Number</u>	<u>Invoice Description</u>	<u>Payment Amount</u>
U.S. POSTAL SERVICE	219183	11/04/2013	WINTER/SPRING'14	PERMIT #153 - DEPOSIT FOR POSTAGE TO MAIL RECREATION GUIDES	\$8,000.00
Remit to: MORENO VALLEY, CA					FYTD: \$21,800.00
UC REGENTS - GOVT'L & COMMUNITY RELATION	219308	11/18/2013	11202013	CUC BREAKFAST MEETING-COUNCIL MEMBER BACA	\$22.00
Remit to: RIVERSIDE, CA					FYTD: \$47.00
UNDERGROUND SERVICE ALERT	10947	11/18/2013	1020130451 (b)	DIGALERT TICKETS SUBSCRIPTION SERVICE	\$433.50
			1020130451 (d)	DIGALERT TICKETS SUBSCRIPTION SERVICE	
			1020130451 (c)	DIGALERT TICKETS SUBSCRIPTION SERVICE	
			1020130451 (a)	DIGALERT TICKETS SUBSCRIPTION SERVICE	
Remit to: CORONA, CA					FYTD: \$2,187.00
UNITED ROTARY BRUSH CORP	10948	11/18/2013	277462	STREET SWEEPER BROOM KITS/RECONDITIONING	\$2,355.54
			277635	STREET SWEEPER BROOM KITS/RECONDITIONING	
Remit to: POMONA, CA					FYTD: \$21,095.29
UNITED SITE SERVICES OF CA, INC.	10837	11/04/2013	114-1583563	FENCE RENTAL AT ANIMAL SHELTER	\$106.65
Remit to: EL MONTE, CA					FYTD: \$639.90
UNITED SITE SERVICES OF CA, INC.	10984	11/25/2013	114-1632951	FENCE RENTAL AT ANIMAL SHELTER	\$106.65
Remit to: PHOENIX, AZ					FYTD: \$639.90
UNITED STATES TREASURY - 4	219169	11/04/2013	2014-00000148	1001 - GARNISHMENT - IRS TAX LEVY	\$50.38
Remit to: FRESNO, CA					FYTD: \$596.61



**City of Moreno Valley
Payment Register
For Period 11/1/2013 through 11/30/2013**

CHECKS UNDER \$25,000

<u>Vendor Name</u>	<u>Check/EFT Number</u>	<u>Payment Date</u>	<u>Inv Number</u>	<u>Invoice Description</u>	<u>Payment Amount</u>
UNITED STATES TREASURY - 4	219300	11/18/2013	2014-00000154	1001 - GARNISHMENT - IRS TAX LEVY	\$50.38
Remit to: FRESNO, CA					FYTD: \$596.61
UNITED STATES TREASURY - 5	219233	11/12/2013	FORM 720 FILING	FILING OF FORM 720 FOR EIN 33-0076484	\$203.00
Remit to: CINCINNATI, OH					FYTD: \$1,757.47
UNITED WAY OF INLAND VALLEYS	219170	11/04/2013	2014-00000149	8720 - UNITED WAY	\$242.00
Remit to: RIVERSIDE, CA					FYTD: \$3,045.00
UNITED WAY OF INLAND VALLEYS	219301	11/18/2013	2014-00000155	8720 - UNITED WAY	\$242.00
Remit to: RIVERSIDE, CA					FYTD: \$3,045.00
USA MOBILITY/ARCH WIRELESS	10899	11/12/2013	W6218870K	PAGER SERVICE	\$34.68
Remit to: SPRINGFIELD, VA					FYTD: \$173.34
VACATE PEST ELIMINATION COMPANY	10838	11/04/2013	43620	PEST CONTROL SERVICE-SENIOR CENTER	\$2,320.00
			43621	PEST CONTROL SERVICE-FIRE STATION #2	
			43622	PEST CONTROL SERVICE-FIRE STATION #91	
			43666	PEST CONTROL SERVICE-LIBRARY	
			43748	PEST CONTROL SERVICE-COTTONWOOD GOLF COURSE	
			43749	PEST CONTROL SERVICE-CITY HALL	
			43750	PEST CONTROL SERVICE-CONFERENCE & REC CTR.	
			43618	PEST CONTROL SERVICE-FIRE STATION #58	
			43755	PEST CONTROL SERVICE-ANNEX 1 BLDG	
			43611	PEST CONTROL SERVICE-FIRE STATION #48	

-249-

Item No. A.10



City of Moreno Valley
Payment Register
 For Period 11/1/2013 through 11/30/2013

CHECKS UNDER \$25,000

<u>Vendor Name</u>	<u>Check/EFT Number</u>	<u>Payment Date</u>	<u>Inv Number</u>	<u>Invoice Description</u>	<u>Payment Amount</u>
VACATE PEST ELIMINATION COMPANY	10838	11/04/2013	43756	PEST CONTROL SERVICE-ANIMAL SHELTER	\$2,320.00
			43758	PEST CONTROL SERVICE-MARCH FIELD PARK COMM. CTR.	
			43759	PEST CONTROL SERVICE-TRANSP. TRAILER	
			43751	PEST CONTROL SERVICE-CITY YARD	
			44348	PEST CONTROL SERVICE-CITY YARD	
			44349	PEST CONTROL SERVICE-PUBLIC SAFETY BLDG	
			43752	PEST CONTROL SERVICE-PUBLIC SAFETY BLDG	
			44218	PEST CONTROL SERVICE-FIRE STATION #2	
			44184	PEST CONTROL SERVICE-FIRE STATION #65	
			44207	PEST CONTROL SERVICE-FIRE STATION #48	
			44208	PEST CONTROL SERVICE-TOWNGATE COMM. CENTER	
			44209	PEST CONTROL SERVICE-FIRE STATION #99	
			44210	PEST CONTROL SERVICE-UTILITY FIELD OFFICE	
			44212	PEST CONTROL SERVICE-FIRE STATION #6	
			44213	PEST CONTROL SERVICE-LIBRARY	
			43613	PEST CONTROL SERVICE-FIRE STATION #99	
			44217	PEST CONTROL SERVICE-SENIOR CENTER	
			43614	PEST CONTROL SERVICE-UTILITY FIELD OFFICE	
			44772	PEST CONTROL SERVICE-FIRE STATION #91	
			44345	PEST CONTROL SERVICE-COTTONWOOD GOLF COURSE	
			44346	PEST CONTROL SERVICE-CITY HALL	
			43595	PEST CONTROL SERVICE-FIRE STATION #65	
			44347	PEST CONTROL SERVICE-CONFERENCE & REC CTR.	
			43612	PEST CONTROL SERVICE-TOWNGATE COMM. CENTER	



**City of Moreno Valley
Payment Register
For Period 11/1/2013 through 11/30/2013**

CHECKS UNDER \$25,000

<u>Vendor Name</u>	<u>Check/EFT Number</u>	<u>Payment Date</u>	<u>Inv Number</u>	<u>Invoice Description</u>	<u>Payment Amount</u>
VACATE PEST ELIMINATION COMPANY	10838	11/04/2013	44352	PEST CONTROL SERVICE-ANNEX 1 BLDG	\$2,320.00
			43616	PEST CONTROL SERVICE-FIRE STATION #6	
			44215	PEST CONTROL SERVICE-FIRE STATION #58	
			44353	PEST CONTROL SERVICE-ANIMAL SHELTER	
			44355	PEST CONTROL SERVICE-MARCH FIELD PARK COMM. CTR.	
			44356	PEST CONTROL SERVICE-TRANSP. TRAILER	
Remit to: MORENO VALLEY, CA					<u>FYTD:</u> \$10,245.00
VACATE PEST ELIMINATION COMPANY	10900	11/12/2013	42958_	PEST CONTROL SERVICE-MARCH FIELD ASEs BLDG	\$300.00
			43753	PEST CONTROL SERVICE-EOC	
			44354	PEST CONTROL SERVICE-MARCH FIELD ASEs BLDG	
			44350	PEST CONTROL SERVICE-EOC	
			43757	PEST CONTROL SERVICE-MARCH FIELD ASEs BLDG	
			42954	PEST CONTROL SERVICE-EOC	
Remit to: MORENO VALLEY, CA					<u>FYTD:</u> \$10,245.00
VACATE PEST ELIMINATION COMPANY	10949	11/18/2013	45193	PEST CONTROL SERVICE-ANNEX 1 BLDG	\$1,185.00
			45197	PEST CONTROL SERVICE-TRANSP. TRAILER	
			45007	PEST CONTROL SERVICE-FIRE STATION #65	
			45030	PEST CONTROL SERVICE-FIRE STATION #48	
			45036	PEST CONTROL SERVICE-LIBRARY	
			45032	PEST CONTROL SERVICE-FIRE STATION #99	
	45194	PEST CONTROL SERVICE-ANIMAL SHELTER			

-251-

Item No. A.10



City of Moreno Valley
Payment Register
 For Period 11/1/2013 through 11/30/2013

CHECKS UNDER \$25,000

<u>Vendor Name</u>	<u>Check/EFT Number</u>	<u>Payment Date</u>	<u>Inv Number</u>	<u>Invoice Description</u>	<u>Payment Amount</u>
VACATE PEST ELIMINATION COMPANY	10949	11/18/2013	45191	PEST CONTROL SERVICE-EOC	\$1,185.00
			45190	PEST CONTROL SERVICE-PUBLIC SAFETY BLDG	
			45189	PEST CONTROL SERVICE-CITY YARD	
			45188	PEST CONTROL SERVICE-CONFERENCE & REC CTR.	
			45031	PEST CONTROL SERVICE-TOWNGATE COMM. CENTER	
			45185	PEST CONTROL SERVICE-COTTONWOOD GOLF COURSE	
			45040	PEST CONTROL SERVICE-FIRE STATION #91	
			45039	PEST CONTROL SERVICE-FIRE STATION #2	
			45038	PEST CONTROL SERVICE-SENIOR CENTER	
			45037	PEST CONTROL SERVICE-FIRE STATION #58	
			45195	PEST CONTROL SERVICE-MARCH FIELD ASES BLDG	
			45035	PEST CONTROL SERVICE-FIRE STATION #6	
			45033	PEST CONTROL SERVICE-UTILITY FIELD OFFICE	
			45196	PEST CONTROL SERVICE-MARCH FIELD PARK COMM. CTR.	

Remit to: MORENO VALLEY, CA

FYTD: \$10,245.00

VAL VERDE UNIFIED SCHOOL DISTRICT	219302	11/18/2013	6/2/13-11/4/13	REFUND-MARCH MIDDLE SCHOOL PUBLIC PURPOSE FUNDS	\$4,090.94
-----------------------------------	--------	------------	----------------	---	------------

Remit to: PERRIS, CA

FYTD: \$6,149.33

VANN, TAMIE	219378	11/25/2013	R13-065445	AS REFUND-ADOPT,VACS,CHIP,LIC,RAB DEP	\$85.00
-------------	--------	------------	------------	---------------------------------------	---------

Remit to: MORENO VALLEY, CA

FYTD: \$85.00

VARIABLE SPEEDS SOLUTIONS INC	10839	11/04/2013	10080	PUMP REPAIR WORK - ZONE D	\$2,670.00
			10079	PUMP REPAIR WORK - ZONE D	



City of Moreno Valley
Payment Register
 For Period 11/1/2013 through 11/30/2013

CHECKS UNDER \$25,000

<u>Vendor Name</u>	<u>Check/EFT Number</u>	<u>Payment Date</u>	<u>Inv Number</u>	<u>Invoice Description</u>	<u>Payment Amount</u>
VARIABLE SPEEDS SOLUTIONS INC	10839	11/04/2013	10022	PUMP MAINTENANCE - ZONE M	\$2,670.00
Remit to: HUNTINGTON BEACH, CA					<u>FYTD:</u> \$5,520.00
VARIABLE SPEEDS SOLUTIONS INC	10985	11/25/2013	9955	PUMP MAINTENANCE	\$2,850.00
			9982	PUMP MAINTENANCE	
			9981	PUMP MAINTENANCE	
			9979	PUMP MAINTENANCE	
			9984	PUMP MAINTENANCE	
			9983	PUMP MAINTENANCE	
			9956	PUMP MAINTENANCE	
			9962	PUMP MAINTENANCE	
			9954	PUMP MAINTENANCE	
			9953	PUMP MAINTENANCE	
			9952	PUMP MAINTENANCE	
			9951	PUMP MAINTENANCE	
			9950	PUMP MAINTENANCE	
			9985	PUMP MAINTENANCE	
			9958	PUMP MAINTENANCE	
Remit to: HUNTINGTON BEACH, CA					<u>FYTD:</u> \$5,520.00
VASQUEZ, CAROL	219171	11/04/2013	131101	SEPT '13 PD NOV '13	\$318.73
Remit to: RIALTO, CA					<u>FYTD:</u> \$1,912.38
VELASQUEZ, CHRISTOPHER	219273	11/12/2013	ACCT. 7011156-06	SOLAR INCENTIVE REBATE	\$9,614.00
Remit to: MORENO VALLEY, CA					<u>FYTD:</u> \$9,614.00

-253-

Item No. A.10



City of Moreno Valley
Payment Register
 For Period 11/1/2013 through 11/30/2013

CHECKS UNDER \$25,000

<u>Vendor Name</u>	<u>Check/EFT Number</u>	<u>Payment Date</u>	<u>Inv Number</u>	<u>Invoice Description</u>	<u>Payment Amount</u>
VELO, HEATHER A.	219274	11/12/2013	ACCT. 7012002-04	SOLAR INCENTIVE REBATE	\$12,014.00
Remit to: MORENO VALLEY, CA					FYTD: \$12,014.00
VERIZON CALIFORNIA	219348	11/25/2013	1258220327NOV-13	FIOS SERVICES FOR FIRE STATION 99	\$101.56
Remit to: DALLAS, TX					FYTD: \$4,371.60
VERIZON LEGAL COMPLIANCE	219234	11/12/2013	2013102812	CELLULAR TECH EXTRACTION & LOCATOR SVCS FOR PD INVESTIGATIONS	\$100.00
Remit to: SAN ANGELO, TX					FYTD: \$100.00
VERIZON WIRELESS	219172	11/04/2013	9713076869	CELLULAR SERVICE FOR PD TICKET WRITERS	\$159.00
Remit to: DALLAS, TX					FYTD: \$954.30
VICTOR MEDICAL CO	219173	11/04/2013	3398504	ANIMAL MEDICAL SUPPLIES/VACCINES	\$3,114.32
Remit to: LAKE FOREST, CA					FYTD: \$11,222.46
VIGIL, ERNEST	10840	11/04/2013	131101	RETIREE MED NOVEMBER '13	\$318.73
Remit to: MORENO VALLEY, CA					FYTD: \$1,912.38
VISION SERVICE PLAN	10852	11/04/2013	131101	EMPLOYEE VISION INSURANCE	\$3,710.93
Remit to: SAN FRANCISCO, CA					FYTD: \$22,304.34
VISTA PAINT CORPORATION	10841	11/04/2013	2013-993408-00	TRAFFIC PAINT	\$17,870.33
Remit to: FULLERTON, CA					FYTD: \$55,654.08
VOYAGER FLEET SYSTEM, INC.	10950	11/18/2013	869211615343	CNG FUEL PURCHASES	\$2,140.46
Remit to: HOUSTON, TX					FYTD: \$8,495.26



**City of Moreno Valley
Payment Register
For Period 11/1/2013 through 11/30/2013**

CHECKS UNDER \$25,000

<u>Vendor Name</u>	<u>Check/EFT Number</u>	<u>Payment Date</u>	<u>Inv Number</u>	<u>Invoice Description</u>	<u>Payment Amount</u>
VULCAN MATERIALS CO, INC.	219235	11/12/2013	70125782	ASPHALTIC MATERIALS	\$357.39
			70125783	ASPHALTIC MATERIALS	
			70128484	ASPHALTIC MATERIALS	
Remit to: LOS ANGELES, CA					FYTD: \$13,676.98
VULCAN MATERIALS CO, INC.	219349	11/25/2013	70134436	ASPHALTIC MATERIALS	\$816.87
			70137195	ASPHALTIC MATERIALS	
			70131079	ASPHALTIC MATERIALS	
			70152513	ASPHALTIC MATERIALS	
			70152514	ASPHALTIC MATERIALS	
			70152512	ASPHALTIC MATERIALS	
			70158787	ASPHALTIC MATERIALS	
Remit to: LOS ANGELES, CA					FYTD: \$13,676.98
WAGGONER JR., GLENN C.	10842	11/04/2013	131101	SEPT '13, PD NOV '13	\$318.73
Remit to: RIVERSIDE, CA					FYTD: \$1,912.38
WAGNER, GARY D.	10843	11/04/2013	131101	RETIREE MED NOVEMBER '13	\$318.73
Remit to: MORENO VALLEY, CA					FYTD: \$1,912.38
WAGNER, MARIANNE K	10844	11/04/2013	131101	RETIREE MED NOVEMBER '13	\$318.73
Remit to: MORENO VALLEY, CA					FYTD: \$1,912.38
WAGONER, ROBERT	10845	11/04/2013	131101	OCT-NOV '13, PD NOV '13	\$362.80
Remit to: ZEPHYRHILLS, FL					FYTD: \$1,088.40

-255-

Item No. A.10



City of Moreno Valley
Payment Register
 For Period 11/1/2013 through 11/30/2013

CHECKS UNDER \$25,000

<u>Vendor Name</u>	<u>Check/EFT Number</u>	<u>Payment Date</u>	<u>Inv Number</u>	<u>Invoice Description</u>	<u>Payment Amount</u>
WAGY, CARYLON	219174	11/04/2013	131101	SEPT '13 MED & DENTAL, PD NOV '13	\$291.58
Remit to: MORENO VALLEY, CA					FYTD: \$1,257.58
WEBFORTIS, LLC	219304	11/18/2013	9048	CRM/IT CONSULTING SERVICES - JAVASCRIPT ASSISTANCE	\$165.00
Remit to: WALNUT CREEK, CA					FYTD: \$618.75
WEST COAST ARBORISTS, INC.	10901	11/12/2013	91907	TREE TRIMMING & REMOVAL SERVICES-ZONE E-2	\$8,715.00
Remit to: ANAHEIM, CA					FYTD: \$39,865.00
WEST PAYMENT CENTER	219350	11/25/2013	828353239	AUTO TRACK SERVICES FOR PD INVESTIGATIONS	\$710.96
Remit to: CAROL STREAM, IL					FYTD: \$6,720.61
WEST PAYMENT CENTER	219351	11/25/2013	828406159	LEGAL LIBRARY PUBLICATIONS UPDATES	\$226.80
Remit to: CAROL STREAM, IL					FYTD: \$6,720.61
WHITE NELSON DIEHL EVANS LLP	219245	11/12/2013	12062013	REGISTRATION FOR 2013 GOVERNMENT TAX SEMINAR-CELESTE WIGGINS	\$295.00
Remit to: IRVINE, CA					FYTD: \$295.00
WIBERG, CHRISTOPHER	219175	11/04/2013	131101	RETIREE MED NOVEMBER '13	\$318.73
Remit to: ANAHEIM, CA					FYTD: \$1,912.38
WIELIN, RONALD A.	10846	11/04/2013	131101	RETIREE MED NOVEMBER '13	\$318.73
Remit to: BANNING, CA					FYTD: \$1,912.38
WILLDAN FINANCIAL SERVICES	10847	11/04/2013	010-22369	CSD ZONE B BENEFIT ANALYSIS SERVICES	\$2,310.00
Remit to: TEMECULA, CA					FYTD: \$8,605.00



City of Moreno Valley
Payment Register
 For Period 11/1/2013 through 11/30/2013

CHECKS UNDER \$25,000

<u>Vendor Name</u>	<u>Check/EFT Number</u>	<u>Payment Date</u>	<u>Inv Number</u>	<u>Invoice Description</u>	<u>Payment Amount</u>
WILLDAN FINANCIAL SERVICES	10986	11/25/2013	010-22333	ARBITRAGE REBATE SERVICES - CFD NO. 5	\$2,500.00
			010-22529	ARBITRAGE REBATE SERVICES - CFD NO. 3	
Remit to: TEMECULA, CA					<u>FYTD:</u> \$8,605.00
WILLIAMS, JANE L.	10848	11/04/2013	131101	OCT '13, PD NOV '13	\$137.04
Remit to: GRAND FORKS, ND					<u>FYTD:</u> \$686.36
WILLIAMS, REE	219275	11/12/2013	1082637	REFUND ON RENTAL CONTRACT 24246	\$500.00
Remit to: SAN DIEGO, CA					<u>FYTD:</u> \$500.00
WILLIS, ROBERT H	219236	11/12/2013	102413	SPORTS OFFICIATING SERVICES-SOFTBALL	\$420.00
			102713	SPORTS OFFICIATING SERVICES-SOFTBALL	
			102013	SPORTS OFFICIATING SERVICES-SOFTBALL	
			110313	SPORTS OFFICIATING SERVICES-SOFTBALL	
			101713	SPORTS OFFICIATING SERVICES-SOFTBALL	
			101313	SPORTS OFFICIATING SERVICES-SOFTBALL	
Remit to: PERRIS, CA					<u>FYTD:</u> \$1,700.00
WILSON-BEILKE, DENESE	219176	11/04/2013	131101	RETIREE MED NOVEMBER '13	\$318.73
Remit to: GLENDORA, CA					<u>FYTD:</u> \$2,868.57
KEROX CAPITAL SERVICES, LLC	219237	11/12/2013	126885338	FREIGHT CHARGES FOR COPIER SUPPLIES	\$3,499.40
			071040459	COPIER LEASE/BILLABLE PRINTS FOR PARKS DEPT.	
			126885339	SUPPLIES FOR COPIER - STAPLES	
			070592050	COPIER LEASE/BILLABLE PRINTS FOR GRAPHICS DEPT.	
			070400135	COPIER LEASE FOR GRAPHICS DEPT.	

-257-

Item No. A.10



City of Moreno Valley
Payment Register
 For Period 11/1/2013 through 11/30/2013

CHECKS UNDER \$25,000

<u>Vendor Name</u>	<u>Check/EFT Number</u>	<u>Payment Date</u>	<u>Inv Number</u>	<u>Invoice Description</u>	<u>Payment Amount</u>
XEROX CAPITAL SERVICES, LLC	219237	11/12/2013	127015165	FREIGHT CHARGE FOR COPIER WASTE TONER BOTTLES	\$3,499.40
Remit to: PASADENA, CA					FYTD: \$16,669.51
XEROX CAPITAL SERVICES, LLC	219306	11/18/2013	070949761	COPIER LEASE FOR PARKS DEPT.	\$491.90
Remit to: PASADENA, CA					FYTD: \$16,669.51
YAHOO!	219352	11/25/2013	SW4/MV133010124	INFO SEARCH, RETRIEVAL, ASSEMBLY, SHIPPING DUE TO SEARCH WARRANT	\$133.60
Remit to: SUNNYVALE, CA					FYTD: \$133.60
YAMASHITA, JULIA J.	10849	11/04/2013	131101	AUG-SEPT '13, PD NOV '13	\$293.80
Remit to: LAGUNA WOODS, CA					FYTD: \$881.40
ZUMAR INDUSTRIES, INC.	10856	11/04/2013	0145554	PERFORATED TUBING	\$700.73
Remit to: SANTA FE SPRINGS, CA					FYTD: \$18,782.68

TOTAL CHECKS UNDER \$25,000**\$1,007,244.22****GRAND TOTAL****\$11,821,621.94**

**MINUTES - REGULAR MEETING OF DECEMBER 10, 2013
(Report of: City Clerk Department)**

Recommendation: Approve as submitted.

SEE AGENDA ITEM A.2

This page intentionally left blank.



APPROVALS	
BUDGET OFFICER	<i>me</i>
CITY ATTORNEY	<i>SMB</i>
CITY MANAGER	<i>d</i>

Report to City Council

TO: Mayor and City Council, acting in their capacity as President and Board of Directors of the Moreno Valley Community Services District

FROM: Michael McCarty, Director of Parks and Community Services

AGENDA DATE: January 14, 2014

TITLE: AUTHORIZE THE SUBMISSION OF APPLICATION FOR ADDITIONAL AFTER SCHOOL EDUCATION AND SAFETY GRANT FUNDS FOR FISCAL YEAR 2014/2015

RECOMMENDED ACTION

Recommendation:

1. Authorize the City Manager to submit an application to the California Department of Education for additional After School Education and Safety Grant funds (ASES) for FY 2014/15.

SUMMARY

This grant funding would allow the City, in partnership with THINK Together, MVUSD and VVUSD, to provide after school care for over 180 additional students kindergarten through grade nine where they receive extended learning opportunities in a safe physical and emotional environment.

DISCUSSION

The City of Moreno Valley originally applied for and received funding from the ASES Grant for FY 2006/07 through FY 2009/10. The grant was renewed for three additional years through FY 2012/13. In addition to that we applied for and received funding for FY 2012/13 to serve an additional 177 students. The City is currently funded to serve 3,760 students in after school programs at 43 school sites in the Moreno Valley and Val Verde Unified School Districts. The City began partnering with THINK Together to operate all 43 sites in FY 2011/12.

THINK Together would like to partner with the City of Moreno Valley, along with Moreno Valley Unified School District and Val Verde Unified School District, in applying for additional funding through the ASES Program to add Vista Heights Middle School and increase funding for Seneca Elementary School and Vista Verde Middle School program sites that are below the maximum funding level. The application due date is January 17, 2014.

This funding will allow us to serve over 180 additional low income students in the after school program. This program provides a safe environment where students can go after school to get homework help, literacy and academic enrichment, physical activity and a nutritious snack.

ALTERNATIVES

1. Authorize the City Manager to submit the grant application to the California Department of Education for the After School Education and Safety Grant for FY 2014/15. This option will allow us to serve 180 additional students in the after school program.
2. Do not authorize the City Manager to submit the grant application to the California Department of Education for the After School Education and Safety Grant for FY 2014/15. This option will allow us to continue serving students at the current level of 3,760.

FISCAL IMPACT

Staff is recommending an additional \$248,400 in After School Education and Safety Grant Funds for FY 2014/15. The proposed grant would fund all program expenditures at 100 percent through direct grant funding. THINK Together will provide an amount of cash or in-kind local funds equal to not less than one-third of the total grant amount to meet the match requirement. **The grant funds are used for providing after school care and are restricted to this program.** There is no impact to the General Fund. Funds will be budgeted in the fund 2202 FY 2014/15 Operating Budget.

CITY COUNCIL GOALS

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

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

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

ATTACHMENTS

None

Prepared By:
Patty Grube
Management Analyst

Department Head Approval:
Michael McCarty
Director of Parks and Community Services

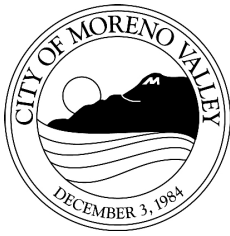
This page intentionally left blank.

**MINUTES - REGULAR MEETING OF DECEMBER 10, 2013
(Report of: City Clerk Department)**

Recommendation: Approve as submitted.

SEE AGENDA ITEM A.2

This page intentionally left blank.



APPROVALS	
BUDGET OFFICER	<i>me</i>
CITY ATTORNEY	<i>SMB</i>
CITY MANAGER	<i>d</i>

Report to City Council

TO: Mayor and City Council acting in the capacity of Chairperson and Commissioners of the Moreno Valley Housing Authority

FROM: John Terell, Community & Economic Development Director

AGENDA DATE: January 14, 2014

TITLE: RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO ACCEPT AND CONSENT TO DEEDS OR GRANTS FOR RESIDENTIAL PROPERTIES ACQUIRED BY OR ASSIGNED TO THE MORENO VALLEY HOUSING AUTHORITY

RECOMMENDED ACTION

Recommendation:

1. Adopt Resolution No. HA 2014-01. A resolution of the Moreno Valley Housing Authority of the City of Moreno Valley, California, authorizing the executive director (or his/her assignee) to accept and consent to deeds or grants for residential properties acquired by or assigned to the Housing Authority.

SUMMARY

This report recommends adoption of the proposed Resolution to grant authority to the Executive Director (or his/her assignee) to execute Certificates of Acceptance to deeds or grants for residential properties acquired by or assigned to the Moreno Valley Housing Authority.

DISCUSSION

As a result of the dissolution of the Community Redevelopment Agency of the City of Moreno Valley (RDA), the Moreno Valley Housing Authority (Housing Authority) was formed to serve in the capacity as successor of the former RDA's housing assets. As such, all housing-related assets held by the former RDA at the time of dissolution have been transferred and/or assigned to the Housing Authority. The assets include, but are not limited to: real property, grant deeds, deeds of trust, and promissory notes.

To comply with Section 27281 of the California Government Code, when accepting any interest in real property, a Certificate of Acceptance (COA) must accompany the deed or other granting instrument conveying the interest to a political corporation or governmental agency before it will be accepted for recordation. Since numerous assets – formerly held by the RDA – have been transferred to the Housing Authority, it is anticipated that instances will occur when the interests in said assets/properties will have to be accepted by Housing Authority. Per Section 27281 of the Government Code, political corporation or governmental agency, by general resolution, may authorize an officer or agent of the grantee to accept and consent to such deeds or grants. Staff is recommending that the Chairperson and Commissioners of the Housing Authority authorize the Executive Director (or his/her assignee) as the authorized agent to accept the interests of real property and execute the required Certificates of Acceptance on behalf of the Housing Authority.

ALTERNATIVES

1. Adopt the proposed Resolution which grants authority to the Executive Director (or his/her assignee) to execute Certificates of Acceptance to deeds or grants for residential properties acquired by or assigned to the Housing Authority. ***This alternative will allow the acceptance and recordation of deeds or grants related to residential properties acquired by or assigned to the Housing Authority.***
2. Decline to adopt the proposed Resolution which grants authority to the Executive Director (or his/her assignee) to execute Certificates of Acceptance to deeds or grants for residential properties acquired by or assigned to the Housing Authority. ***This alternative will prevent the acceptance and recordation of deeds or grants related to residential properties acquired by or assigned to the Housing Authority.***

FISCAL IMPACT

There is no fiscal impact to the General Fund.

CITY COUNCIL GOALS

COMMUNITY IMAGE, NEIGHBORHOOD PRIDE AND CLEANLINESS: Promote a sense of community pride and foster an excellent image about our City by developing and executing programs which will result in quality development, enhanced neighborhood preservation efforts, including home rehabilitation and neighborhood restoration.

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

NOTIFICATION

Notice of this meeting was published with the posting of the agenda.

ATTACHMENTS

Attachment 1 – Proposed Resolution

Prepared By:
Shanikqua Freeman
Housing Program Coordinator

Department Head Approval:
John C. Terrell AICP
Community & Economic Development Director

This page intentionally left blank.

RESOLUTION NO. HA 2014-01

A RESOLUTION OF THE MORENO VALLEY HOUSING AUTHORITY OF THE CITY OF MORENO VALLEY, CALIFORNIA, AUTHORIZING THE EXECUTIVE DIRECTOR TO ACCEPT AND CONSENT TO DEEDS OR GRANTS FOR RESIDENTIAL PROPERTIES ACQUIRED BY OR ASSIGNED TO THE HOUSING AUTHORITY

WHEREAS, Section 27281 of the Government Code provides that deeds or grants conveying an interest in or easement upon real estate to a political corporation or governmental agency for public purposes shall not be accepted for recordation without the consent of the grantee evidenced by its certificate or resolution of acceptance attached to or printed upon the deed or grant; and

WHEREAS, Section 27281 of the Government Code also provides that a political corporation or governmental agency may, by general resolution, authorize an officer or agent of the grantee to accept and consent to such deeds or grants; and

WHEREAS, the Chairman and Commissioners of the Moreno Valley Housing Authority ("Housing Authority") desires and believes that it is in the best interests of convenience and efficiency for the Housing Authority to designate the Executive Director of the Housing Authority as the officer authorized to accept on behalf of the Housing Authority deeds and grants for residential properties acquired by or assigned to the Housing Authority.

NOW, THEREFORE, THE CHAIRMAN AND COMMISSIONERS OF THE MORENO VALLEY HOUSING AUTHORITY OF THE CITY OF MORENO VALLEY, CALIFORNIA, DO HEREBY RESOLVE AS FOLLOWS:

Section 1. The Executive Director of the Housing Authority is authorized to accept and consent to deeds and grants conveying residential properties acquired by or assigned to the Housing Authority.

Section 2. Whenever the Executive Director consents to a deed or grant conveying a residential property acquired by or assigned to the Housing Authority, the Executive Director shall execute a certificate of acceptance and consent in substantially the following form:

This is to certify that the interest in real property conveyed by the deed or grant dated _____ from _____ to the Moreno Valley Housing Authority, a political corporation, in the form attached as Exhibit A hereto, is hereby accepted by the undersigned Executive Director (or his/her assignee) on behalf of the Housing Authority pursuant to authority conferred by Resolution No. HA 2014-__ of the Chairman and Commissioners of the Moreno Valley Housing Authority adopted

1
Resolution No. HA 2014-01
Date Adopted: January 14, 2014

January 14, 2014, and the grantee consents to recordation thereof by the City Clerk.

NOW, THEREFORE, THE MORENO VALLEY HOUSING AUTHORITY, CALIFORNIA, DOES HEREBY RESOLVE AS FOLLOWS:

APPROVED AND ADOPTED this 14th day of January, 2014.

Mayor of the City of Moreno Valley,
Acting in the capacity of Chairman of the
Moreno Valley Housing Authority

ATTEST:

City Clerk, acting in the capacity of
Secretary of the Moreno Valley
Housing Authority

APPROVED AS TO FORM:

City Attorney, acting in the capacity
of General Counsel of the Moreno
Valley Housing Authority

2
Resolution No. HA 2014-01
Date Adopted: January 14, 2014

RESOLUTION JURAT

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

I, Jane Halstead, Secretary of the Moreno Valley Housing Authority of the City of Moreno Valley, California, do hereby certify that Resolution No. HA 2014-01 was duly and regularly adopted by the Commissioners of the Moreno Valley Housing Authority at a regular meeting thereof held on the 14th day of January, 2014 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

(Commissioners, Vice Chairperson and Chairperson)

SECRETARY

(SEAL)

Resolution No. HA 2014-01³
Date Adopted: January 14, 2014

This page intentionally left blank.

**MINUTES - REGULAR MEETING OF DECEMBER 10, 2013
(Report of: City Clerk Department)**

Recommendation: Approve as submitted.

SEE AGENDA ITEM A.2

This page intentionally left blank.



APPROVALS	
BUDGET OFFICER	<i>[Signature]</i>
CITY ATTORNEY	<i>[Signature]</i>
CITY MANAGER	<i>[Signature]</i>

Report to City Council

TO: Mayor and City Council

FROM: John Terell, AICP, Community and Economic Development Director

AGENDA DATE: January 14, 2014

TITLE: APPROVE POLICY DIRECTION FOR REVIEW OF LAND USE APPLICATIONS IN THE SR-60 EAST CORRIDOR STUDY AREA (PA13-0003), AND RECOGNIZE THAT ORDINANCE 861 WILL EXPIRE ON JANUARY 23, 2014

RECOMMENDED ACTION

Recommendations: That the City Council:

1. Adopt the Preferred Alternative identified in the SR-60 East Corridor Study to provide policy direction for use in the review of land use change applications, recognizing that any future land use proposals in the Study area will require separate evaluation for land use consistency and potential environmental impacts.
2. Recognize that Ordinance 861 which extended a moratorium on the issuance of land use entitlements in four designated locations along the SR-60 East Corridor Area will expire on January 23, 2014.

SUMMARY

Staff recommends acceptance of this status report and the SR-60 East Corridor Study, which is a vision document that includes individual economic and land use studies, a preferred alternative and two additional land use alternatives within four (4) sub-areas along State Route 60 from Nason Street to Theodore Street from west to east and Hemlock Avenue to Eucalyptus Avenue from north to south.

DISCUSSION

The City commissioned the SR-60 East Corridor Study that provides a land use vision for the study area while focusing on the benefits and key elements of a preferred land use alternative. The completed Study identifies land use alternatives for future

development within designated parcels of the corridor with consideration of highest and best use and compatibility of existing land uses.

The SR-60 East Corridor Study includes the review of existing land uses within the City's General Plan and existing zoning designations. The Study also includes analysis via an economic study and land use study assisting in the development of three (3) land use alternatives that offer highest and best uses, including a preferred alternative concept.

There are four (4) individual sub-areas reviewed along the SR-60 corridor. Study Areas 1 and 4 are located on the north side of the freeway and currently include land use designations of R2 (Residential -2), R1 (Residential -1) and O (Office), and OC (Office Commercial) land use designations. The O or Office designation is primarily included along parcels adjacent to SR-60 while the OC or Office Commercial designation is located on either side of Moreno Beach Drive just north of the freeway. Study Areas 2 and 3 are located on the south side of the freeway and include a CC (Community Commercial) land use designation for the second phase of the Stoneridge Shopping Center in Study Area 3 and C (Commercial) within the Auto Mall Specific Plan and a mixture of RA2 (Residential Agricultural-2), R5 (Residential 5), R15 (Residential 15) within the southern and eastern portions of Study Area 2. The Business Park or BP land use designation is also included along the freeway in Study Area 2.

There are three primary areas of the SR-60 East Corridor Study. The first area, public outreach, included consultant interviews and meetings with key stakeholders and property owners within the study area to gather information on the corridor area and gain feedback on various approaches to developing the corridor. A meeting was held with the Economic Development Subcommittee to provide background on the key Study components and gain feedback from members. In addition, a Community Meeting was also held at City Hall to provide property owners and interested residents an opportunity to receive background on the Study and provide valuable public input to the consultant and staff on the four Study sub-areas. The alternatives provided in draft format at the community meeting were revised after receiving comments from stakeholders, property owners and residents to produce a preferred alternative and two additional alternative land use concepts.

The second focus area includes the economic analysis which provided technical background for development of the land use scenarios for the four sub-areas along the east SR-60 corridor. The economic based study completed by the consultant includes a comprehensive analysis of existing land values and business volumes within the study area. Existing conditions and historical trends for commercial land transactions, socioeconomic and demographic data, labor force occupation and income data, residential market trends, taxable retail sales and transient occupancy tax has been evaluated for the plan area. Consistent with trends included within the economic analysis, a land use study has been completed.

The third focus area includes three land use scenarios. The economic analysis provides information on each of the options as well as short and long term opportunities and

constraints involved. The land use study considers existing land use designations and potential uses that might be appropriate for a freeway corridor and identifies potential land use conflicts and freeway compatibility issues.

Land Use Alternatives

The completed SR-60 East Corridor Study includes economic and land use information to assist in shaping the three proposed land use alternatives, and also is intended to provide a vision plan that can be used as a reference document in the review of future land use proposals for parcels included in the Study area. Any future land use proposals will require separate evaluation for land use consistency and potential environmental impacts.

From the studies developed as well as various public meetings and working sessions conducted, the consultant and staff have drafted land use concepts and scenarios for the four study sub-areas along the SR-60 East Corridor. This would include a preferred alternative and two additional alternatives for policy consideration within the entire Study area as follows:

1. Preferred Alternative

The preferred alternative concept includes single-family residential and office commercial opportunities for Study Area 1 on the north side of the freeway from Theodore to just west of Quincy Street. Elongated basins for both the Sinclair and Quincy Basins could be designed to act as a buffer between the freeway and the proposed residential development. Study Area 2, located on the south side of the freeway, includes the expansion of the Auto Mall to the east and south, followed by multiple-family residential to the east and Industrial/logistics for an area further to the east. Study Area 3, located in the existing Stoneridge shopping center on the south side of SR-60 just east of Moreno Beach Drive is shown to include a community commercial land use concept with hotels and sit-down restaurants. For Study Area 4, located on the north side of the freeway between Pettit Street and just west of Oliver Street, a town center concept is proposed which could include a large area of Experiential Commercial or E/C to include such uses as hotels and sit down restaurants and the potential to extend these uses further to the north, with primarily multiple-family residential uses closest to the freeway and fanned out to the easterly and westerly portions of Area 4. A Single-family or multiple-family residential concept was included further north and west of the potential commercial retail area. The Preferred Alternative includes modifications from the original Alternative 1 in response to comments received at the Community Meeting.

2. Second Alternative

For the second land use alternative, Study Area I on the north side of the freeway from Theodore to just west of Quincy Street proposes Industrial/Logistics uses adjacent to

the freeway and around proposed detention basins. Study Area 2, located on the south side of the freeway includes the expansion of the Auto Mall to primarily the northeast along the freeway. Further east and south of the freeway, a mix of single-family residential and multiple-family residential land uses is proposed. Further south, a commercial town center concept is suggested. For Study Area 3 south of the freeway, a community commercial designation allowing for two hotels in the Stoneridge Shopping Center is proposed for the Phase 2 vacant parcel. In Area 4, located on the north side of the freeway between Pettit Street and just west of Oliver Street, multiple-family residential uses are considered along the freeway with single-family residential and multiple-family residential uses proposed with a smaller Office/commercial designation immediately adjacent to the freeway on Moreno Beach Drive.

3. Third Alternative

A third land use alternative differs significantly from the preferred and second alternatives. The existing General Plan pattern of Office/Commercial remains in Planning Area 1 immediately along the freeway and adjacent to the two future proposed drainage basin followed by a smaller area of multiple-family uses. A mixture of single-family or multiple-family residential is included for the northern area adjacent to Hemlock Avenue. For Study Area 2, located on the south side of the freeway, expansion of the Auto Mall use to the northeast along the freeway is proposed. Further east and south of the freeway, a small area of multiple-family residential land uses is suggested for the far southern corner. Immediately east and south of the auto mall facility, a commercial designation was considered. For the remainder of the area, a smaller area of Industrial/Logistics or retail is suggested followed by a larger industrial/logistics area further south. In Study Area 3 south of the freeway, the phase 2 vacant parcel for the Stoneridge Shopping Center was reviewed as a mix of retail and multiple-family residential to address the current land owner's concerns for employee housing. In Area 4 located on the north side of the freeway between Pettit Street and just west of Oliver Street, multiple-family residential uses were evaluated along the freeway with single-family and multiple-family residential uses and a smaller Office/commercial area shown immediately adjacent to the freeway on Moreno Beach Drive.

Summary of Alternatives

The preferred alternative was selected for the Study area because it offers the most complete blend of new businesses, job opportunities and housing options and presents the best option of introducing diverse retail uses and assists in capturing retail sales leakage to neighboring cities and communities. The alternative also provides for the most logical expansion of the auto mall to the east, while minimizing freeway-adjacent residential, which was addressed by those in attendance at the recent community meeting.

The Study does not recommend Alternative 2 as the preferred alternative as it allows for a less effective use of commercial opportunities for the Moreno Beach Drive interchange and lacks greater diversity of retail uses. Alternative 2 is less compatible

with existing residential uses as it would place industrial uses in close proximity to existing residential neighborhoods. Industrial/logistics opportunities suggested in Area 1 would also cause a more severe change in character for the more rural neighborhood north of the freeway. The second alternative concept also includes a greater amount of multiple-family residential housing in close proximity to the freeway.

The Study also does not recommend Alternative 3 as the preferred alternative as it reduces the City's opportunity to create compelling new places and offer more diverse retail land uses. This alternative, including office or retail/commercial opportunities along the freeway, would also require high quality access, while access improvements to the frontage road for Study Area 1 may be infeasible due to future right of way conflicts included with the freeway. Multiple-family residential opportunities suggested with Study Area 3 would also be difficult to integrate fully into the existing shopping center design.

Planning Commission Recommendation

The Planning Commission, at their November 14, 2013 public meeting, did not take action on the Study or provide a recommendation to City Council. Two motions were made at the meeting, one to recommend receiving and filing of the Corridor Study and the other to recommend not taking any action until a joint study session between the City Council and Planning Commission was conducted and further opportunities for community involvement were provided. Both motions failed on a tie (3-3) vote. The Commissioners voting to receive and file the SR-60 Study mentioned that the preferred alternative offered a balanced land use approach, with more opportunity for diverse commercial/retail uses and the preservation of existing residential north of the freeway and expansion of the existing auto mall south of the freeway. The Commissioners voting not to take action on the Study until further community involvement and a joint study session meeting was conducted mentioned that the Commission should have been provided more time to evaluate the Study while further working with the community in deciding the best approach.

Moratorium

The moratorium imposed by Ordinance 859 and extended in Ordinance 861, which is entitled "An Interim Urgency Ordinance of the City of Moreno Valley, California, Making Findings and Extending a Moratorium On the Issuance of Land Use Entitlements in Four Designated Locations Along the SR-60 East Corridor Area," will expire on January 23, 2014.

ALTERNATIVES

1. Adopt the Preferred Alternative identified in the SR-60 East Corridor Study to provide policy direction for use in the review of land use change applications, recognizing that any future land use proposals in the Study area will require separate evaluation for land use consistency and potential environmental impacts. Recognize that Ordinance 861 which extended a moratorium on the issuance of land use entitlements in four

designated locations along the SR-60 East Corridor Area will expire on January 23, 2014. **Staff recommends this alternative.**

2. Do not adopt the Preferred Alternative identified in the SR-60 East Corridor Study to provide policy direction for use in the review of land use change applications, recognizing that any future land use proposals in the Study area will require separate evaluation for land use consistency and potential environmental impacts. **Staff does not recommend this alternative.**

NOTIFICATION

Public notice of this meeting was sent to all major stakeholders and property owners of record within the four (4) study sub-areas as well as to property owners within 300' of the study areas. The public meeting notice for this project was also published in the local newspaper as a 1/8 page display ad. A press release was also placed on the City's website prior to and since the Planning Commission public meeting.

ATTACHMENTS

1. Public Meeting Notice
2. SR-60 Economic Study
3. SR-60 Land Use Study
4. PowerPoint Maps related to the study area to include existing land uses and proposed land use alternatives
5. Public Responses from the Community Workshop held on October 14, 2013
6. Planning Commission staff report dated November 14, 2013, excluding attachments
7. Planning Commission minutes dated November 14, 2013
8. Planning Commission Public Meeting written comments dated November 14, 2013

Prepared By:
Mark Gross, AICP
Senior Planner

Department Head Approval:
John Terell, AICP
CEDD Director

Concurred By:
Chris Ormsby, AICP
Interim Planning Official



NOTICE OF PUBLIC MEETING OF THE CITY COUNCIL

SR 60 EAST CORRIDOR STUDY TO INCLUDE ECONOMIC AND LAND USE INFORMATION FOR VACANT AND UNDERUTILIZED PARCELS WITHIN FOUR (4) SUB AREAS ALONG STATE ROUTE 60 FROM ROUGHLY NASON STREET TO THEODORE STREET AND FROM WEST TO EAST AND HEMLOCK AVENUE TO EUCALYPTUS AVENUE FROM NORTH TO SOUTH

The SR60 East Corridor Study identifies land use alternatives, including a preferred plan and two additional alternative land use concepts for four sub areas along the freeway with consideration for highest and best use. Please see map on the back of this notice for specific study area location details.

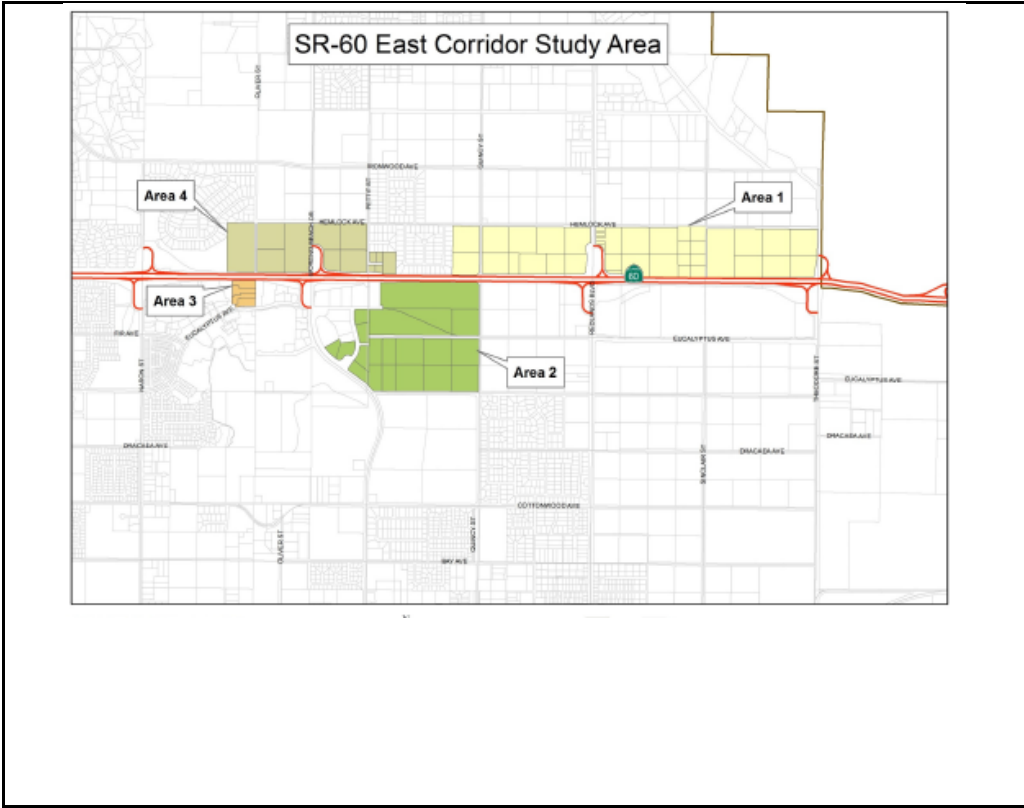
The item was originally scheduled for the City Council meeting of December 10, 2013, but has been postponed to January 14, 2014.

The City Council may consider any appropriate modifications or alternatives to the amendment or the environmental determination. The proposal is exempt under California Environmental Quality Act Guidelines Section 15061 as defined by the California Environmental Quality Act.

Any person interested in the proposed project may contact Mark Gross, AICP, Senior Planner at (951) 413-3215 or at the Community & Economic Development Department at 14177 Frederick Street, Moreno Valley, California, during normal business hours (7:30 a.m. to 6:00 p.m., Monday – Thursday and 7:30 a.m. to 1:30 p.m. on the second and fourth Fridays of the month) or may telephone (951) 413-3206 for further information.

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

**Tuesday, January 14, 2014
6:00 P.M.
City Hall Council Chamber
14177 Frederick Street.
Moreno Valley, CA 92552-0805**



**Economics Study for the
SR-60 East Corridor**

Prepared for

Rami and Associates
The City of Moreno Valley

Prepared by

MR+E

10/8/13
Revised 11/4/13

Section I Executive Summary

Introduction

This report has been prepared in coordination with a land use study for the East SR-60 corridor in the City of Moreno Valley. The land use study covers four distinct and separate areas of mostly vacant land along both the north and south sides of the SR-60 freeway alignment between Nason and Theodore Streets. The City of Moreno Valley has requested that this economic analysis be undertaken in conjunction with the preparation of a land use strategy and policy considerations for the future development of properties along the corridor.

Market Conditions

Like many communities in the inland Empire, Moreno Valley was hit hard by the national recession and financial crisis. A spike in unemployment combined with declining sales values for homes created significant stress in the local economy. As the national and state economies begin to recover, demand for new development is beginning to appear in Moreno Valley. At present the industrial market shows the most near-term pressure and at this point in the business cycle Moreno Valley can anticipate increased demand for increased industrial entitlements. Retail development, focused on capturing spending that is leaking out of the city and is designed to more effectively capture the expenditures of Moreno Valley's residents, also offers a strategic opportunity among the land-use classes that can be developed along the corridor.

Economic Strategy

The plan area contains some of the most attractive remaining undeveloped sites that could accommodate commercial development in Moreno Valley. On the north side of the corridor office use has been identified in the current land use element however, the likely future demand citywide for offices is anticipated to be modest. In the meantime, industrial demand can be expected to increase in the area. In addition, the land use planning that follows as part of this effort should anticipate being able to accommodate community and region serving retail within the plan area. The research suggests that an approach geared more towards mixing uses that would include retail and office along with higher density residential would be a more appropriate set of entitlements aligned with market demand.

Section II Market Analysis

Introduction

This section presents an analysis of the existing economic conditions that are influencing development opportunities within the study area. In general, the SR-60 corridor represents a pathway for growth and development for the City of Moreno Valley and as such conditions in the wider community are likely to have a determinative effect on the future disposition of land in the study area.

Population and Housing

Population

Table II-1 shows the population of the City of Moreno Valley by age compared to Riverside County. In 2010 City had a population of just over 193,000, and represented just under 9% of the County's total population of 2.1 million. The median age was 31.7 years which is significantly younger than the County wide average of 37.6. The relative youth of the City is reflected in the age distribution where in Moreno Valley shows its largest cohort of population ranging from between 25 and 55 years of age. School-age children from between 5 and 19 are also overrepresented by as much as 12% when compared to their distribution in the County as a whole.

Note that throughout this report data on the City will be presented as an index in comparison to the County totals. When the index value exceeds 100%, the measured variable is occurring at a greater frequency than in the County as a whole. If the index is below 100%, the measured variable occurs at a lower frequency than the County total.

Racial and ethnic diversity in Moreno Valley is presented on table II-2. No one racial group makes up the majority of the City's population, however in terms of ethnicity, the total Hispanic or Latino population is reported at 54.4%, which compares to 48.3% for the County. A notable feature of the City's ethnic diversity is a relatively strong representation of an African-American population which comprises 18% of the City's total compared to just 6.4% for Riverside County as a whole.

Western Riverside County has experienced significant population growth since 2000. This was particularly true for the period between 2000 and the beginning of the national economic recession that began in 2007. The area was also strongly affected by the 2008 financial crisis which caused severe dislocation in the region's housing market.

Table II-1

Population and Age

	City of Moreno Valley	Riverside County	Index: City compared to County	
Total Population	2010	193,365	2,189,641	8.83%
Population by Age				
Under 5 years	13,727	147,448		
5 to 9 years	15,897	172,015		
10 to 14 years	16,807	175,694		
15 to 19 years	18,327	185,182		
20 to 24 years	17,687	175,151		
25 to 34 years	28,143	296,214		
35 to 44 years	25,086	291,512		
45 to 54 years	25,639	285,625		
55 to 59 years	10,469	116,858		
60 to 64 years	7,245	87,221		
65 to 74 years	8,585	124,642		
75 to 84 years	4,085	85,231		
85 years and over	1,668	46,847		
Median Age	31.7	37.6		84.26%
Age Distribution				
Under 5 years	7.1%	6.7%		105.42%
5 to 9 years	8.2%	7.9%		104.65%
10 to 14 years	8.7%	8.0%		108.32%
15 to 19 years	9.5%	8.5%		112.07%
20 to 24 years	9.1%	8.0%		114.35%
25 to 34 years	14.6%	13.5%		107.59%
35 to 44 years	13.0%	13.3%		97.45%
45 to 54 years	13.3%	13.0%		101.65%
55 to 59 years	5.4%	5.3%		101.45%
60 to 64 years	3.7%	4.0%		94.06%
65 to 74 years	4.4%	5.7%		78.00%
75 to 84 years	2.1%	3.9%		54.28%
85 years and over	0.9%	2.1%		40.33%

Source: MR+E, Geolytics

Table II- 2

Race and Ethnicity

	City of Moreno Valley	Riverside County	Index: City compared to County
Race and Ethnicity,			
White	80,969	1,335,147	
African American	34,889	140,543	
American Indian/Alaska Native	1,721	23,710	
Asian	11,867	130,468	
Native Hawaiian/Other Pacific Islander	1,117	6,874	
Other	51,741	448,235	
Two or more races	11,061	104,664	
<i>Total Hispanic or Latino:</i>	105,169	1,057,021	
Hispanic White	53,428	750,485	
Hispanic Other			
Total Population	193,365	2,189,641	8.83%
Distribution of Race and Ethnicity			
White	41.9%	61.0%	68.67%
African American	18.0%	6.4%	281.11%
American Indian/Alaska Native	0.9%	1.1%	82.19%
Asian	6.1%	6.0%	103.00%
Native Hawaiian/Other Pacific Islander	0.6%	0.3%	184.01%
Other	26.8%	20.5%	130.71%
Two or more races	5.7%	4.8%	119.67%
<i>Total Hispanic or Latino:</i>	54.4%	48.3%	112.67%
Hispanic White	27.6%	34.3%	80.62%
Hispanic Other	0.0%	0.0%	#DIV/0!
Hispanic as a percent of White	66.0%	56.2%	117.39%

Source: MR+E, Geolytics

Growth that has occurred since 2010 has been slower than in previous time periods but with stabilization in the regional economy and housing markets, rates of population growth have begun to rebound within the area.

Table II-3 presents data on population growth for Moreno Valley, Riverside County and nearby communities. Since 2010, the state of California Department of Finance estimates that Riverside County's total population is growing by approximately 2.9% from 1.18 million to 2.25 million. During this time period, only the neighboring communities of Lake Elsinore and Perris grew at a rate faster than the County as a whole. Moreno Valley is estimated to have added approximately 4,700 new residents over the last three years growing at a rate of 2.44% over this time period. This compares to the growth of over 65,400 for the County. Since 2010, Moreno Valley has accounted for just over 7% of the County's total population growth.

Estimates of household income for both the City and County are presented on table II-4 . With the median household income of over \$50,500, Moreno Valley's median household income is just under 10% greater than the County's median income of just over \$46,000. In general, households with incomes between \$35,000 and \$100,000 are more prevalent in Moreno Valley than in the County as a whole. In particular households with incomes of between \$75,000 and \$100,000 are 25% more prevalent in the City than in the County

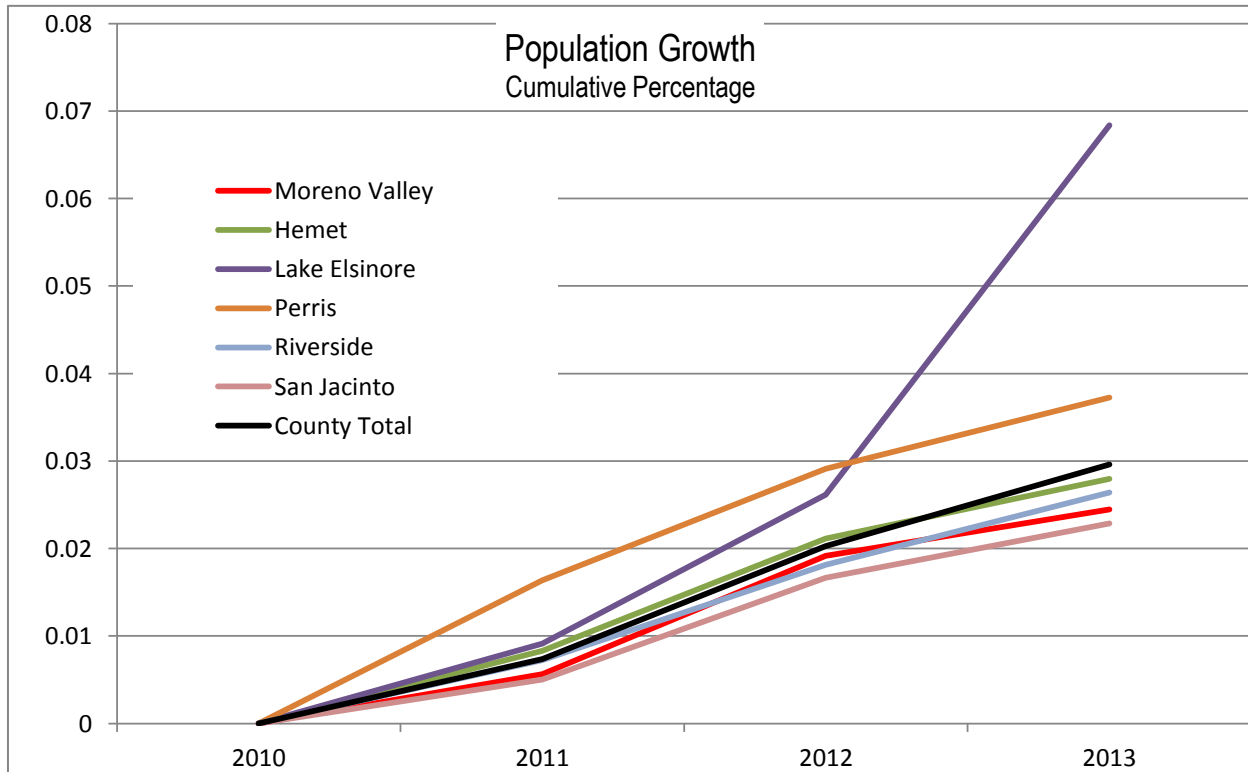
Incomes in the community have been effected by increasing rates of unemployment both regionally and within Moreno Valley itself. Figure II-1 shows the unemployment rate for Riverside County compared to California. Beginning with the start of the 2007 national recession unemployment in both the State and County began to increase rapidly. During this entire time period, the County's unemployment rate was significantly higher than the State's. Unemployment peaked in September 2010 at approximately 15%, nearly 3 percent higher than the State total. Unemployment has been trending downward since that peak as Riverside County's economy began to slowly recover from the fallout of the fiscal crisis. Table II-5 presents estimates by The Employment Development Department (EDD) This data shows unemployment rates for City and County residents compared to California totals. Moreno Valley has had consistently higher rates of unemployment that are either the State or the County. Following the regional trend Moreno Valley's unemployment rate peaked in 2010 at 16.7%

Employment by industry for the residents of the City is shown on table II-6. These figures refer to the industry that residents of the City of Moreno Valley work in regardless of where that employment is located. This is not the same data as employment by industry that occurs in the City.

Table II -3

Population Growth
Riverside County

Riverside County					Growth
	2010	2011	2012	2013	2010-13
Moreno Valley	193,365	194,451	197,086	198,129	4,764
Hemet	78,657	79,309	80,329	80,877	2,220
Lake Elsinore	51,821	52,294	53,183	55,430	3,609
Perris	68,386	69,506	70,391	70,963	2,577
Riverside	303,871	306,069	309,407	311,955	8,084
San Jacinto	44,199	44,421	44,937	45,217	1,018
County Total	2,189,641	2,205,731	2,234,193	2,255,059	65,418



Source: Calif. DoF and MR+E

Figure II-1
Unemployment Rate

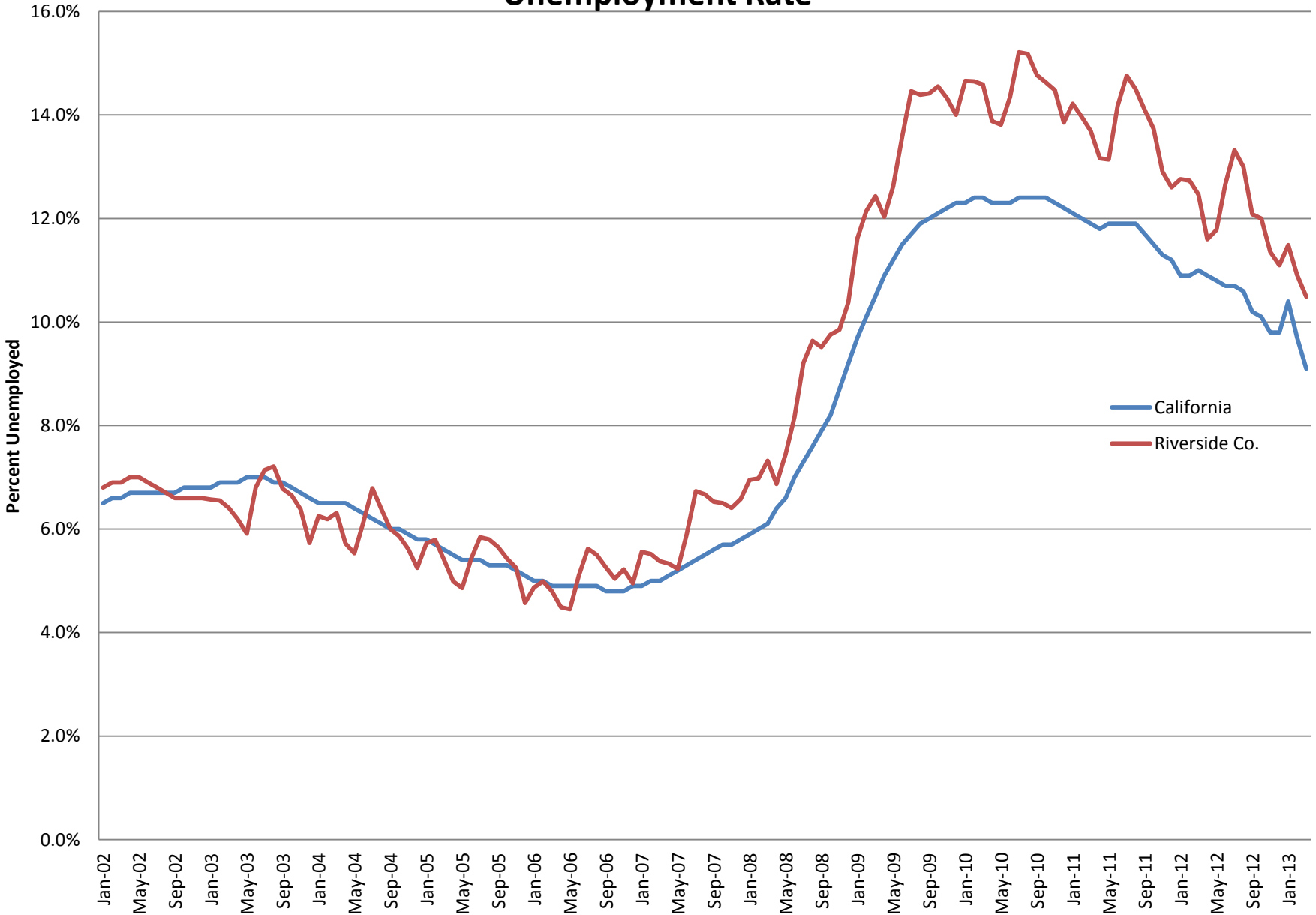


Table II- 4

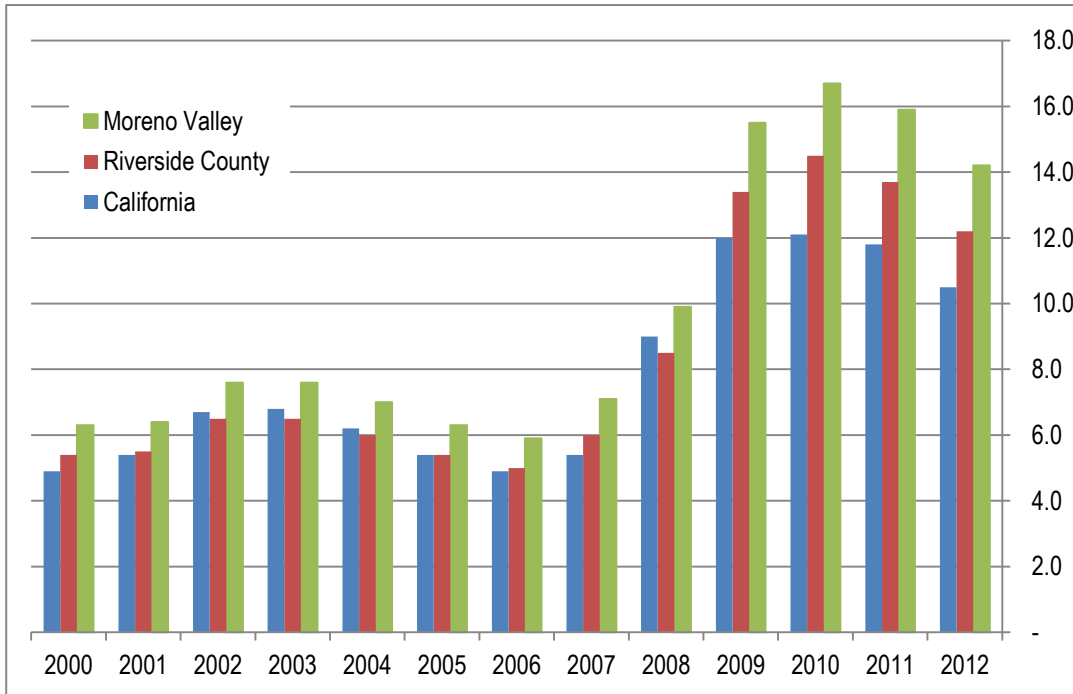
Household Income

	City of Moreno Valley	Riverside County	Index: City compared to County
Median Household Income	50,585	46,110	109.7%
Household Income 2012			
Less than \$10,000	3,678	63,983	
\$10,000 to \$14,999	2,869	47,827	
\$15,000 to \$19,999	3,658	50,118	
\$20,000 to \$24,999	3,674	51,052	
\$25,000 to \$29,999	3,829	47,165	
\$30,000 to \$34,999	3,366	46,525	
\$35,000 to \$39,999	4,075	44,909	
\$40,000 to \$44,999	3,784	41,195	
\$45,000 to \$49,999	3,434	36,736	
\$50,000 to \$59,999	6,681	67,487	
\$60,000 to \$74,999	8,210	81,973	
\$75,000 to \$99,999	8,602	82,315	
\$100,000 to \$124,999	3,808	42,944	
\$125,000 to \$149,999	1,278	18,198	
\$150,000 to \$199,999	935	13,974	
Over \$200,000	486	14,393	
Total Households	62,367	750,794	8.3%
Household Income, 2012			
Less than \$10,000	5.9%	8.5%	69.2%
\$10,000 to \$14,999	4.6%	6.4%	72.2%
\$15,000 to \$19,999	5.9%	6.7%	87.9%
\$20,000 to \$24,999	5.9%	6.8%	86.6%
\$25,000 to \$29,999	6.1%	6.3%	97.7%
\$30,000 to \$34,999	5.4%	6.2%	87.1%
\$35,000 to \$39,999	6.5%	6.0%	109.2%
\$40,000 to \$44,999	6.1%	5.5%	110.6%
\$45,000 to \$49,999	5.5%	4.9%	112.5%
\$50,000 to \$59,999	10.7%	9.0%	119.2%
\$60,000 to \$74,999	13.2%	10.9%	120.6%
\$75,000 to \$99,999	13.8%	11.0%	125.8%
\$100,000 to \$124,999	6.1%	5.7%	106.7%
\$125,000 to \$149,999	2.0%	2.4%	84.5%
\$150,000 to \$199,999	1.5%	1.9%	80.5%
Over \$200,000	0.8%	1.9%	40.6%

Source: MR+E, Geolytics

Table II- 5
Unemployment Rate
Annual Average

Year	Moreno Valley	Riverside County	California
2012	14.2	12.2	10.5
2011	15.9	13.7	11.8
2010	16.7	14.5	12.1
2009	15.5	13.4	12.0
2008	9.9	8.5	9.0
2007	7.1	6.0	5.4
2006	5.9	5.0	4.9
2005	6.3	5.4	5.4
2004	7.0	6.0	6.2
2003	7.6	6.5	6.8
2002	7.6	6.5	6.7
2001	6.4	5.5	5.4
2000	6.3	5.4	4.9



Source: California EDD and MR+E

Table II- 6

Income and Employment

	City of Moreno Valley	Riverside County	Index: Plan Area compared to County
Median Household Income	\$ 50,585	\$ 46,110	110%
Industry			
Agriculture, forestry, and mining	454	4,805	9.45%
Construction	4,464	50,199	8.89%
Manufacturing	6,835	81,673	8.37%
Wholesale trade	1,347	14,865	9.06%
Retail trade	9,144	98,407	9.29%
Transportation and warehousing	6,060	71,075	8.53%
Information	2,345	20,431	11.48%
Finance, insurance, and real estate	4,892	54,673	8.95%
Professional, scientific, management, and admin.	14,784	128,856	11.47%
Educational, health and social services	18,852	153,021	12.32%
Arts, entertainment, and recreation	4,294	54,167	7.93%
Other services	6,051	48,139	12.57%
Public administration	5,118	62,986	8.13%
Total	<i>Total Employment</i> 84,640	843,297	10.04%
Industry (Distribution)			
Agriculture, forestry, and mining	1%	1%	94%
Construction	5%	6%	89%
Manufacturing	8%	10%	83%
Wholesale trade	2%	2%	90%
Retail trade	11%	12%	93%
Transportation and warehousing	7%	8%	85%
Information	3%	2%	114%
Finance, insurance, and real estate	6%	6%	89%
Professional, scientific, management, and admin.	17%	15%	114%
Educational, health and social services	22%	18%	123%
Arts, entertainment, and recreation	5%	6%	79%
Other services	7%	6%	125%
Public administration	6%	7%	81%

Source: MR+E, Geolytics

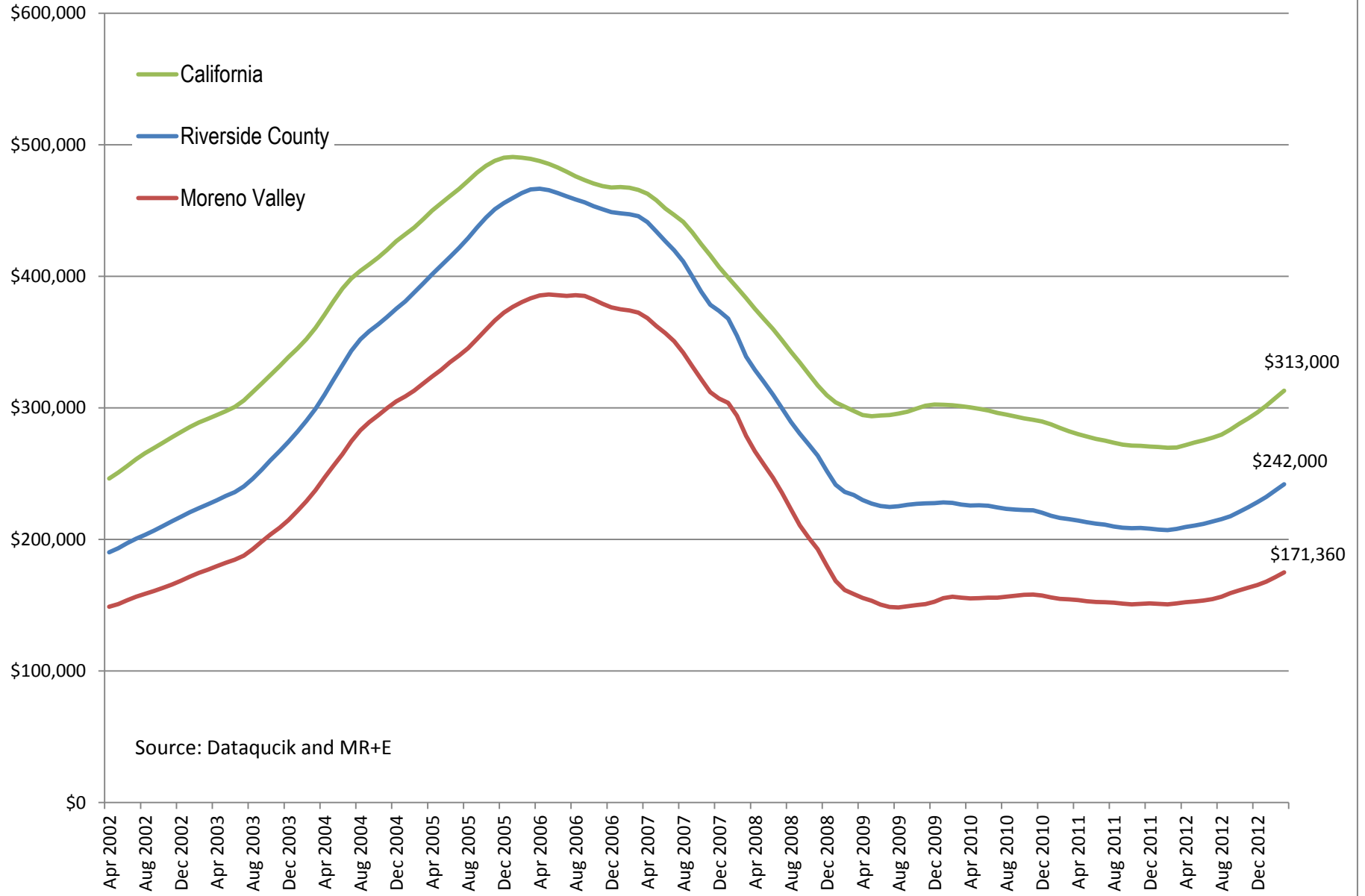
This data measures the employment distribution for the City's residents regardless of where that employment is located. The largest single industry group that city residents are employed in are educational health and social services which represent 12.3% of the total. Other leading sectors by percentage terms include other services, professional, scientific and management along with information. When compared to the County as a whole these industries are strongly represented in the City's labor force when compared to the County as a whole. This is particularly true for other services and educational health and social services which have an index of 125 and 123% respectively compared to the County as a whole.

Housing

As with the entire Inland Empire, Moreno Valley has been significantly affected by the dislocation in housing markets caused by the 2008 financial crisis. Figure II-2 shows the median sales price for single-family homes for California Riverside County and Moreno Valley. During the entire housing expansion Moreno Valley's median sales price was significantly lower than both the State or the County's. The peak price for the median single-family home in California occurred in the third quarter of 2005. Peak values in Riverside County occurred in early 2006 at approximately \$466,000. Moreno Valley's median sale prices peaked in August 2006 at \$385,000. The national recession which began in 2007 caused a severe contraction in the residential real estate market. Prices began to decline in both the State and County level as well as in Moreno Valley. The low point for the city was reached in August 2009 with a median sales price of \$148,000. Prices stabilized roughly at this level until the fourth quarter of 2012 when prices began to appreciate. Median prices in March of 2013 were at \$170,000 for Moreno Valley as a whole. This is significantly below both the State and County averages and in general the rate of appreciation in Moreno Valley has been slower than either the State or County since the market stabilized from its rapid declines by 2009 / 2010.

Effect of declining sales values is also reflected in the rate of building permits issued for housing in Moreno Valley. Table II-7 shows the number of single-family unit building permits that were issued between 2003 and April of 2013. The peak occurred in 2004 with just over 2,000 single-family permits issued for that year. This was coming off a slightly smaller number of units in 2003 (1,987). Construction and permits began to slow down in 2006 and by 2008 the number of permits issued dropped to less than 100. New residential construction in Moreno Valley has been effectively stalled since 2007. Table II-8 shows the same pattern for multifamily building permits with a significant inventory being added in 2004 2006 but with construction essentially halted from 2007 forward.

Figure II- 2
 Median Sales Price, Single Family Homes



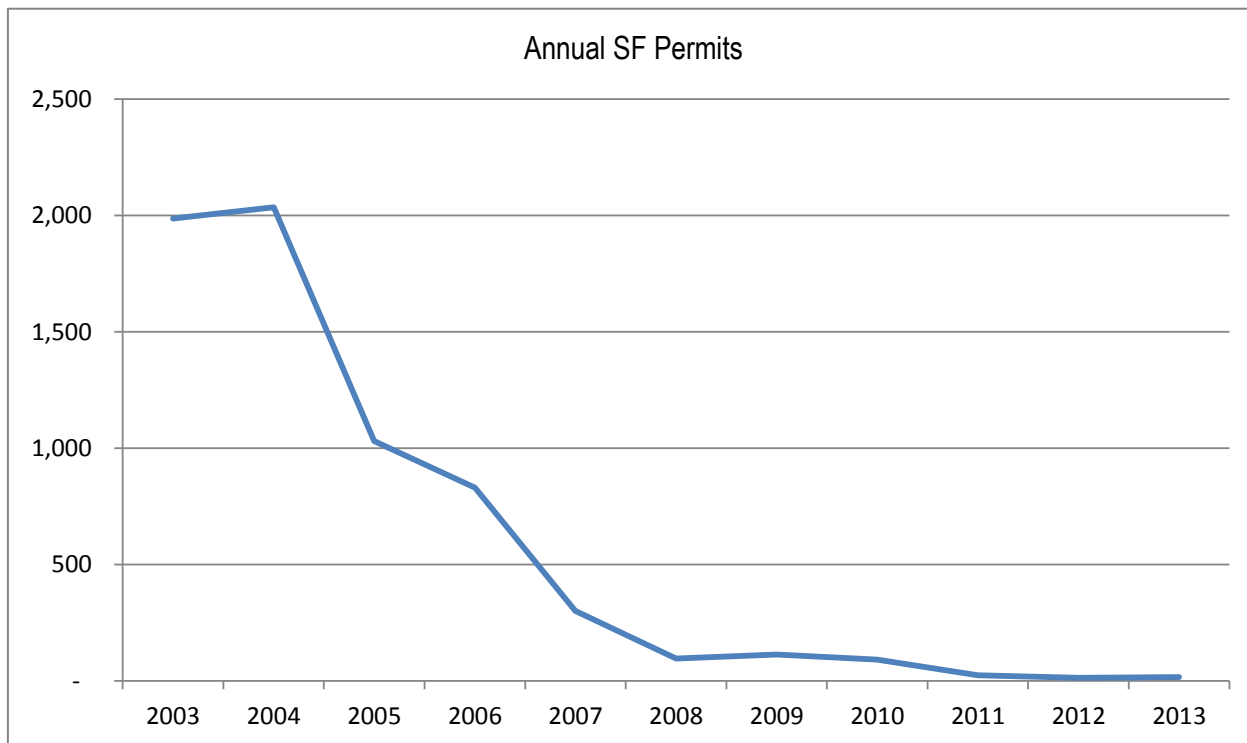
Source: Dataqucik and MR+E

-297-

Item No. G.1

Table II-7
 City of Moreno Valley
 SINGLE FAMILY UNIT BUILDING PERMITS
 2003 - 2013

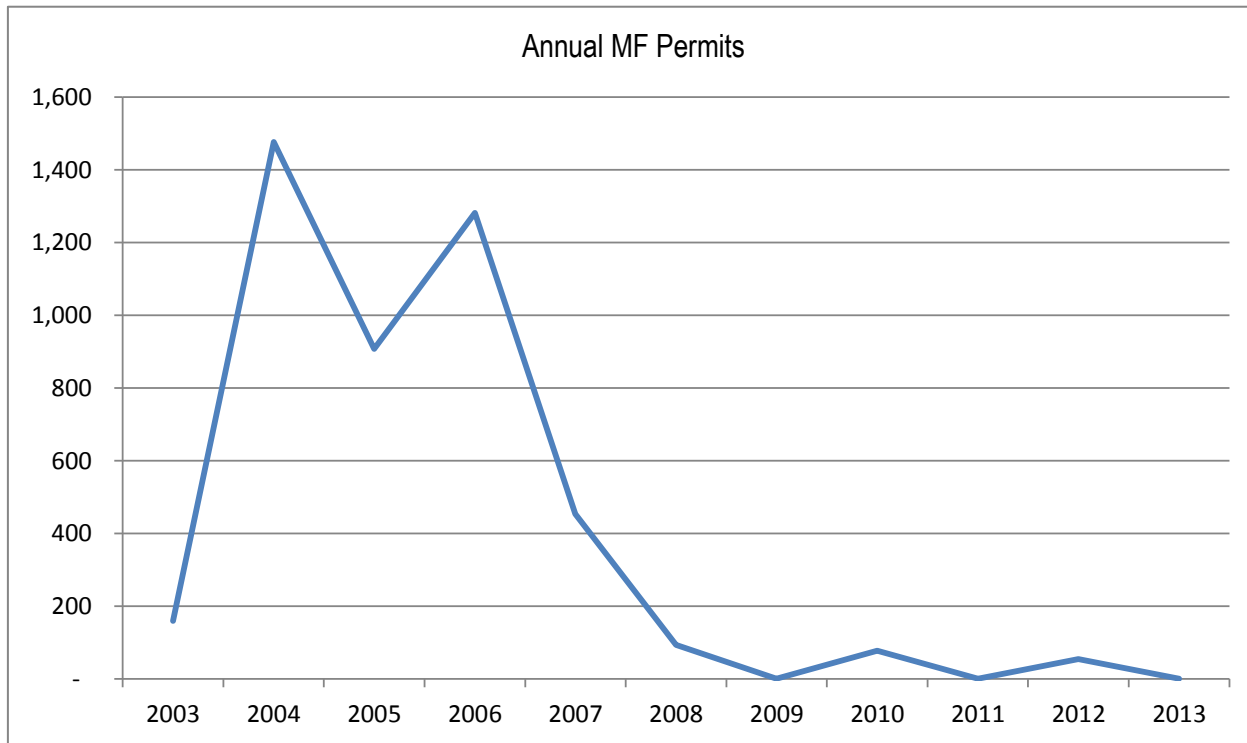
Month	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013
January	134	210	58	311	60	7	0	7	1	0	15
February	95	110	114	13	21	2	0	7	0	0	1
March	126	210	119	66	25	12	18	0	0	0	0
April	397	259	118	2	24	0	20	0	10	0	0
May	842	368	119	55	38	0	6	0	0	0	
June	36	85	135	75	33	9	0	20	11	0	
July	79	132	66	200	1	14	14	11	0	1	
August	66	161	105	7	25	20	0	0	0	0	
September	37	107	87	52	31	15	11	12	1	0	
October	52	111	1	11	2	16	25	0	0	0	
November	64	103	19	12	33	0	10	0	0	0	
December	59	179	89	26	7	0	9	34	0	11	
Annual Total	1,987	2,035	1,030	830	300	95	113	91	23	12	16



Source: City of Moreno Valley

Table II-8
 City of Moreno Valley
 MULTI-FAMILY UNIT BUILDING PERMITS
 2003 - 2013

Month	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013
January	0	0	0	204	4	0	0	70	0	0	0
February	0	60	0	198	0	12	0	7	0	0	0
March	0	0	219	0	203	40	0	0	0	0	0
April	0	394	30	0	9	9	0	0	0	2	0
May	0	0	33	200	18	24	0	0	0	28	
June	0	478	608	312	0	0	0	0	0	0	
July	0	0	0	65	12	0	0	0	0	0	
August	0	0	0	0	173	0	0	0	0	24	
September	0	268	1	0	0	4	0	0	0	0	
October	0	228	16	0	12	0	0	0	0	0	
November	15	48	0	14	12	0	0	0	0	0	
December	144	0	0	288	12	4	0	0	0	0	
Annual Total	159	1,476	907	1,281	453	93	-	77	-	54	-



Source: City of Moreno Valley

Non-Residential Real Estate

Demand for non-residential real estate is largely tied to employment conditions. Industrial and office uses require growing employment, and retail growth depends on increasing household incomes. After a prolonged decline in the labor market, conditions in the Inland Empire as a whole are starting to improve. Employment has increased 3% since February 2012, which is slightly above the state average of 2.4%. Although the unemployment rate remains elevated relative to the State overall, the region has made progress.

The Inland Empire Market

One of the reasons labor markets in the Inland Empire have improved over the past year is because nearly all private industry sectors expanded their payrolls and residents have been finding employment, most of which is occurring in Los Angeles and Orange counties, thus increasing commutes and stress on the transportation network. Leading sectors of local employment growth have included Trade, Transport and Utilities, Leisure and Hospitality and Education and Health Care. At the same time continued stress on public sector budgets has led to continuing declines in government related employment. This has been a significant drag on the economy region wide.

Since the start of the recession there has been little new supply to add to the inventory overhang that was present in the regional office market. Depending on the submarket vacancies can exceed 25% for offices and there is only limited upward pressure to absorb existing inventory. Vacancy rates in the retail sector across the Inland Empire peaked at the beginning of 2012, positive absorption has occurred across the region but a modest pace. This has been driven by a stabilization of household incomes combined with the fact that little new inventory has been added since 2008. After more than doubling between 2005 and 2009, vacancy rates for the region's industrial/warehouse sector have since fallen slowly to average an estimated 8.3% for 2012. Due to the recession nearly all commercial real estate development activity had been confined to alterations or renovations, however new development is beginning to occur and it appears that the region may be able to enter into an expansionary period in the development business cycle as existing inventory continues to be absorbed and as rents increase above replacement costs.

Office

Table II-9 provides an overview of the office market in the Inland Empire by regional submarket. At present the Moreno Valley/ Riverside market is reporting a vacancy of just under 16.5% on total inventory of 4.6 million sq ft. Most of this inventory is located in Riverside which represents one of the largest employment centers in the Inland Empire. As the neighboring community Moreno Valley competes on price with potential Riverside locations for office space. The Riverside/Moreno Valley submarket has one of the lowest vacancy rates in the area, however average asking rents are at \$1.89 per month per square foot. This rate combined with a relatively high vacancy rate implies that additional inventory will need to be absorbed prior to triggering significant new office investment in the Riverside Moreno Valley submarket.

Focusing in more closely on Moreno Valley rents, office property in the City has consistently outperformed Riverside County from 2006 through the third quarter of 2012. Annual lease rates for Moreno Valley office is reported at \$20.67 per sq. ft. per year (or \$1.72 per month). This compares to countywide average of \$15.35 per sq. ft per year (or \$1.27 per month). Figure II- 3 shows the relationship between asking rents in Moreno Valley compared to the County. Generally speaking Moreno Valley has a limited inventory of available office space. The space that is in the market has performed relatively well despite the recession and while the rents that are currently being achieved are below levels that were experienced prior to 2007, Moreno Valley offices have consistently outperformed the County.

Industrial

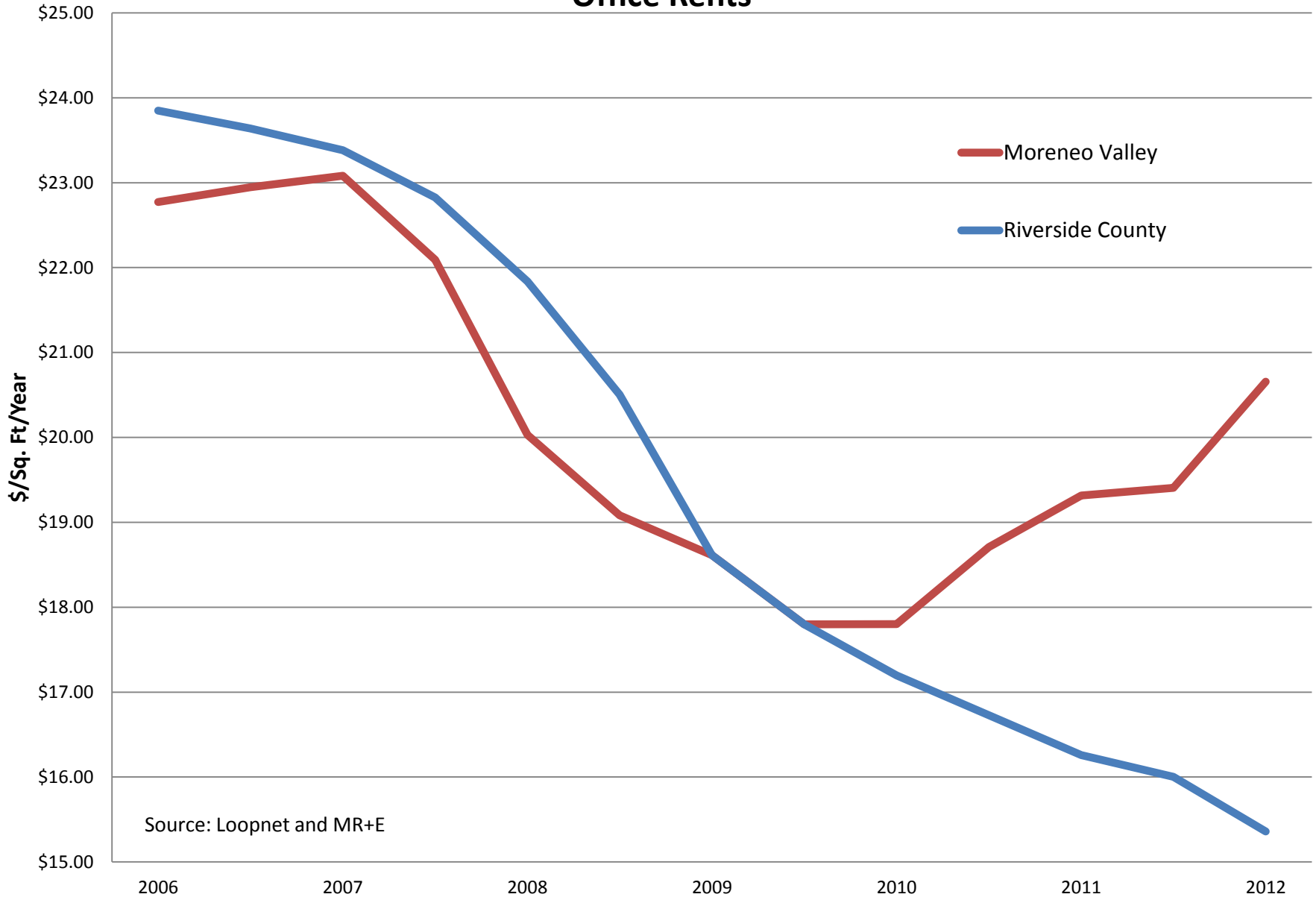
In recent years industrial development has formed an important component of the Moreno Valley commercial real estate market. The presence of March Joint Air Reserve Base has supported local industrial demand and has led to the presence of industrial development on the South and East margins of the city. Taking advantage of Moreno Valley's access to SR-60, industrial development that has driven the general economy of the Inland Empire is also located within the City. Notable industrial sites include the Skechers warehouse, the Westridge Industrial Logistics Project and the proposed World Logistics Center in Southeast Moreno Valley. The proposed World Logistics Center, a master plan for the development of modern high-cube logistics warehouse distribution facilities on approximately 3,820 acres of land in eastern Moreno Valley potentially represents a significant new development for the City. This project has not been entitled yet and it has only completed public review and comment on the DEIR. The project is not expected to be considered for approval until sometime in 2014. The project proposes the development of approximately 41.6 million square feet of modern high-cube logistics facilities over approximately 2,665 acres, 1,136 acres of permanent open space, and 19 acres of existing public utility facilities.

Table II- 9
Office Lease Rates
Inland Empire
Q1 2013

	Total inventory	Total Vacancy	Vacancy Prior Qtr.	Net Absorbtion YTD	Ave. Asking Rents
Riverside / Moreno Valley	4,691,500	16.40%	17.40%	47,600	\$1.89
Chino / Chino Hills	345,900	24.20%	27.30%	10,800	\$2.18
Coachella Valley	1,004,700	15.30%	16.30%	10,600	\$1.47
Corona	1,672,700	30.60%	31.60%	16,000	\$1.61
Murrieta / Temecula	1,394,000	21.00%	22.00%	13,500	\$1.38
Ontario	3,583,700	27.70%	27.90%	8,700	\$1.73
Rancho Cucamonga	2,988,200	22.00%	17.00%	-151,100	\$1.59
San Bernardino	4,812,500	22.00%	23.00%	50,700	\$1.47
TOTAL	20,493,200	22.00%	22.10%	6,800	\$1.65

Source: Colliers and MR+E

Figure II-3
Office Rents



Source: Loopnet and MR+E

Table II-10 shows industrial lease rates in eastern inland Empire through the first quarter of 2013. At present Moreno Valley is experiencing a 10% vacancy rate of 15.7 million sq. ft. inventory. However the local market is achieving relatively high lease rates at \$0.42 per month (or \$5.04 per year) per sq. ft.. This is higher than the region wide average of \$0.37 and is the second highest rate in the market area behind Corona at \$0.49 per sq ft. Figure 4 shows that Moreno Valley industrial real estate has outperformed Riverside County as a whole but has suffered a decline in value over the course of the recession. Average asking rates are showing signs of stabilization and a tightening inventory market wide is likely to lead to upward pressure on existing industrial rents.

Retail

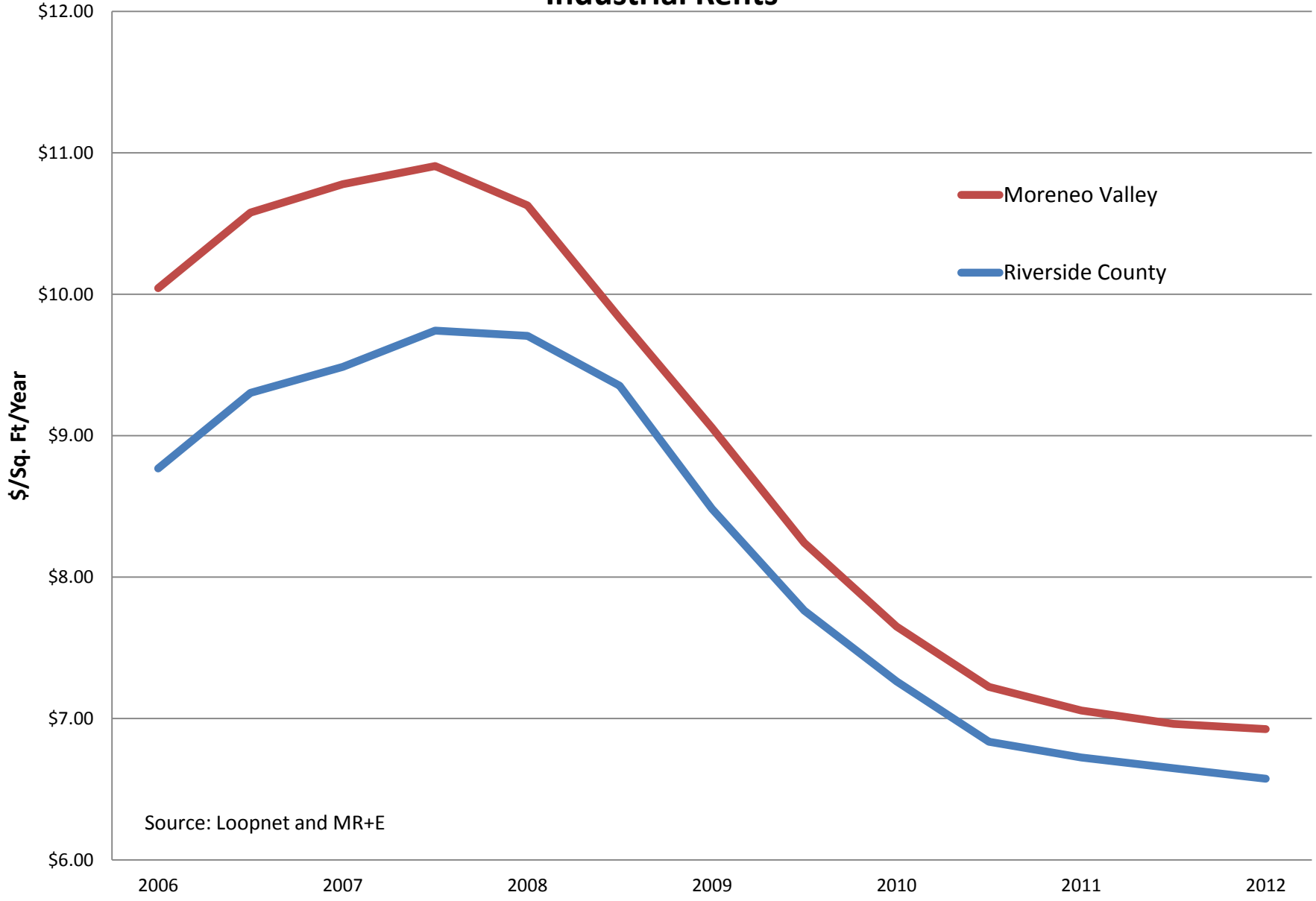
Demand for retail space is driven by the growth in the local consumer base, both in terms of increasing population and increasing incomes, along with serving the local employment base. Communities throughout Southern California, and the nation as a whole, have been challenged in recent years due to rising levels of consumer debt and stagnant and declining household incomes and earnings. In general this has put pressure on retail demand and has led to low rates of growth in overall retail expenditures. Locally the effects of this can be seen on table II-11. This shows the rate of change in taxable sales indexed 2002 and compares the total amount of retail transactions that occurred in Moreno Valley, California, Riverside County and surrounding communities. During the entire time period examined Moreno Valley has underperformed both Riverside County and the State of California in terms of its rate of growth in retail transactions. The City experienced declines in total taxable sales in 2008 and 2009. Table II-12 converts the same set of data to a measure of retail sales per capita and shows that Moreno Valley has consistently produced taxable sales per capita at a rate lower than the County average. This means that Moreno Valley is leaking retail expenditures to neighboring communities and is underperforming in terms of retail sales. The ability to capture this unmet demand is likely to be an important cornerstone of a land use strategy along the SR-60 corridor. The relative weakness of the retail market in Moreno Valley is displayed on Figure II-5. This shows that retail rents in the city have generally underperformed County averages and as an effective the recession have been in decline since 2007 when rents peaked at approximately \$25 per square foot per year. At present reported retail rental rates are at \$15.75 per year, significantly below the countywide average of \$17.09. In addition the County average retail rental rate has stabilized since 2011, values in Moreno Valley continue to decline.

Table II-10
Industrial Lease Rates
Eastern Inland Empire
Q1 2013

Submarket	Total inventory	Vacancy	Vacancy prior qtr.	Net absorption Ytd (SF)	Weighted avg asking lease rates
Moreno Valley	15,749,100	10.00%	8.60%	-214,800	\$0.42
Colton	6,483,600	3.90%	4.10%	17,400	\$0.33
Corona	25,741,400	4.10%	5.70%	415,000	\$0.49
Perris	13,253,800	4.20%	11.30%	936,600	\$0.26
Redlands /Loma Linda	18,617,200	15.40%	14.80%	-110,800	\$0.33
Rialto	17,835,300	8.40%	9.80%	251,400	\$0.41
Riverside	40,693,000	5.20%	5.30%	28,700	\$0.33
San Bernardino	29,736,500	6.60%	7.90%	383,700	\$0.38
TOTAL	168,109,900	7.20%	8.20%	1,707,200	\$0.37

Source: Colliers and MR+E

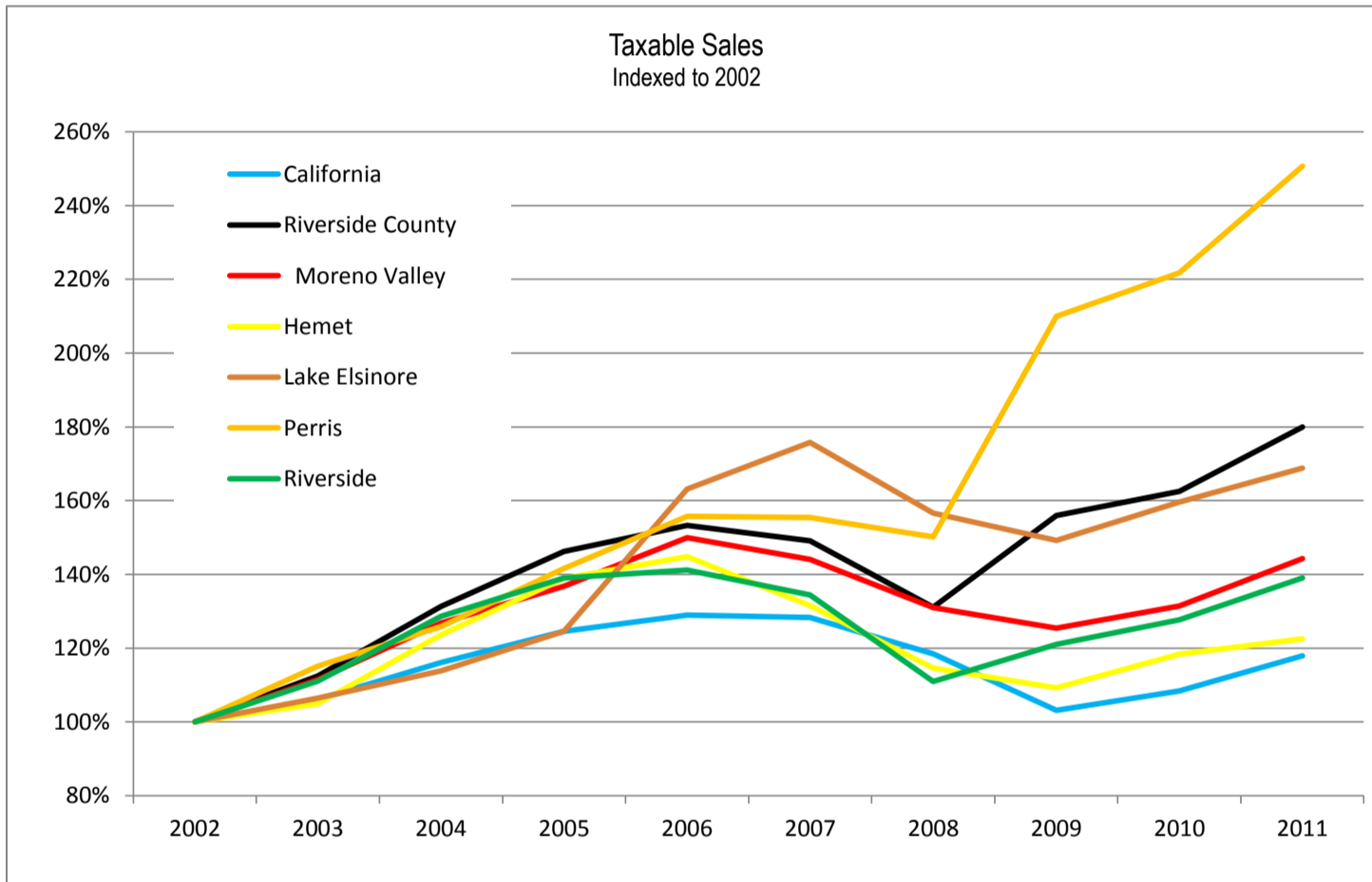
Figure II-4
Industrial Rents



Source: Loopnet and MR+E

Table II- 11
Taxable Sales
 (in thousands)

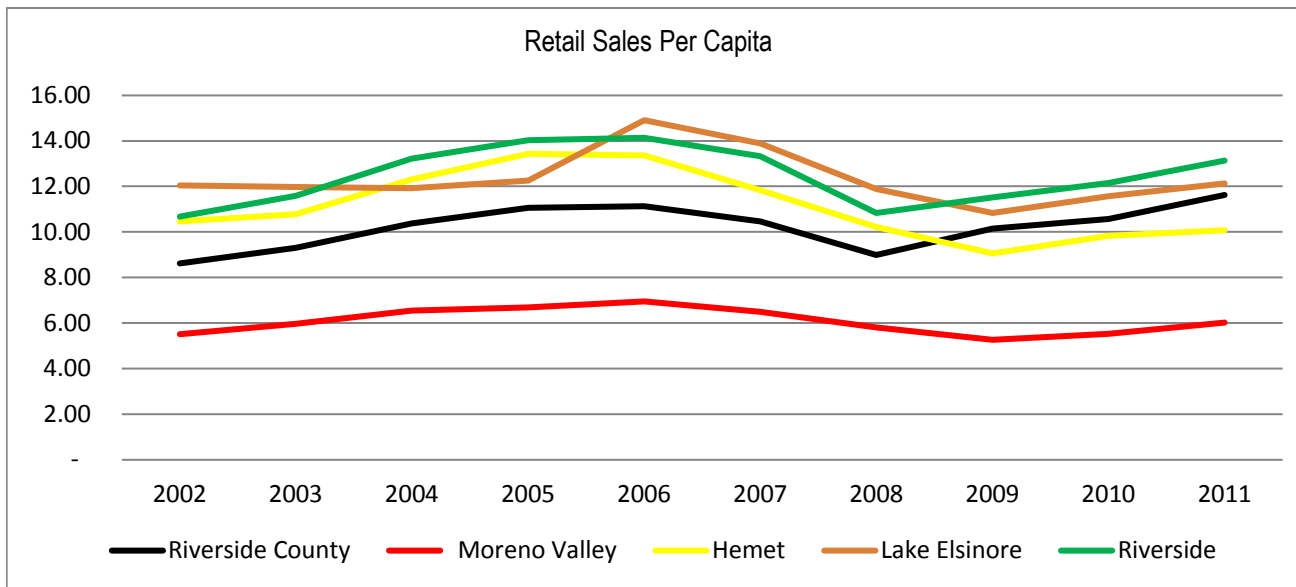
Year	California	Riverside County	Moreno Valley	Hemet	Lake Elsinore	Perris	Riverside
2002	301,612,306	14,250,733	812,229	652,880	375,928	233,133	2,891,630
2003	320,217,054	16,030,952	905,801	685,547	400,203	268,443	3,210,160
2004	350,172,688	18,715,949	1,030,203	806,848	427,824	293,429	3,718,999
2005	375,808,125	20,839,212	1,110,612	907,128	468,129	330,152	4,019,963
2006	389,066,572	21,842,345	1,218,440	945,412	613,105	363,181	4,082,977
2007	387,025,102	21,242,516	1,170,236	858,551	660,835	362,403	3,888,251
2008	357,318,427	18,689,249	1,064,374	748,522	588,697	350,027	3,209,083
2009	311,214,606	22,227,877	1,018,353	713,003	560,924	489,591	3,500,514
2010	326,777,717	23,152,780	1,067,546	772,608	599,836	516,944	3,692,302
2011	355,518,038	25,641,497	1,172,223	799,835	634,553	584,313	4,019,127



Source: State Board of equalization and MR+E

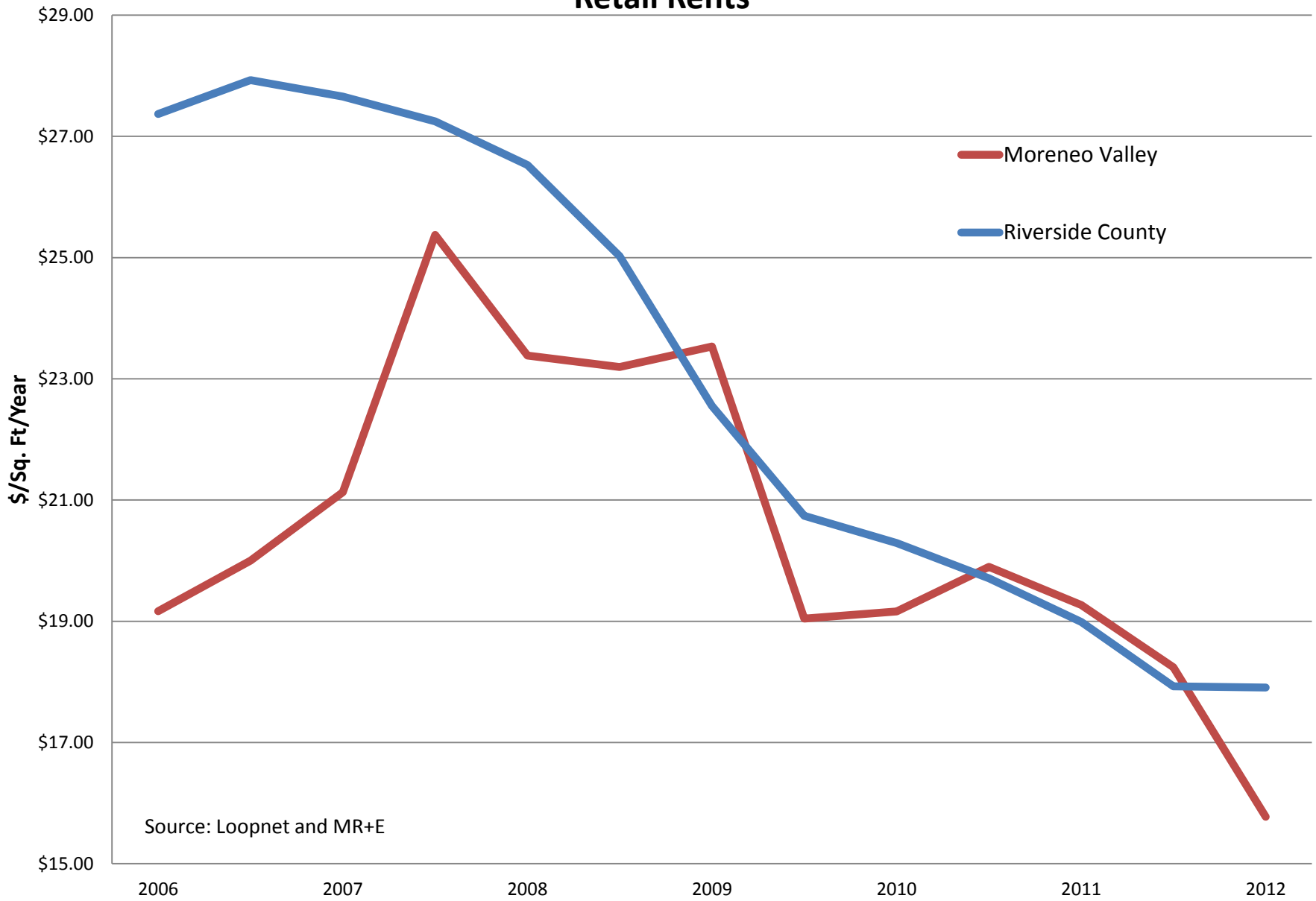
Table II-12
Per Capita Taxable Sales
 (in thousands)

Year	Riverside County	Moreno Valley	Hemet	Lake Elsinore	Riverside
2002	8.62	5.52	10.46	12.04	10.68
2003	9.30	5.97	10.78	11.97	11.58
2004	10.37	6.54	12.31	11.92	13.23
2005	11.06	6.69	13.43	12.26	14.03
2006	11.13	6.95	13.37	14.90	14.13
2007	10.46	6.49	11.84	13.89	13.32
2008	8.99	5.82	10.23	11.88	10.83
2009	10.15	5.27	9.06	10.82	11.52
2010	10.57	5.52	9.82	11.58	12.15
2011	11.62	6.03	10.09	12.13	13.13



Source: State Board of equalization and MR+E

Figure II-5
Retail Rents



-309-

Item No. G.1

Summary and Implications

Like many communities in the Inland Empire, Moreno Valley was hit hard by the national recession and financial crisis. A spike in unemployment combined with declining sales values for homes combined to create significant stress on the city's economy. After weathering a particularly difficult stretch, it appears that most categories of real estate are stabilizing in their prices, albeit at a lower level than was achieved prior to the recession. As the national and state economy began to recover, as has been experienced since 2009, demand for new development is beginning to appear in Moreno Valley. At present the industrial market shows the most near-term pressure and at this point in the business cycle the City can anticipate increased demand for increased industrial entitlements. . Retail development, focused on capturing spending that is leaking out of the city and is designed to more effectively capture the expenditures of Moreno Valley's residents, offers the best strategic opportunity among the land-use classes that can be developed along the corridor. Office development is likely to emerge as a niche product ancillary to the growing demand for industrial space in the city and will merge over time as an industrial warehouse and logistics uses become more fully articulated in the city.

In terms of residential real estate, demand and prices are likely to remain moderate especially in comparison to the growth that was experienced prior to the recession and financial crisis. That being said Moreno Valley is attainably priced in comparison to neighboring cities and to State and County averages. This relative affordability is likely to drive growth in the intermediate and long-term future.

Section III Economic Strategy

Introduction

This section provides forecasts of absorption and a development program for the plan area based on an analysis of existing conditions and oncoming demand for a variety of land uses. This information has been prepared in order to support the land use scenarios for the SR-60 East study area.

Forecast of demand

Non-residential land uses

Demand for nonresidential real estate products is driven by employment growth. At present, Moreno Valley along with the rest of Southern California is beginning to emerge from a deep recession that began in 2007 and was exacerbated by the financial crisis of 2008. The recession resulted in severe contraction in level of real estate development that had been occurring during the previous expansionary period. A significant amount of this growth was driven by demand in residential real estate which was produced at greater volumes than could be absorbed by the market during the last years of the national housing boom. The overproduction of residential real estate led to declines in housing values and eventually triggered a cascading series of effects that led to increases in unemployment and declining household incomes. It's important to note that during the housing boom, nonresidential real estate did not experience the same level of expansion that occurred in the residential market. For the most part nonresidential development stayed in balance with demand and vacancies began to spike upward with increases in unemployment rather than being an effect of oversupply.

In order to anticipate the likely future demand for development along SR-60 it is necessary to understand the dynamics that would underlie future employment growth in Moreno Valley. The State of California's Employment Development Department is tasked with creating long-term employment forecasts through its labor market information division. This information is used by a broad set of stakeholders in the economy ranging from labor training and education providers to transportation and land-use planners. These forecasts are produced at the County wide level and taking into account such factors as changing composition of the national GDP, growth and change in California's labor force, technological change and changes in consumption by households. These long-term forecasts will serve as the basis for determining

absorption and future demand within the plan area. However, it is necessary to disaggregate or “scale-down” the regional forecasts to the scale of the City of Moreno Valley and then beyond that to the plan area itself.

Table III-1 shows employment levels for Riverside County from 2006 to 2011 along with the Employment Development Department's (EDD) forecast for employment in 2020. The data shows that total nonfarm employment in Riverside County has decreased from 2006 levels of just over 606,000 employees to 536,000 in 2011. EDD forecasts that by 2020 the County as a whole will gain just over 78,000 net new jobs bringing the total level of employment to just over 614,000. Note that this is a forecast of employment by the job's location, the employees themselves may live elsewhere and as such this represents a forecast of “in-place employment” rather than a forecast of household employment. EDD anticipates that the service sectors will lead employment recovery in Riverside County with retail trade and leisure and hospitality providing the largest number of new jobs of any of the sectors in the economy. EDD anticipates net growth from the 2011 base in every sector except for mining and logging which is already a very small portion of the overall employment composition in the County.

Table III- 2 translates the forecasted net change in employment into an estimate of demand for new commercial real estate across Riverside County. This is accomplished by applying a planning factor on the number of square feet required per employee associated with each industrial category. Using this approach, it is possible to forecast that the net growth of just over 76,000 new jobs in the County will result in demand for just over 55 million sq. ft of commercial real estate. Note this is net demand some of which would be absorbed by existing vacancies in the market.

The next step in the process of developing the forecast is to determine what Moreno Valley's share of the total available net new demand would be. Table III-3 shows Moreno Valley's existing share of employment by sector for 2011. According to data provided by business records available through Dun & Bradstreet, there were approximately 25,500 employees working across all sectors in Moreno Valley. This accounted for 4.76% of the County's total employment. The largest single sector was educational and health services with just under 5,800 employees. This sector includes both public and private school employees as well as medical and related services. Retail trade was the second largest sector accounting for just over 5,000 employees. This distribution is consistent with Moreno Valley's role as a residential community within Riverside County.

Table III-1
Employment Change Historic and Forecast
Riverside County

Industry	2006	2010	2011	Forecast	
				2020	Net Change 2011-2020
Total Nonfarm	606,400	523,600	536,000	614,192	78,192
Mining and Logging	700	400	400	360	(40)
Construction	80,700	35,400	34,300	41,092	6,792
Manufacturing	57,000	37,900	39,000	39,370	370
Wholesale Trade	20,500	19,100	19,900	23,777	3,877
Retail Trade	85,900	78,500	79,400	96,320	16,920
Transportation, Warehousing & Utilities	17,000	19,400	20,300	24,847	4,547
Information	7,700	10,200	9,600	10,071	471
Financial Activities	23,600	19,300	18,300	21,371	3,071
Professional & Business Services	62,600	50,300	52,700	63,792	11,092
Educational & Health Services	53,500	58,000	61,600	73,605	12,005
Leisure & Hospitality	71,900	67,700	69,300	83,412	14,112
Other Services	20,500	18,300	19,000	20,743	1,743
Government	104,800	109,200	112,200	113,534	1,334

Source: California Employment Development Department and MR+E

Table III- 2
 Estimated Total Demand
 Commercial Real Estate
 Riverside County

Industry	Net Change 2011-2020	Sq. Ft. Per Employee	Net New Space
Mining and Logging	(40)	75	(3,000)
Construction	6,792	75	509,435
Manufacturing	370	610	225,506
Wholesale Trade	3,877	2,000	7,753,498
Retail Trade	16,920	1,017	17,207,902
Transportation, Warehousing & Utilities	4,547	4,000	18,188,589
Information	471	160	75,342
Financial Activities	3,071	160	491,395
Professional & Business Services	11,092	160	1,774,742
Educational & Health Services	12,005	300	3,601,614
Leisure & Hospitality	14,112	350	4,939,247
Other Services	1,743	160	278,911
Government	1,334	120	160,133
Total	76,296		55,203,314

Source: California Employment Development Department and MR+E

Table III-3
Employment By Sector
Riverside County and Moreno Valley
2011

Sector	Number of Employees		City as a % of County	Location Quotient
	Riverside County	Moreno Valley		
Mining and Logging	400	49	12.25%	257.3%
Construction	34,300	1,587	4.63%	97.2%
Manufacturing	39,000	716	1.84%	38.6%
Wholesale Trade	19,900	552	2.77%	58.3%
Retail Trade	79,400	5,024	6.33%	132.9%
Transportation, Warehousing & Utilities	20,300	923	4.55%	95.5%
Information	9,600	403	4.20%	88.2%
Financial Activities	18,300	889	4.86%	102.0%
Professional & Business Services	52,700	4,344	8.24%	173.1%
Educational & Health Services	61,600	5,798	9.41%	197.7%
Leisure & Hospitality	69,300	2,063	2.98%	62.5%
Other Services	19,000	1,552	8.17%	171.5%
Government	112,200	1,623	1.45%	30.4%
Total	536,000	25,523	4.76%	100.0%

Source: Dunn & Bradstreet, California Employment Development Department and MR+E

MR+E

In order to use this information to establish a forecast for Moreno Valley in 2020, it is useful to establish the concentration of employment by sector in the City in comparison to the County. The most useful tool for this is the location quotient. The location quotient formula determines the proportional share of an economic activity in a local area in comparison to a region. It is used to identify sectors of specialization and components of what is known as the export base (or basic) sectors of a local economy. .

- When the Location Quotient = 1 This means the employment is equal in the sector for the regional and local economy. Therefore the sector is non-basic and supply is just equal to demand.
- If $LQ < 1$, The output is not sufficient to meet the local demand and imports are needed. It is also non-basic.
- If $LQ > 1$ the output is more than sufficient to meet the local demand and exporting the surplus is an option. It is basic.

The formula is as follows;

$LQ_i = (e_i/e) / (E_i/E)$ where,

LQ_i = location quotient for sector in the regional economy

e_i = employment in sector i in the local economy

e = total employment in the local area

E_i = employment in industry i in the regional economy

E = total employment in the regional economy

By using location quotient it is possible to identify areas of specialization within Moreno Valley's economy and to identify economic sectors that will grow at rates different from the County as a whole.

Table III-4 provides a forecast of employment growth for the city of Moreno Valley out to 2020. The first step is to identify the forecasted countywide change and take a proportional share based on the City's existing percentage of overall employment(4.76%). This baseline growth that assumes covariance with the County's economy is adjusted based on the location quotient for each industry sector. By doing this, it is possible to identify that Moreno Valley will capture more than an equal share of employment in specific industrial sectors. Result is that the City's share of overall employment growth can be anticipated to increase over its existing proportional share.

Reflecting the strong location quotients for educational and health services along with retail trade, these are expected to be the largest gainers in terms of total number of net new jobs in Moreno Valley.

Table III-4

Forecast of Employment Growth
City of Moreno Valley

Industry	County Wide Net Change 2011-2020	City Proportional Share	LQ Adjusted Share
Mining and Logging	(40)	(2)	(5)
Construction	6,792	323	314
Manufacturing	370	18	7
Wholesale Trade	3,877	185	108
Retail Trade	16,920	806	1,071
Transportation, Warehousing & Utilities	4,547	217	207
Information	471	22	20
Financial Activities	3,071	146	149
Professional & Business Services	11,092	528	914
Educational & Health Services	12,005	572	1,130
Leisure & Hospitality	14,112	672	420
Other Services	1,743	83	142
Government	1,334	64	19
Total	76,296	3,633	4,496
Percent of County Total		4.76%	5.9%

Source: California Employment Development Department and MR+E

This is followed by other service sectors such as professional and business services and leisure and hospitality. Again this is consistent with the industrial structure of Moreno Valley and its role in the regional economy of Riverside County.

The next step in determining how this anticipated employment growth will be reflected in the built environment is to translate the net job growth into occupied square feet. Table III-5 provides an estimate based on the average number of square feet per employee that are demanded by industrial sector. These square footage estimates reflect the increasing efficiency in floor plans for offices and professional services that has been experienced in recent years. In addition the estimates reflect the increasing investments and automation that have occurred in warehousing that have produced a lower level of employment density on a per square foot basis than had been experienced in the past. Figures for retail trade (estimated at 1,015 sq ft per employee) is based on the assumption that new retail will be increasingly composed of large format stores rather than the “Main Street” type retail that have been developed in the past. Taken together the net growth of just under 4,500 new jobs in Moreno Valley can be anticipated to occupy over 2.8 million sq. ft. by 2020.

As a secondary check on demand for retail space, an analysis of sales per capita compared to the levels of expenditures experienced throughout Riverside County, was produced. As was discussed in the previous section Moreno Valley experiences leakages of retail sales and generates a lower level of retail sales per capita than its neighboring communities or the State and County as a whole. This means that there is demand for retail sales by Moreno Valley residents that currently cannot be met within the city. Table III- 6 provides a more detailed analysis of the sales tax leakages and variances based on reported levels of sale by type of store. This data is based on sales tax receipts received by the City of Moreno Valley as reported by HdL. With the exception of department and variety stores, Moreno Valley is deficit in every category of retail sales. Using the data from HdL, it is possible to estimate the gap in supportable square footage that would be required to be available in Moreno Valley in order to bring supply and demand balance and to stop the city from being a net sales tax exporter. Applying the typical sales per square foot factor by retail category, it is anticipated that the community could absorb the additional 1.09 million sq. ft. of new retail development. This number compares to the 2020 forecast of 1.08 million sq. ft. produced by the employment driven method.

Table III- 5

Forecast Demand for Commercial Real Estate
 City of Moreno Valley
 2011-2020

Industry	Net Job Growth	Sq. Ft. Per Employee	Net New Sq. Ft.
Mining and Logging	(5)	75	(368)
Construction	314	75	23,571
Manufacturing	7	610	4,140
Wholesale Trade	108	2,000	215,072
Retail Trade	1,071	1,015	1,086,681
Transportation, Warehousing & Utilities	207	4,000	826,998
Information	20	160	3,163
Financial Activities	149	160	23,872
Professional & Business Services	914	160	146,290
Educational & Health Services	1,130	300	338,996
Leisure & Hospitality	420	350	147,037
Other Services	142	160	22,783
Government	19	120	2,316
Total	4,496		2,840,551

Source: MR+E

Table III-6
Retail Sales Leakages
City of Moreno Valley
2011

	Per Capita Sales	Sales Tax Variance	Typical Sales Per Sq. Ft.	Estimated Gap in Supportable Sq. Ft.
Department Stores	\$28	\$54,290	\$175	Surplus
Variety Stores	14	28,092	100	Surplus
Music Stores	>1	117	200	0
Photographic Equipment	-2	-3,045	N.D	N.D
Florist Shops	-2	-3,514	150	2,000
Men's Apparel	-7	-13,607	225	6,000
Package Liquor Stores	-9	-18,467	N.D	N.D
Paint /Glass/ Wallpaper	-11	-22,411	250	9,000
Shoe Stores	-13	-24,812	200	12,000
Jewelry Stores	-14	-27,857	500	6,000
Stationery / Book Stores	-20	-38,731	200	19,000
Grocery Stores Beer /Wine	-22	-42,264	175	24,000
Hardware Stores	-30	-57,608	225	26,000
Art /Gift /Novelty Stores	-35	-67,408	150	45,000
General Merchandise	-35	-67,935	100	68,000
Restaurants Beer And Wine	-37	-73,069	575	13,000
Drug Stores	-47	-91,029	350	26,000
Sporting Goods/Bike Stores	-48	-93,743	225	42,000
Office Supplies/Furniture	-58	-113,889	225	51,000
Restaurants No Alcohol	-64	-125,387	650	19,000
Discount Dept Stores	-68	-132,220	475	28,000
Women's Apparel	-70	-137,608	375	37,000
Lumber/Building Materials	-72	-140,165	300	47,000
Specialty Stores	-73	-142,117	175	81,000
Grocery Stores Liquor	-114	-222,605	110	202,000
Electronics/Appliance Stores	-124	-242,868	500	49,000
Home Furnishings	-131	-255,421	175	146,000
Family Apparel	-146	-284,898	375	76,000
Restaurants Liquor	-184	-360,095	575	63,000
Total				1,097,000

N.D No Data

Source: HdL

Residential Demand

Residential development proceeds by a different set of influences than commercial real estate. While the market for residential real estate throughout the Inland Empire has experienced significant turmoil in recent years, it is still anticipated that the region will experience population growth and will continue to be the site of new residential development. The factors that play into residential demand include new household formation, population growth (births minus deaths less net migrants) regionwide employment growth and other factors such as interest rates in the availability of land. These factors are taken into consideration as part of the long-range forecasting process prepared by the Southern California Association of Governments' (SCAG) RTP process. The SCAG RTP data allocates population growth by city throughout its six County jurisdiction area. The forecast for Moreno Valley is shown below.

2020 City-wide Housing Demand--Moreno Valley

Population 2010	Forecast Population 2020	Net growth	Persons Per Household	Net New Dwelling Units
193,365	213,700	20,335	2.83	7,186

Source: SCAG RTP and MR+E

SCAG anticipates net growth of just over 20,000 new residents in Moreno Valley that would result in demand for 7,186 new dwelling units by 2020. Note that these are citywide forecasts and it is anticipated that these dwelling units would be distributed based on land costs, entitlements and availability throughout the city and would not be absorbed by the SR-60 plan area alone.

Plan Area Absorption

Table III-7 provides an estimate for a development program for the SR 60 plan area out to 2020. These estimates are produced by translating the total demand by industry sector into demand by property type that would correspond to broad land-use categories that could be reflected in existing general plan categories. This translates the 2.8 million sq. ft. of anticipated demand into land-use types. A planning allocation factor has been applied to each category based on a review of the existing general plan land-use categories along with plan and proposed development initiatives.

Table III-7
Absorption to 2020 for
SR-60 Plan Area

Property Type	Total Demand	Allocation to SR-60	SR-60 Absorption
Office	198,423	80%	158,739
Industrial	1,069,413	70%	748,589
Retail	1,086,681	70%	760,677
Hospitality / recreation	147,037	80%	117,630
Institutional	338,996	30%	101,699
Total	2,840,551		1,887,333
SR-60 % of Total			66.4%

Source: MR+E

The majority of office designated land uses available for development are located along SR 60 in the plan area and as such they have been allocated as part of the proposed planning program. Industrial land uses are shown as having a low level of absorption, but this allocation could change based on planning priorities and changes to entitlements. It is important to note that there are significant warehouse developments adjacent to the study area. In terms of retail development sites along SR 60 in the plan area represent some of the last undeveloped large-scale retail development sites that would provide regional access and as such can be expected to be attractive as sites for future retail development. A similar criteria was used for hospitality and recreation uses that require a large catchment area and can benefit from freeway adjacencies. Finally a lower level of institutional uses were allocated to the plan area based on the ongoing development of the regional medical center which is likely to be a significant driver of healthcare related development.

Summary and Implications

Sites within the plan area, in particular Areas 1 and 2, are among the most attractive remaining undeveloped sites that could accommodate office development in Moreno Valley. While this is the current general plan designation the likely future demand for office uses citywide is anticipated to be modest at just under 200,000 sq. ft. Therefore, it is likely to be necessary to adjust the entitlements within the SR-60 plan area in order to reflect likely oncoming demand from other categories of land-use. One of the most promising opportunities are retail developments that could occur adjacent to the Freeway accesses at Redlands and Moreno Beach Drive. The land use planning that follows as part of this effort should anticipate being able to accommodate community and region serving retail within the plan area. This suggests that an approach geared more towards a mixing of uses that would include retail and office along with higher density multifamily residential would be a more appropriate set of entitlements aligned with market demand.

This page intentionally left blank.

STATE ROUTE 60 CORRIDOR STUDY CITY OF MORENO VALLEY



Item No. G.1



NOVEMBER 4, 2013
PUBLIC DRAFT

This page is intentionally left blank.

Acknowledgments

City Council

Tom Owings, Mayor

Jesse L. Molina, Mayor Pro Tem

Victoria Baca, Council Member

Richard A. Stewart, Council Member

Dr. Yxstian Gutierrez, Council Member

City of Moreno Valley Staff

John Terrell, AICP, Community & Economic Development

Director

Chris Ormsby, AICP, Interim Planning Official

Mark Gross, AICP, Senior Planner



Matthew Burris, AICP

Troy Reinhalter

Brynn McKiernan

Table of Contents

Item No. G.1

-328-

1. Introduction.....	5
2. Existing Conditions	9
3. Economic Analysis	27
4. Alternatives.....	29
Alternative One	31
Alternative Two	39
Alternative Three	45
5. Summary + Recommendations	51



I. INTRODUCTION

Introduction

In January, 2013, the Moreno Valley City Council initiated a one-year moratorium in four undeveloped areas along the East SR-60 Corridor. As the Great Recession began ebbing, the City started receiving multiple inquiries on development concepts for the four study areas from land owners and developers. Many of the inquiries included questions about whether the City would be amenable to changing the General Plan land use designations and zoning on various properties as market conditions had changed drastically since the City adopted its General Plan in 2006.

In order to be appropriately prepared and effectively responsive, the City adopted the moratorium and initiated this planning study. The study is intended to serve as policy considerations for the City's decision makers and for future money makers identifying new potential arrangements and types of uses that would be most appropriate for the East SR-60 Corridor.

-330-



Current conditions of Study Area, north of SR-60



Current Condition of Study Area, south of SR-60

The East SR-60 Corridor Study provides the City of Moreno Valley with an economic analysis and land use proposal for the 'East SR-60 Corridor,' also referred to as the 'Study Area'. The Study Area includes 465 acres of vacant land on north and south sides of State Route 60 (SR-60), between Nason Street and Theodore Street. The study presents existing land use and economic conditions, estimates potential growth opportunities for residential and non-residential uses, and presents a preferred land use plan and two alternative plans for consideration by the community and City policy makers. As this is strictly a conceptual study to help the community, developers, City staff, the Planning Commission, and City Council consider what land use concepts could be possible for the East SR-60 Corridor, the study will be received, considered, and filed by City Council.

-331-

Preparation Process

The preparation of this study was conducted in four distinct steps. First, the City's land use consultant, Raimi + Associates, conducted a background study of the corridor to document the existing conditions and better understand the drivers for future development within the four study areas. At the same time, Metropolitan Research + Economics, the City's economic consultant, conducted a background study of market conditions to better understand the potential for future development along the corridor.

Item No. G.1
7



Second, the consultant team conducted a series of interviews to understand the concerns and aspirations of various stakeholders. During this step, the consultant team also met with the City's Economic Development Subcommittee to further understand the near term demand for development, concerns about various development patterns, and the City's economic development desires for the corridor.

Next, the consultant team and City staff worked hand-in-hand to develop several alternatives that might satisfy the market potential for new development in the corridor; the desires of the property owners within the study areas, meet the City's needs for economic development, and be a suitable fit with the surrounding uses.

Finally, on October 14, 2013, the City conducted a community meeting to present the initial alternatives and gather input from the community on the pros and cons of each alternative. The community input was then used by City staff and the consultant team to refine the alternatives and select a preferred alternative. The results of this process are presented in the following chapters of this report.

This page is intentionally left blank.



2. EXISTING CONDITIONS

-333-

Item No. G.1

Existing Conditions

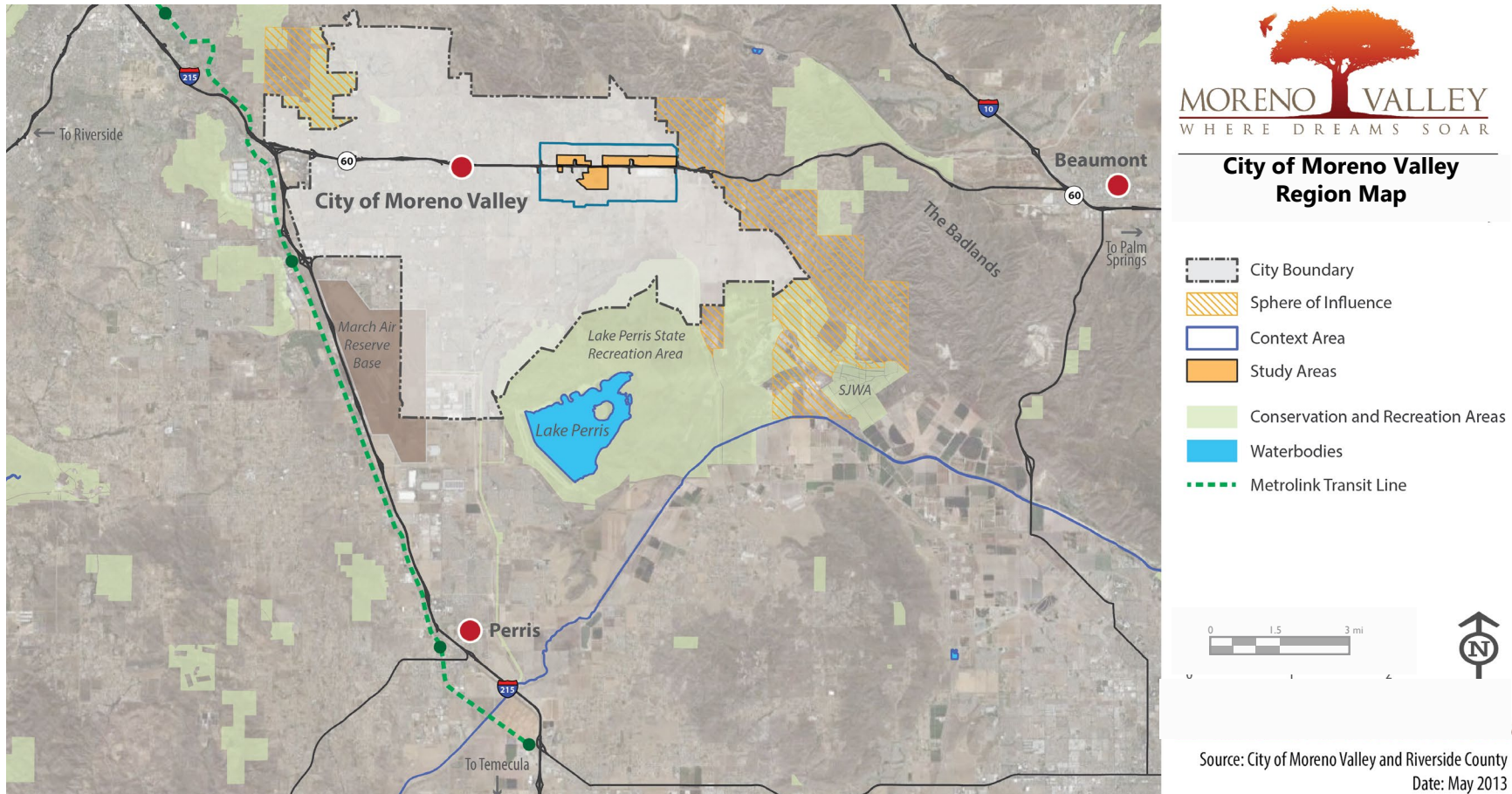
The following pages present the background analysis of the East SR-60 Corridor. This analysis was conducted to better understand the drivers for future development within the four study areas and document the existing conditions of the area.

The Study Area includes 465 acres of vacant land on north and south sides of State Route 60 (SR-60), between Nason Street and Theodore Street, comprised of four separate areas. This section presents the following topics:

- **Site Context.** These maps present an overview of the Study Area, showing the regional context, local context, and the names and locations of the individual areas studied.
- **Existing Land Use.** These maps show the current land uses, zoning, and General Plan designations for the land in and around the Study Area. Additionally, building footprints, ownership, agricultural resources, and bicycle and pedestrian paths are also shown.

- **Future Projects.** These maps show approved and proposed projects for the corridor and include both land development and infrastructure projects.
- **Urban Design.** These maps show the surrounding land use influences and urban design conditions.
- **Environmental Constraints.** These maps show notable environmental factors for the Study Area that should be taken into account when considering future development opportunities.
- **Key Findings.** The section is summarized with a series of key findings and considerations that were used as inputs to the alternatives development process.

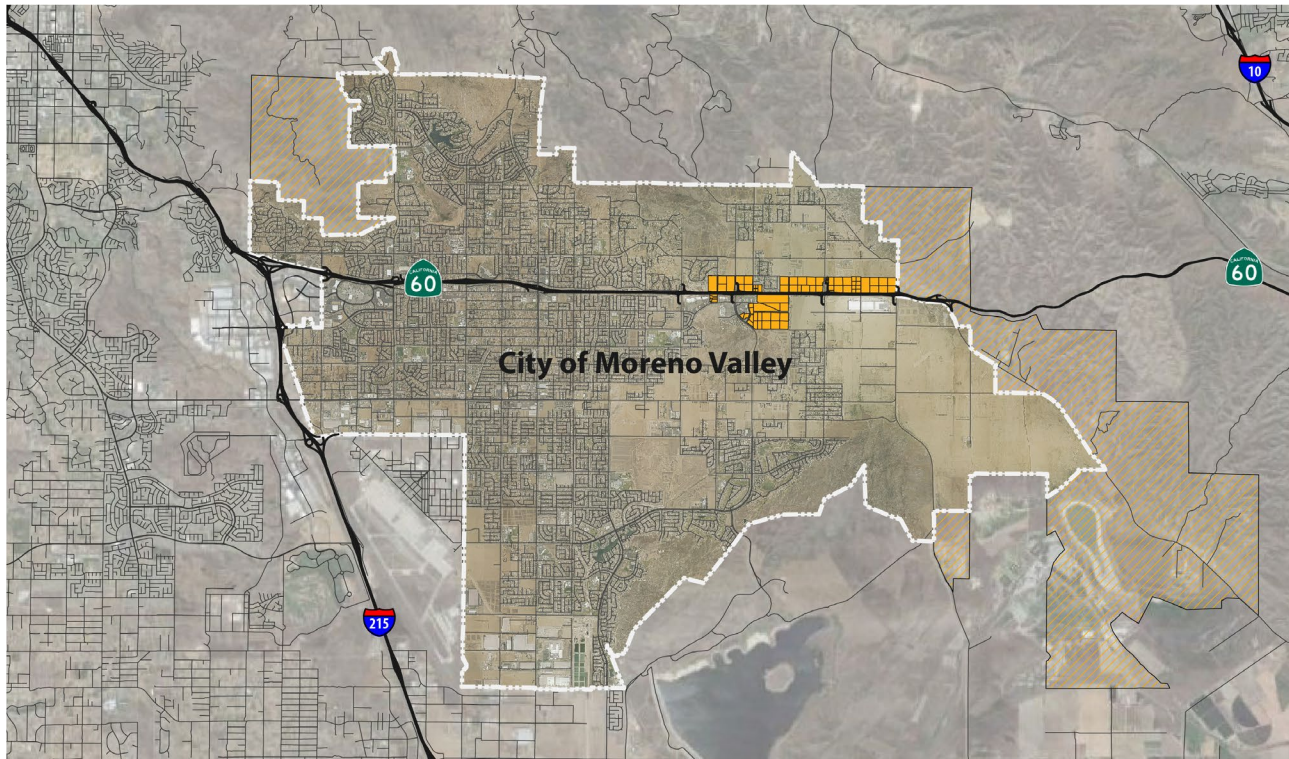
Regional Context



Moreno Valley is located in the northwest region of Riverside County, between Riverside and Palm Springs, approximately 60 miles from Los Angeles. Significant nearby physical features include:

- Lake Perris Recreation Area: an artificial lake that offers a variety of recreational activities, along the southern edge of the City.
- March Air Reserve Base: built in 1920s, the Base is a major source of local employment and approved for a joint civil-military public use airport.
- The Badlands: mountain range with highest peak of 2,270 feet.
- Metrolink Transit: new heavy rail transit line which. The new Metrolink Transit new heavy rail transit line which will soon be extended to Perris from Riverside, will include a stop for Moreno Valley.
- Regional Access: Exceptional access to other parts of the region is provided by SR-60 and Interstate 215.

City Boundaries



City of Moreno Valley Boundaries

- Study Areas
- City Limits
- Sphere of Influence



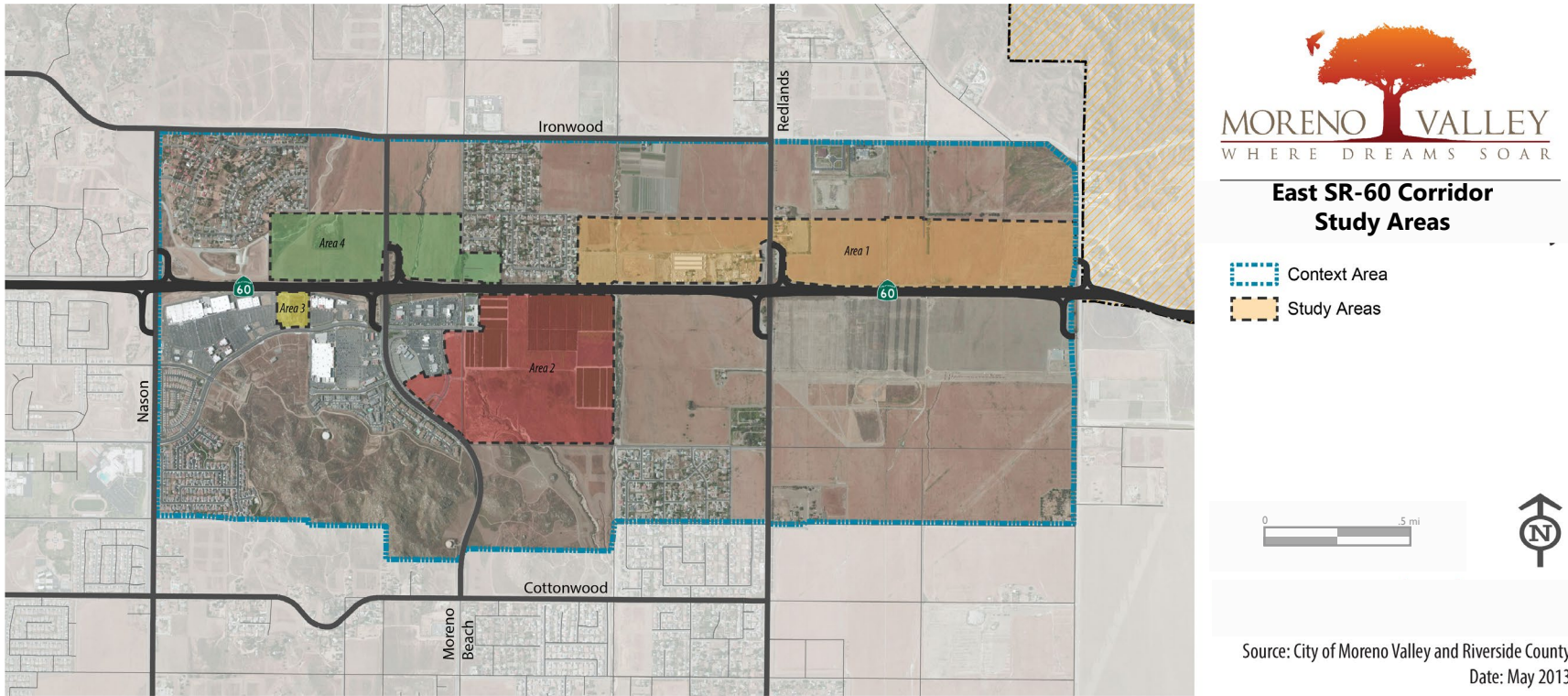
Source: City of Moreno Valley and Riverside County
Date: May 2013

Originally settled in the 1850s, Moreno Valley saw explosive growth in the 1980s due to California's economic boom. The City was officially incorporated in 1984.

- As of the 2010 census, the city's population was 193,365, with a total land area of 51.5 square miles.
- Unemployment is a concern, having peaked at 15% in the region within just the last few years.
- Median age of city inhabitants is 29 years (compared to California average of 46 years) and just 14% have a bachelor's degree or higher. Additionally, average household size is 3.7 persons compared to the California average of 2.4.

The SR-60 Corridor study areas are located in the eastern part of the City, as SR-60 enters the Badlands mountain range. Moreno Valley's sphere of influence extends eastward to include mountainous, undeveloped land.

Study Areas

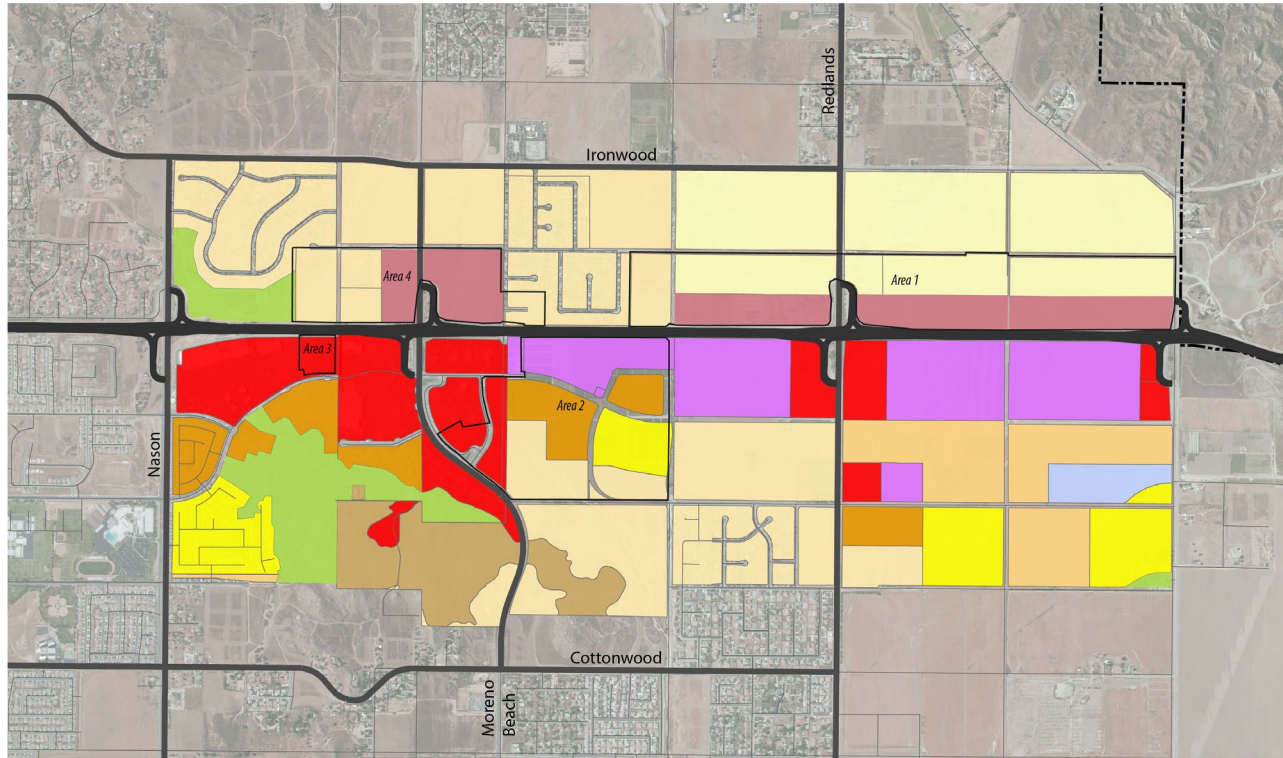


The four study areas which constitute the SR-60 Corridor Study are located adjacent to the State Highway and are largely undeveloped land. Total size is 465 acres.

- Area 1 is the largest area, comprising 214 acres at the extreme eastern end of the city limits.
- Area 2 is 158 acres of mostly active farmland adjacent to the Auto Mall.
- Area 3 is a small grouping of parcels measuring only 7.75 acres, situated between a Super Target and a Super Walmart.
- Area 4 measures 86 acres and is wedged in between two preexisting single family residential neighborhoods.

The “context area” is the area indicated with a blue outline and is comprised of nearby parcels which will influence the uses and development that occurs within the four study areas.

General Plan/Zoning - Context Area



Existing General Plan Land Uses

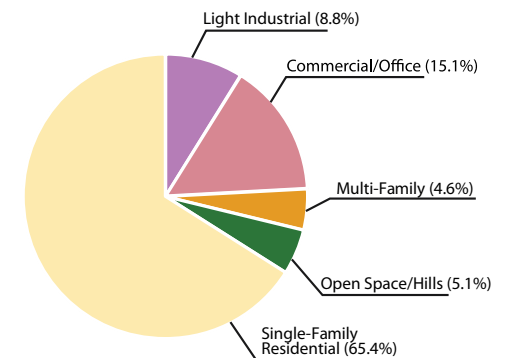
- Business Park/Light Industrial
- Commercial
- Hillside Residential
- Multi-Family Residential
- Public Facilities
- Office
- Open Space
- Residential (1 DUA)
- Residential (2 DUA)
- Residential (3 DUA)
- Residential (5 DUA)



Zoning within the context area is predominantly single-family residential, as two-thirds of parcels are zoned for densities under 5 DUA. Parcels zoned for commercial and office uses make up 15% of the total land area, clustered around the four SR-60 exits. A few parcels are zoned for higher density residential development (~5%), and open space zoning covers the hilly portions of the territory.

Existing Zoning		
Parcel Zoning	Acres	Percentage (%)
Business Park/Light Industrial	211.03	8.8
Office	131.65	5.5
Commercial	231.48	9.6
Multi-Family Residential	110.87	4.6
Open Space	123.19	5.1
Public Facilities	23.72	1.0
Residential 1 DUA	327.47	13.6
Residential 2 DUA	822.76	34.3
Residential 3 DUA	144.2	6.0
Residential 5 DUA	144.05	6.0
Hillside Residential	130.81	5.4

Source: City of Moreno Valley and Riverside County
Date: May 2013

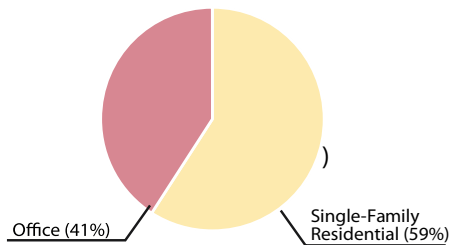


General Plan/Zoning - Study Areas

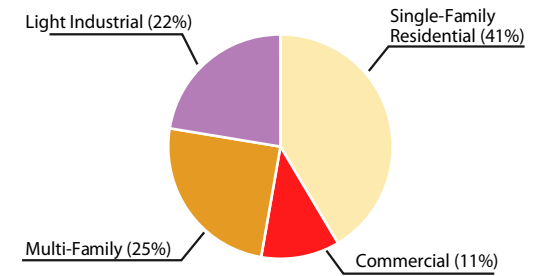
Parcel Zoning	Area 1	Area 2	Area 3	Area 4	Total
Low Density Residential	127.8	63.3		41.8	232.9
Office Commercial	88.3			45.8	134.1
Retail Commercial		17.3	7.8		25.1
Multi-Family Residential		37.9			37.9
Light Industrial/Business Park		34.2			34.2
Open Space				0.01	0.01
Total	216.1	152.7	7.8	87.61	464.21

Source: City of Moreno Valley and Riverside County
Date: May 2013

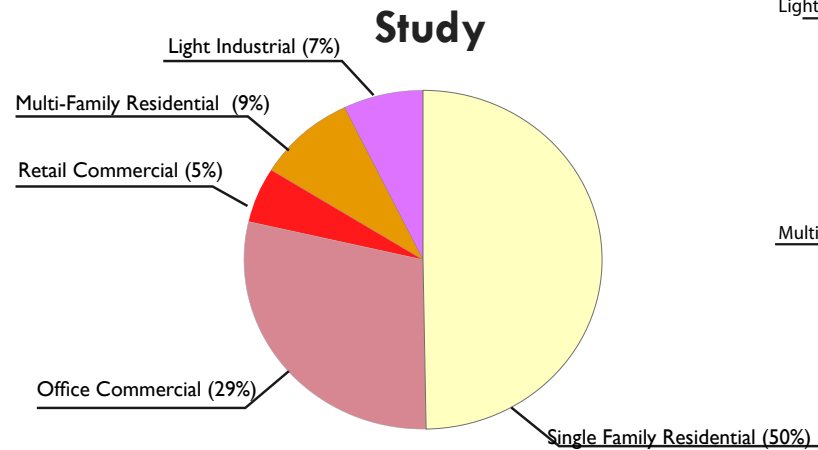
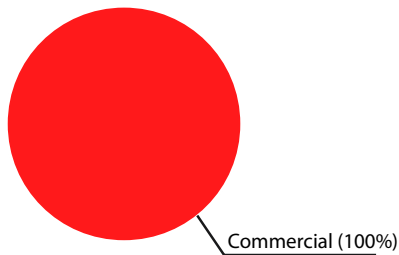
Study Area 1



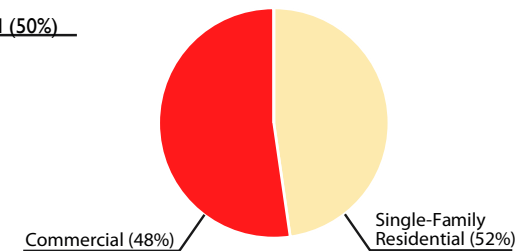
Study Area 2



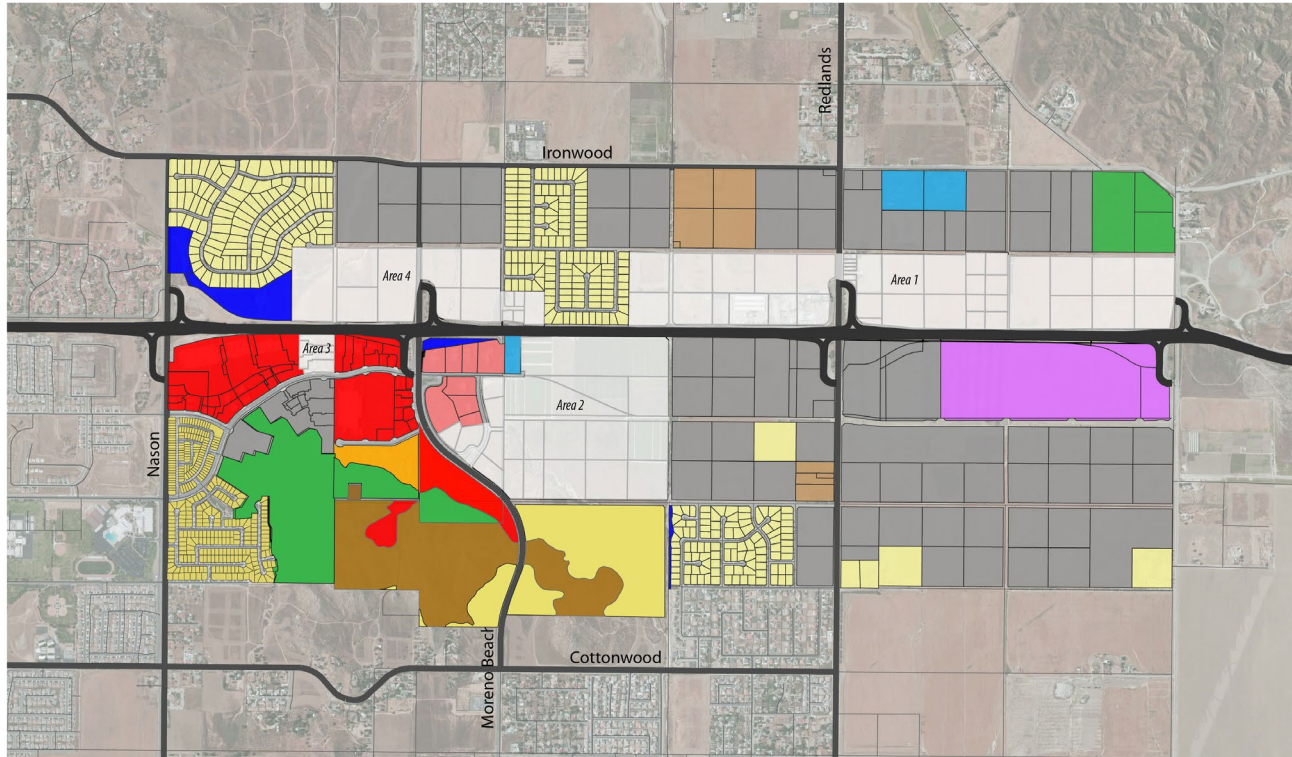
Study Area 3



Study Area 4



Existing Land Use - Context Area



East SR-60 Corridor Context Land Use

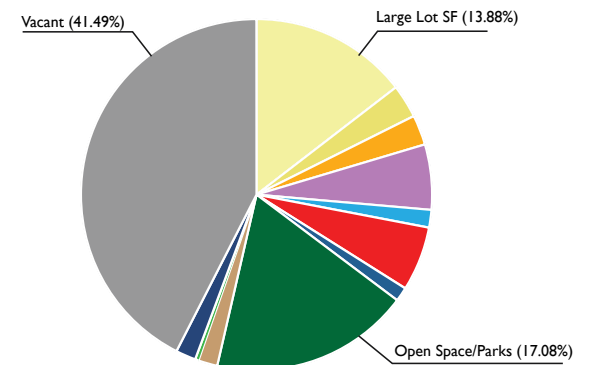
- Open Space/Parks
- Active Agriculture/Farmland
- Large Lot Single Family Residential
- Small Lot Single Family Residential
- Multi-Family Residential
- Hillside Residential
- Commercial/Retail
- Auto Retail
- Warehouse/Light Industrial
- Institutional/Public Facilities
- Detention Basin/Waterways
- Vacant/Unbuilt



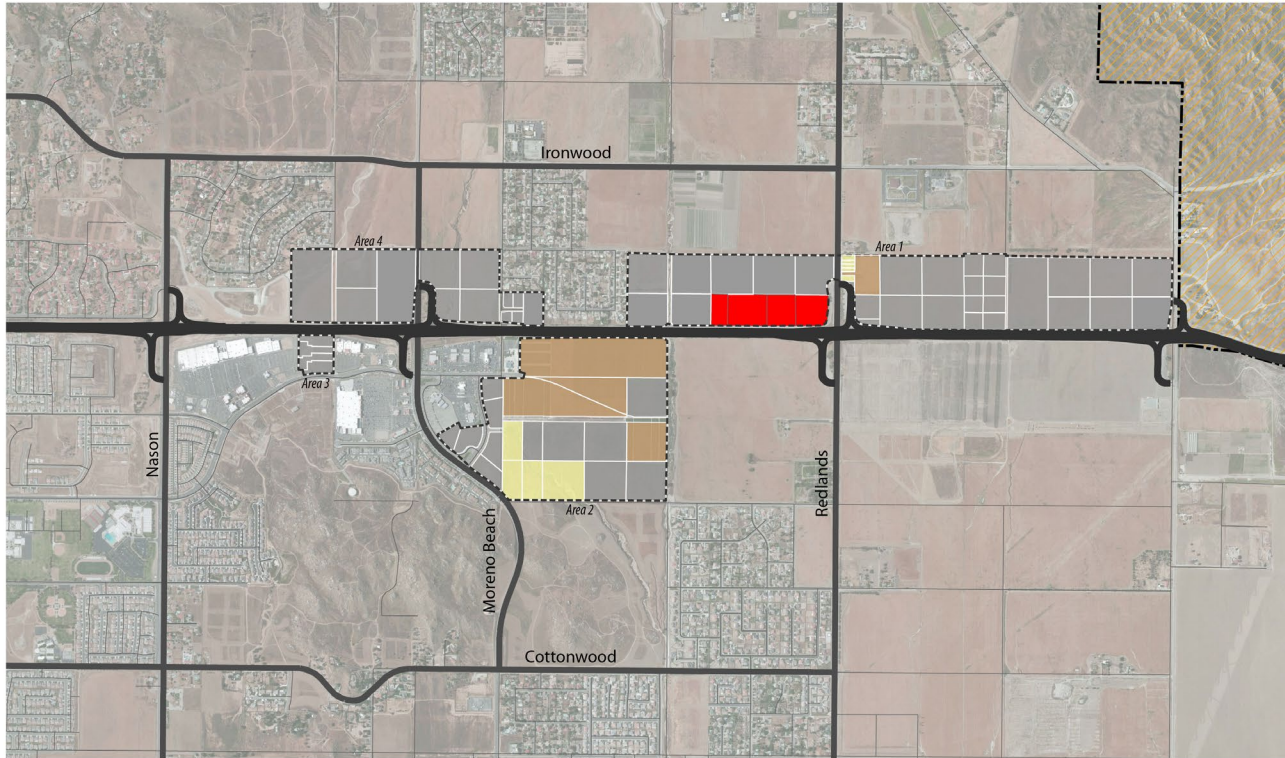
Existing land use is predominantly vacant/unbuilt, hills, and large lot residential (>75%). Four existing neighborhoods are constructed in the common suburban cul-de-sac arrangement, and one isolated multi-family neighborhood is located south of the Auto Mall.

Existing Land Use - Context Areas		
Land Use	Acres	Percentage (%)
Large Lot SF Residential	237.5	13.88%
Small Lot SF Residential	50.23	2.94%
Multi-Family Residential	28.76	1.68%
Farmland/Agriculture	45	2.63%
Office Commercial	134.1	7.84%
Commercial Retail	25.1	1.47%
Auto Retail	26.6	1.55%
Warehouse/Light Industrial	97.8	5.72%
Open Space/Parks	304.56	17.80%
Basins and Wells	30.0	1.75%
Institutional/Public	21.27	1.24%
Vacant	709.9	41.49%

Source: City of Moreno Valley and Riverside County
Date: May 2013



Existing Land Use - Study Areas

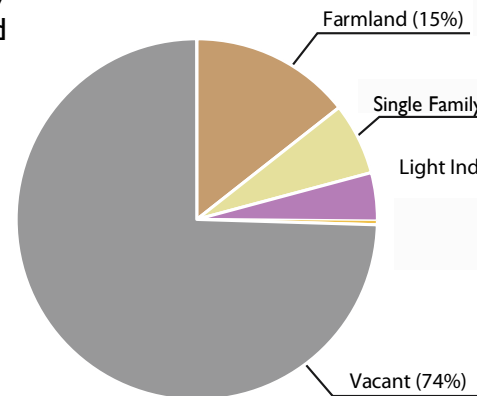


East SR-60 Corridor Study Area Existing Land Uses

- Active Agriculture/Farmland
- Single Family Residential
- Office
- Multi-Family Residential
- Commercial/Retail
- Auto Retail
- Warehouse/Light Industrial
- Vacant/Unbuilt



Land use within the study areas is fairly homogeneous, with the majority completely undeveloped (75%). Active farmland is located in Area 2, and some light industrial uses are located in Area 1.



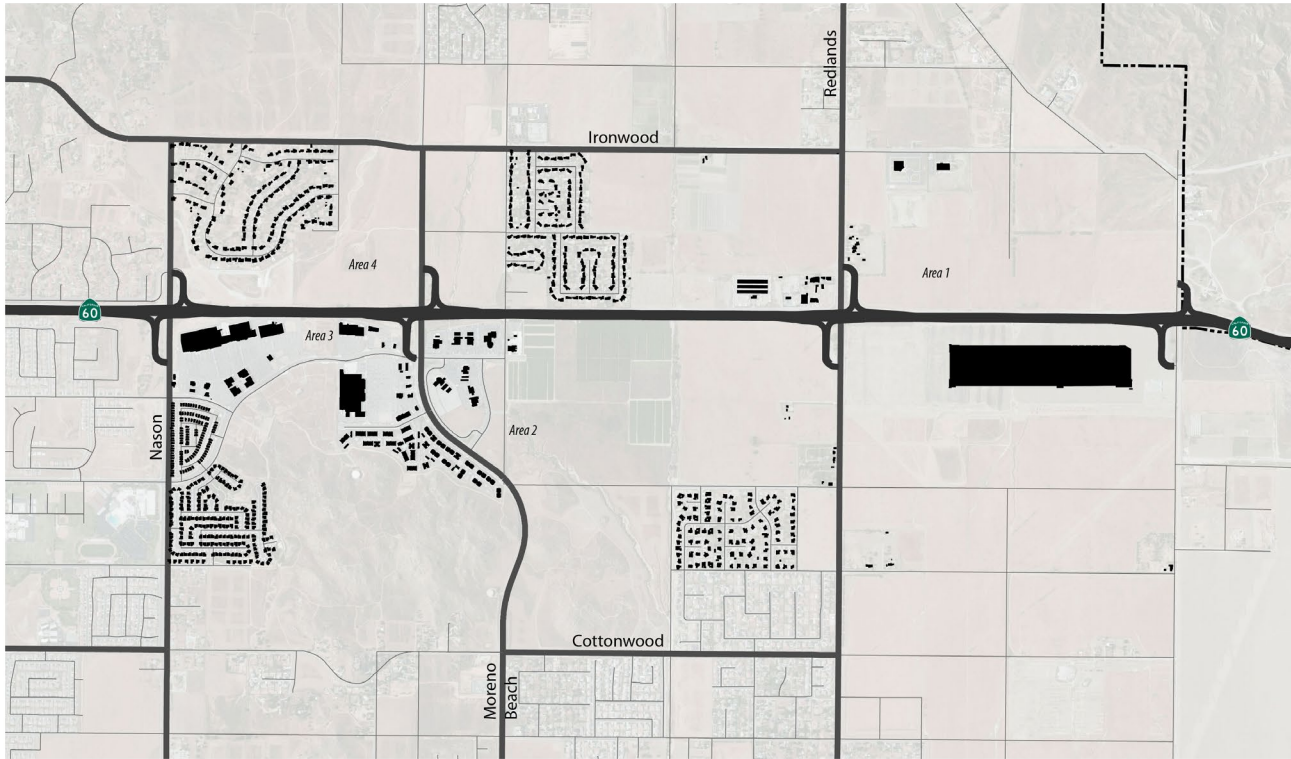
Source: City of Moreno Valley and Riverside County
Date: May 2013

Existing Land Use - Study Areas		
Land Use	Acres	Percentage (%)
Farmland/Agriculture	69.41	14.9
Light Industrial	20.75	4.5
Single-Family Residential	32.76	7.1
Vacant/Undeveloped	342.9	73.6

-341-

Item No. G.1

Building Footprints



Building Footprints

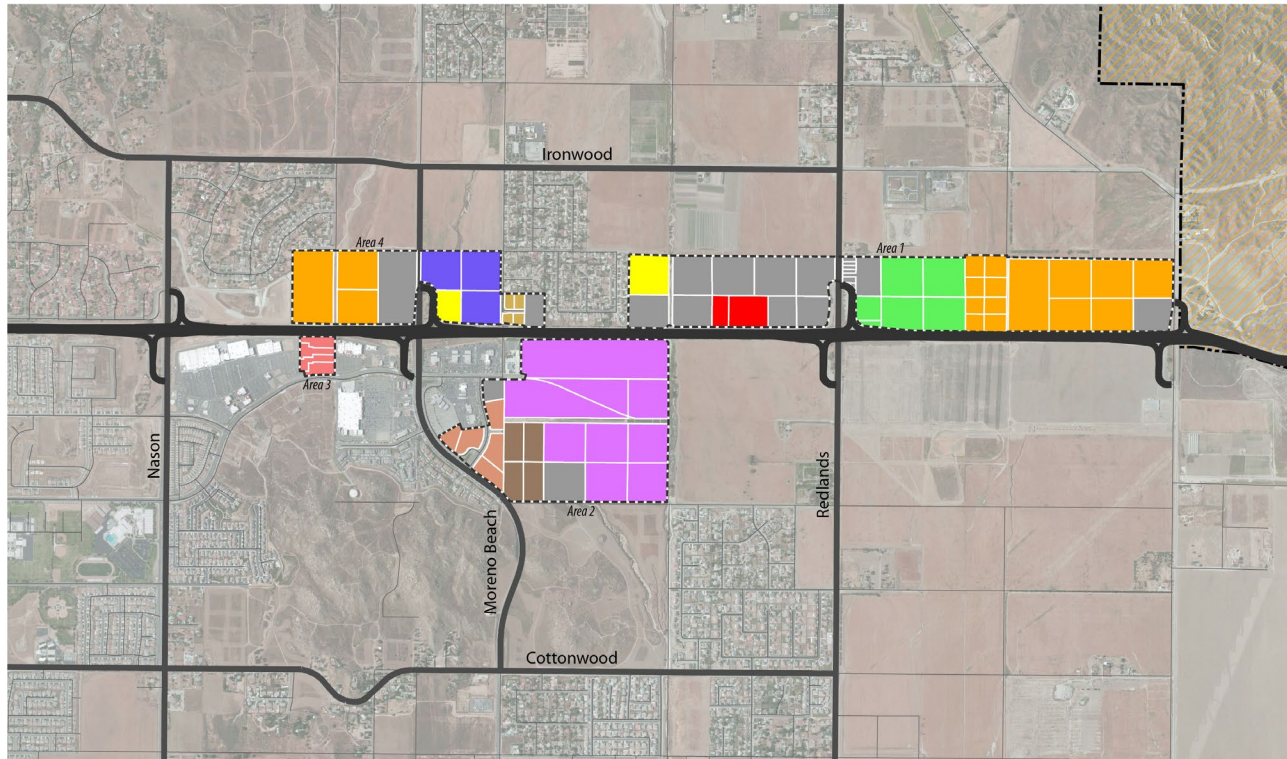
- Study Areas
- Building Footprints



Source: City of Moreno Valley and Riverside County
Date: May 2013

A map of the existing building footprints reveals the stark lack of development within the four study areas. Area I has several storage facilities and single family homes, but otherwise no buildings are present within the study areas. The Skechers warehouse dominates the eastern landscape, comprising nearly two million square feet of modern logistics warehousing. Large footprint buildings also are visible in the commercial node at the intersection of Nason Street and SR-60.

Multiple Ownerships



MORENO VALLEY
WHERE DREAMS SOAR

**East SR-60 Corridor
Ownership Map**

- AUTO MALL RESOLUTION
- AVOIAN PROPERTIES
- CHEN
- CHU
- EQUITABLE MORENO VALLEY II
- LCTH INVESTMENTS
- MORENO VALLEY SP
- PROLOGIS
- STONERIDGE PHASE II LAND
- YEH
- Single Ownership

Source: City of Moreno Valley and Riverside County
Date: May 2013

0 5 mi

Study Area Ownership:

Area 1: 39 parcels, 213.25 acres total (two owners with 56%)

Largest owner: LCTH Investment, L.P., 78.25 acres (37%) | 2nd largest owner: Avoian Properties, 39.75 acres (19%)

Area 2: 20 parcels, 158.58 acres total (three owners with 93%)

Largest owner: Prologis, 115.5 acres (73%) | 2nd largest: Jason Yeh, 17.65 (11%) | 3rd largest: Auto Mall Resolution, 13.55 acres (9%)

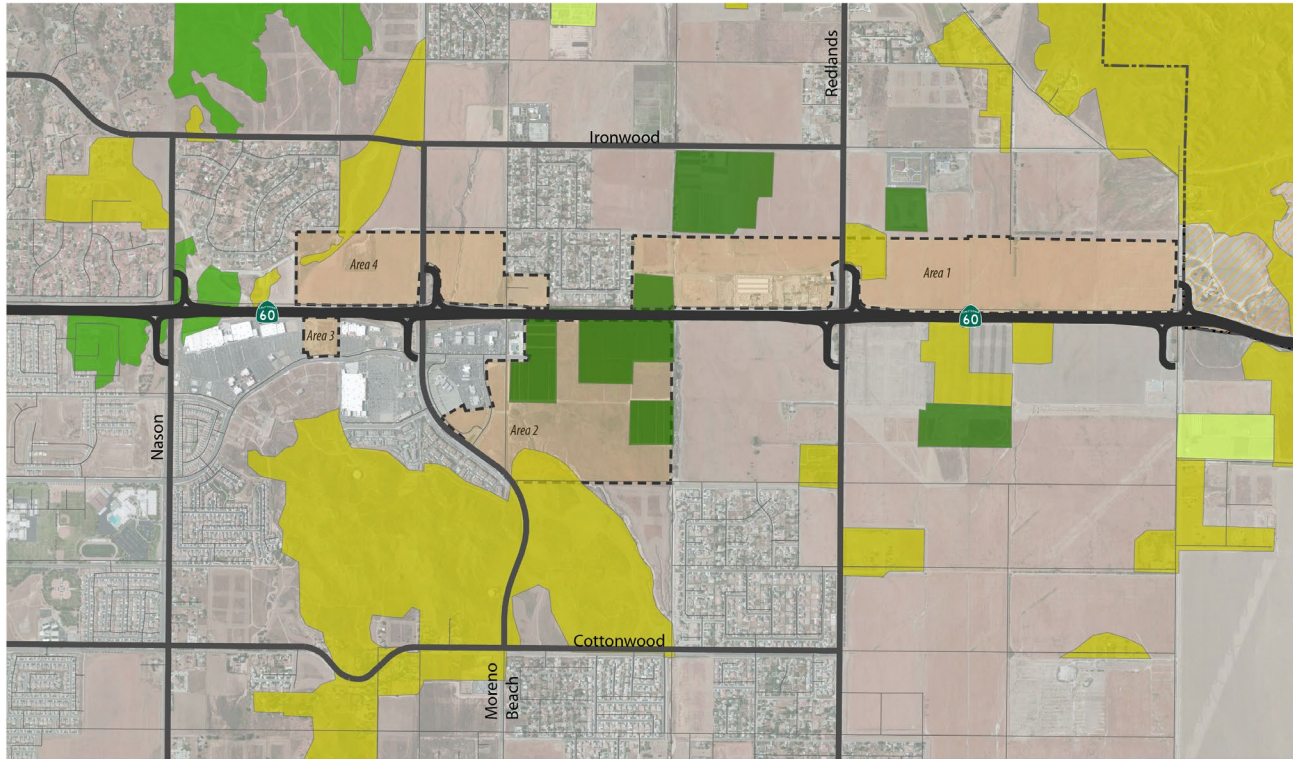
Area 3: 4 parcels, 7.64 acres total | Sole owner: Stoneridge Phase II Land (100%)

Area 4: 13 parcels, 86.35 acres (three owners have 87%)






Largest owner: LCTH Investment, w., 33.3 acres (39%) | 2nd largest: Equitable Moreno Valley II Partnership, 25.4 acres (29%) | 3rd largest: Richard Chado, 16.25 acres (19%)

Eight owners control 347.25 acres of 465.85 total (74.5%)

Existing Farmland and Agriculture



Existing Farmland and Agriculture

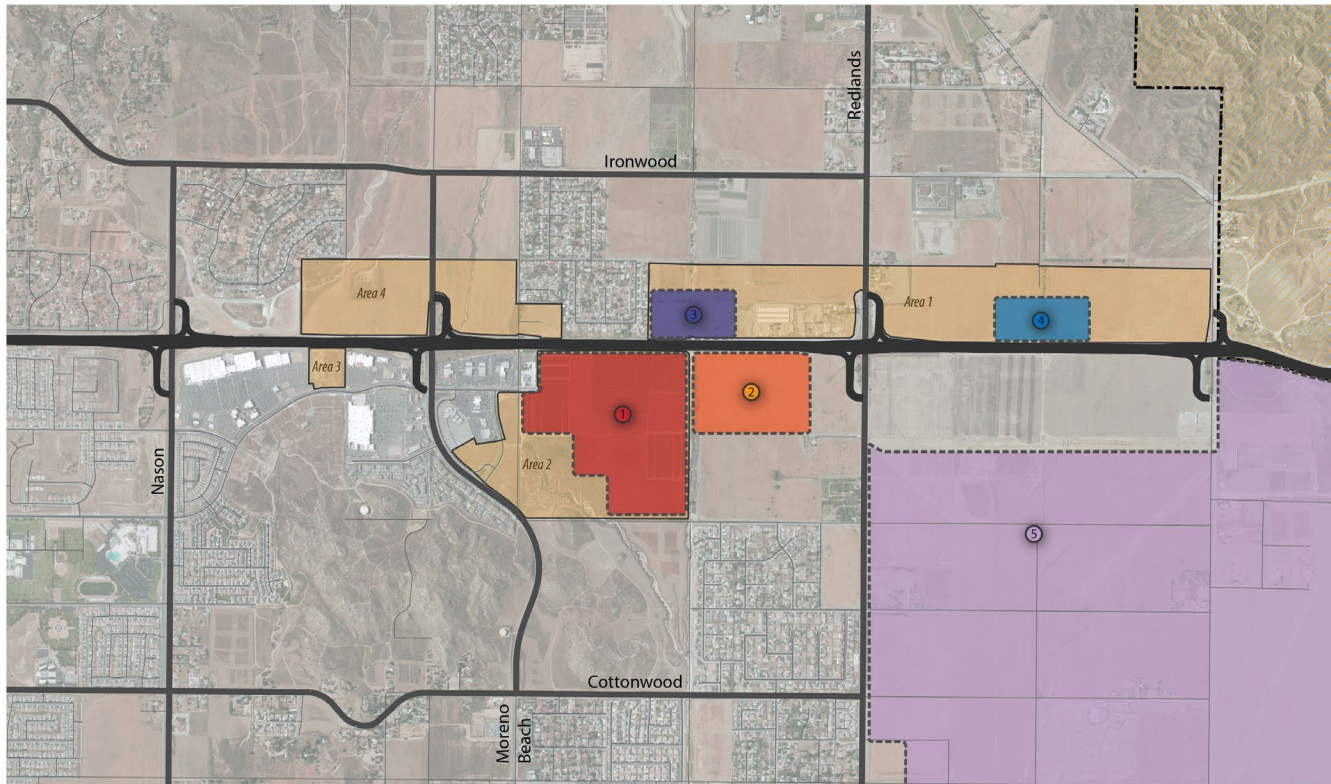
-  Study Areas
- FarmLand Type**
-  Grazing Land
-  Other Lands
-  Prime Farmland
-  Unique Farmland



Source: City of Moreno Valley and Riverside County
Date: May 2013

Area 2 has significant “Prime Farmland” which may be an issue for new development. Areas 1 and 4 have “Other Lands,” which include steep stopes and creek beds.

Proposed Projects



MORENO VALLEY
WHERE DREAMS SOAR

Proposed Projects

- 1 Proposed Prologis Business Park
- 2 Proposed Aldi Foods Regional Headquarters
- 3 Proposed Quincy Basin
- 4 Proposed Sinclair Basin
- 5 Proposed World Logistics Center

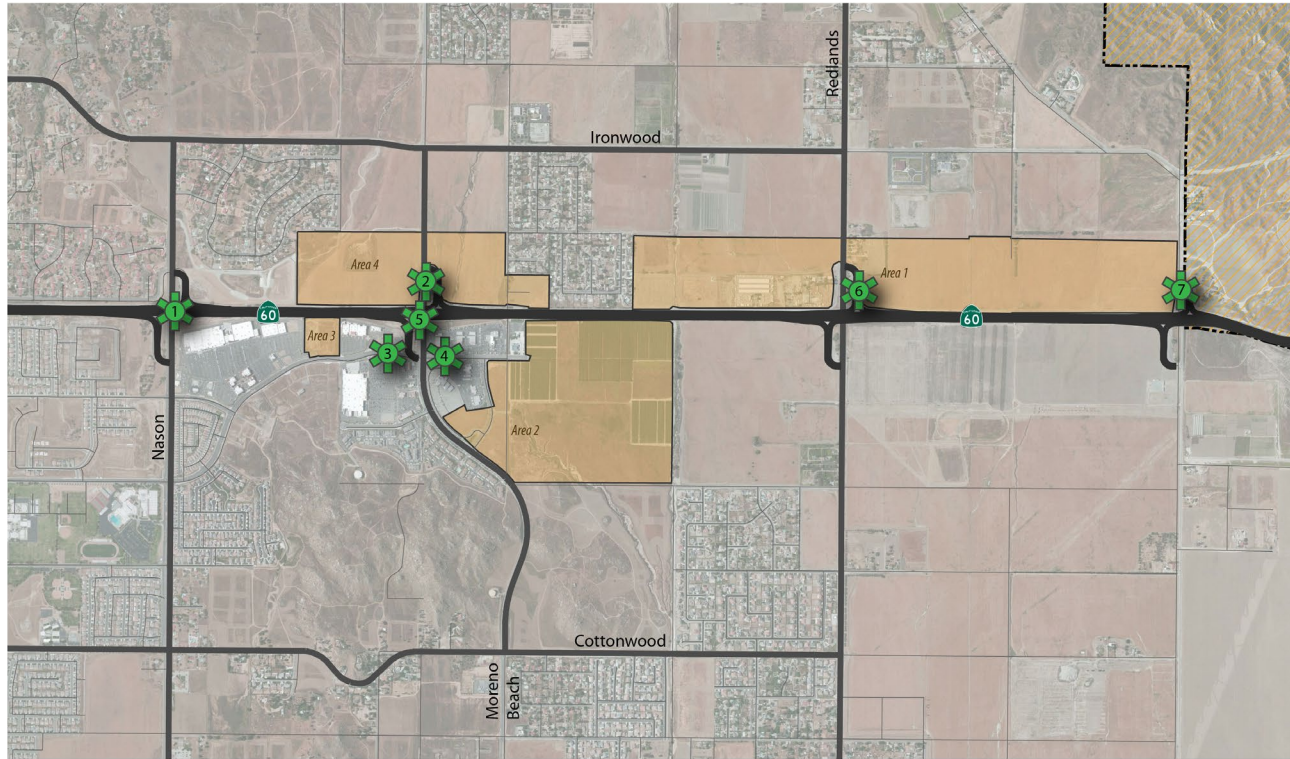
0 0.5 mi

N

Source: City of Moreno Valley and Riverside County
Date: May 2013

- The majority owner of Area 2, Prologis, has proposed a major business park project which would occupy a large portion of the study area (70%).
- A large industrial warehouse use is planned for the property east of Area 2, which will influence the preferred growth alternative for that study area.
- Two large detention basins are planned by the City of Moreno Valley for Area 1, which presents a major development constraint as they occupy nearly 20% of the land area. New development would need to setback from the basins.

Roadway Improvements



Roadway Improvements Map

--- Planned Roadway Improvements

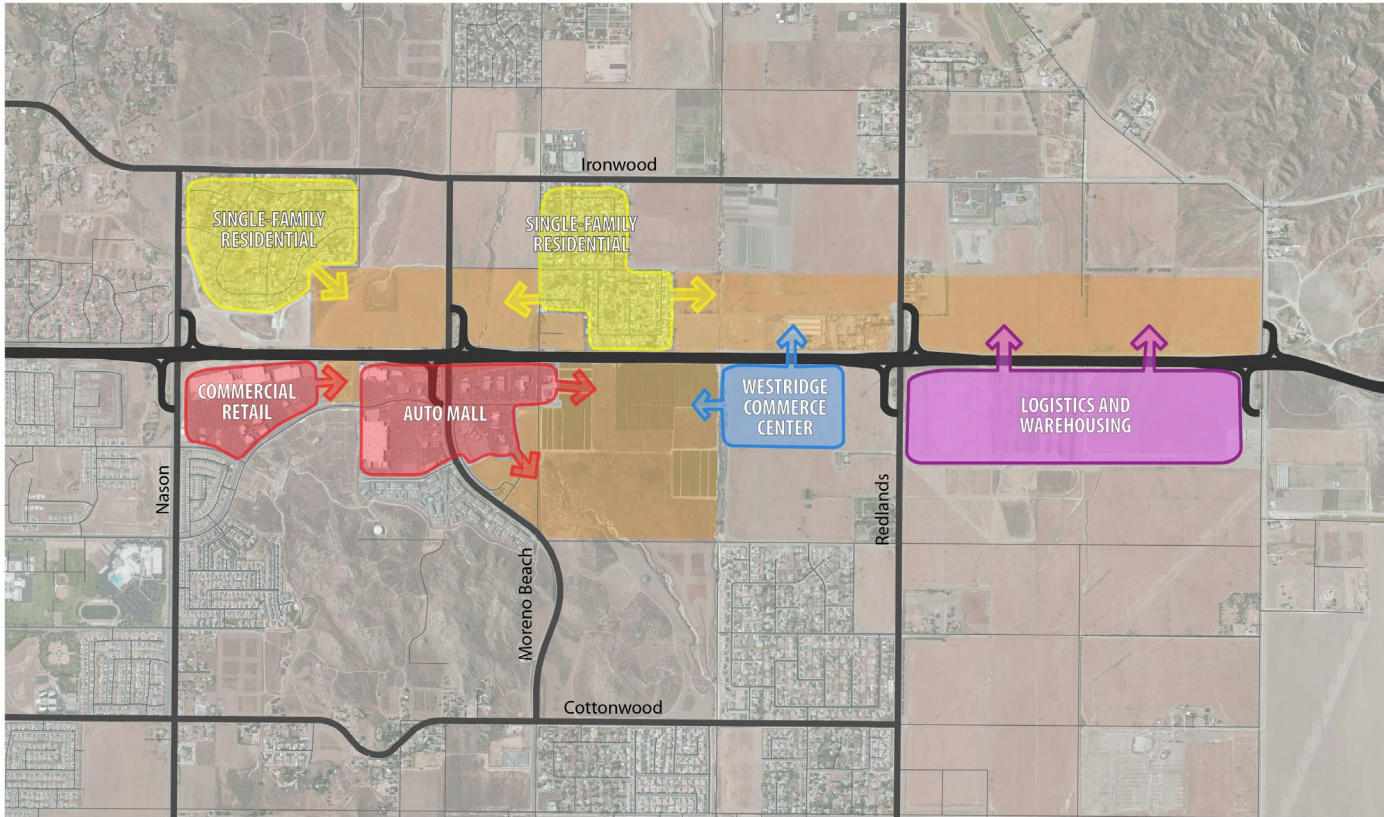
- 1 Replacement of the existing SR-60 / Nason Street two-lane bridge with a four-lane bridge
- 2 Replacement of the existing SR-60 / Moreno Beach Drive two-lane bridge with a six-lane bridge
- 3 Connection of Eucalyptus Avenue to Moreno Beach Drive
- 4 Construction of roadway and signage improvements at the Moreno Valley Auto Mall
- 5 Reconfiguration of the State Route 60 / Moreno Beach Drive Interchange
- 6 Reconfiguration of the State Route 60 / Redlands Boulevard Interchange
- 7 Reconfiguration of the State Route 60 / Theodore Street Interchange



Source: City of Moreno Valley and Riverside County
Date: May 2013

The City of Moreno Valley Capital Improvements Plan states that it will improve the SR-60 interchanges, at Nason and Moreno Beach Drive. The proposed Prologis commercial development includes an extension of Eucalyptus Avenue through Area 2. A new interchange is also proposed for Theodore Street.

Influences



East SR-60 Corridor Study Area Influences

 Study Areas



Source: City of Moreno Valley and Riverside County
Date: May 2013

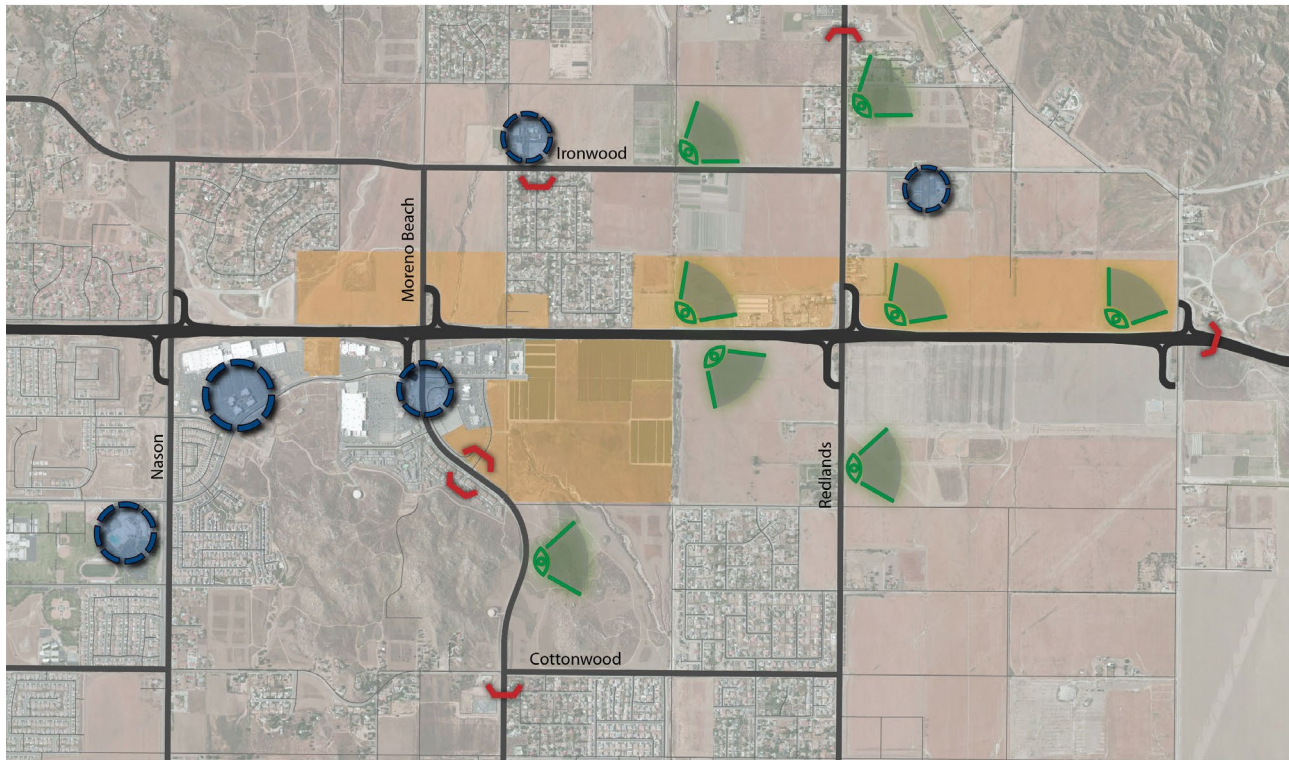
-347-

Item No. G.1





This map illustrates the existing development patterns and their influence on abutting parcels.

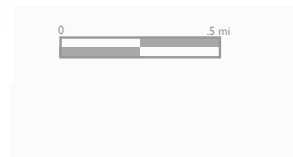
- The existing Auto Mall may expand southward into Area 2 since it provides substantial financial benefits to the City.
- The commercial center at Nason/SR-60 would include for a Phase II expansion into Area 3.
- Existing suburban subdivisions provide a blueprint for potentially more low-density residential development in Areas 4 and 1.
- The Skechers warehouse may draw additional warehouse logistics type uses along SR-60 - in the eastern end of Area 1.

Urban Design Conditions



East SR-60 Corridor Urban Design Conditions

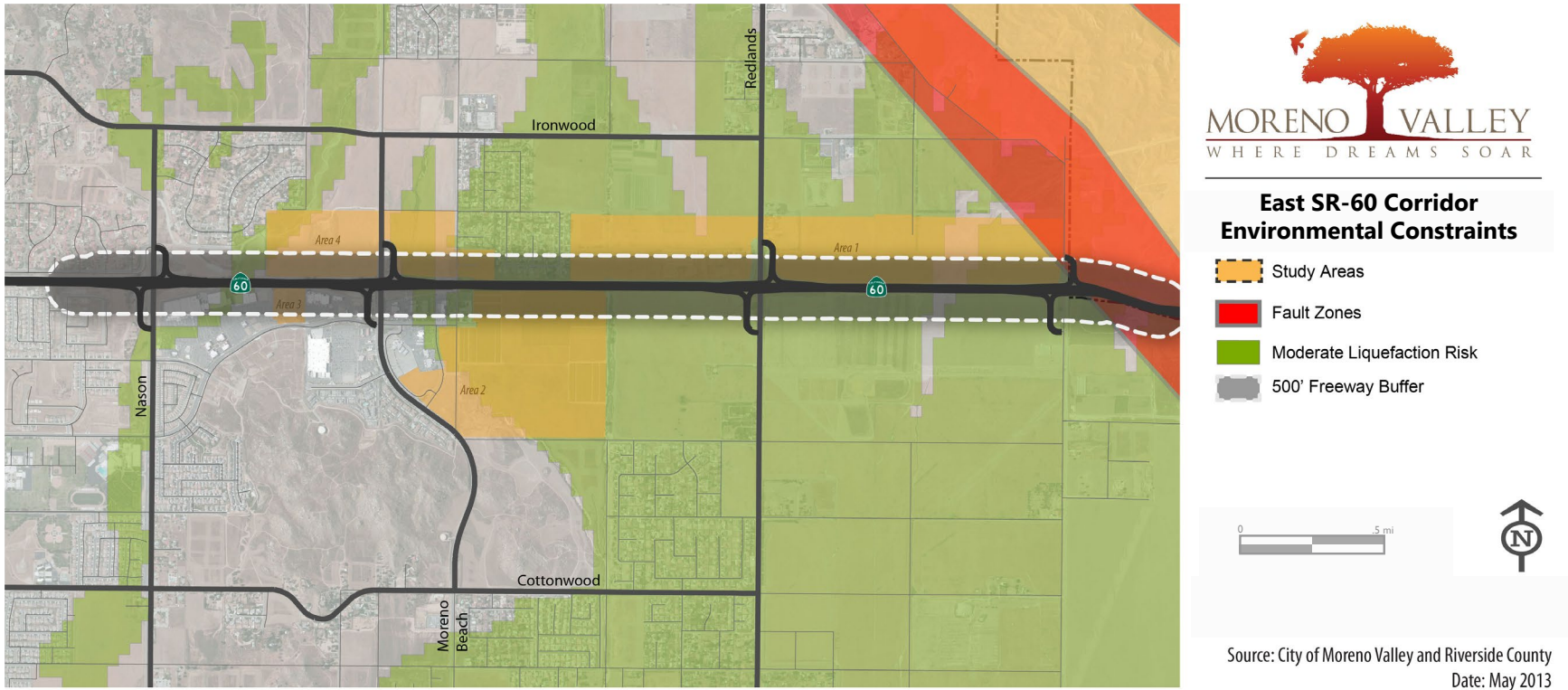
-  Study Areas
-  Views
-  Gateways
-  Activity Nodes



Source: City of Moreno Valley and Riverside County
Date: May 2013

- Major nodes of activity occur at the Valley View High School, Stoneridge Town Centre, Auto Mall, and two clusters of religious structures at the northern extent of the context area.
- Driving southward along Moreno Beach Drive is a major gateway to Lake Perris, a popular summertime destination. Entering the hilly terrain on SR-60 is a major conceptual gateway.
- Spectacular views of the Badlands range exist along SR-60 both to the northeast and southeast, with the exception of the stretch which is obstructed by the Sketchers warehouse. Views of the the badlands also exist along Redlands Boulevard.

Environmental Constraints



-349-

Item No. G.1

Several environmental factors in or in close proximity to the study areas may impact the site:

- **500' Freeway Buffer:** Health concerns from vehicle emissions with a close proximity to freeways have led to a recommended buffer distance of 500 feet from freeways for new residential development, as living beyond 500 feet from major roadways reduces significant health impacts, as identified by the California Air Resources Board. Proper HVAC and ventilation systems can alleviate some of these concerns but residential development within the buffer should be analyzed thoroughly.
- **Climate Change and Air Quality:** Air Quality in the region, including areas adjacent to the freeway will be exacerbated by the warmer temperatures brought on by climate change.
- **Fault Zones:** Fault Zones indicate areas where faults occur and development is constrained within the project inhabitants. Generally, fault zones strictly limit residential development and buildings should be set back from the fault traces.
- Moderate liquefaction risk is also present throughout the study areas but can likely be addressed through Building Code and proper construction techniques.

Key Findings

Determination of both opportunities and constraints of the study area will provide a foundation of what potential future development can use as an advantage, and where to strategically reduce constraints.

Opportunities found within the study area are focused around the development opportunity and include:

- **Development Capacity.** The significant quantity of vacant land in the area presents a major opportunity for economic development of the corridor. This local growth will play a key role in shaping and supporting the development of the corridor.
- **Future Growth Regional Connection.** SR-60 provides an easy connection to and from Interstate 215 and Interstate 10 reaching regional destinations. Existing distribution connectivity has created a strong presence of logistics/warehouse operations, aided in goods movement and brought an economic base to the City. This connectivity allows broader population to easily move to and from the study area as well as adequate connections for distribution channels
- **Existing Population.** With a substantial population surrounding the study area, there is no shortage of consumers, workers, and potential patrons of future development within the study area. The local and regional population could serve as a valuable economic resource in the development, use, and success of the study area.
- **Parcel allocation.** The study area is made up of large parcels with few land owners, creating an opportunity to work with a manageable group to explore land use strategies or form a consensus for development and future growth.

The opportunities found within the study area support potential development, however, some constraints and considerations have been identified, and could hinder the potential to maximize certain opportunities. These constraints include:

- **Existing Infrastructure.** Lack of infrastructure also creates a potential constraint for development. Additionally, proposed stormwater infrastructure on the northern portion of SR-60 and other planned projects, that include business and commercial uses, reduce potential development opportunities.
- **Air Quality.** Potential health hazards from poor air quality will limit potential land uses within close proximity of SR-60. This impact would add additional constraint to the existing poor air quality surrounding SR-60 creating an environmental condition that would expose future residents to increased smog levels that could cause long-term health impacts.

The cited constraints of the existing conditions of the study area could either narrow development potential or create additional barriers in the event that the study area becomes fully developed.

3. ECONOMIC ANALYSIS

Item No. G.1 Economic Analysis Summary

The City of Moreno Valley requested that an economic analysis be undertaken in conjunction with the preparation of a land use strategy and policy recommendations for the future development of properties along the corridor. The economic analysis is presented as a stand-alone report, the Economics Study for the SR-60 East Corridor, and a summary of the analysis follows to provide context for the land use recommendations. Included in the economic summary is a snapshot of existing market conditions followed by forecast in demands for the City's economic market.

Like many communities in the Inland Empire, Moreno Valley was hit hard by the national recession and financial crisis. A spike in unemployment combined with declining sales values for homes created significant stress in the local economy. As the national and state economies begin to recover, demand for new development is beginning to appear in Moreno Valley. At present the industrial market shows the most near term pressure and at this point in the business cycle Moreno Valley can anticipate increased demand for increased industrial entitlements. Retail development, focused on capturing spending that is leaking out of the city and is designed to more effectively capture the expenditures of Moreno Valley's residents, also offers a strategic opportunity among the land-use classes that can be developed along the corridor.

The plan area contains some of the most attractive remaining undeveloped sites in Moreno Valley that could accommodate commercial development. While the current general plan designation calls for office use, the likely future demand citywide for offices is anticipated to be modest. In the meantime, industrial demand can be expected to increase in the area.

Table 3-1 provides an estimate for a development program for the SR 60 Study Area out to 2020. These estimates are produced by translating the total demand by industry sector into demand by property type that would correspond to broad land-use categories that could be reflected in existing general plan categories. This translates the 2.8 million sq. ft. of anticipated demand into land-use types. This estimate for a development program was utilized as an input for the alternatives development process, the results of which follow in the next chapter

Property Type	Total Demand	Allocation to SR-60	SR-60 Absorption
	Office	198,423	80%
Industrial	1,069,413	70%	748,589
Retail	1,086,681	70%	760,677
Hospitality / recreation	147,037	80%	117,630
Institutional	338,996	30%	101,699
Total	2,840,551		1,887,333
SR-60 % of Total			66.4%

4. ALTERNATIVES

Alternatives

The development of the following alternatives occurred through an iterative process with participation and input from the consultant team, City staff, and the community. The stakeholder interview process was very revealing and provided the City with very helpful considerations about future development. Input from the stakeholders included:

- A desire for more rooftops and non-retail businesses in the area to support the existing retail uses;
- A desire for more multifamily residential to provide a greater variety of housing and to provide worker housing in close proximity to the area;
- A desire for industrial uses in Area 2 to complete the industrial district along the south side of SR-60;
- A concern about losing land around the auto mall that would allow the auto mall to expand as the City's population grows; and
- A desire for some flexibility in the future regulations to better accommodate changing market demands.

Using the findings from the land use existing conditions analysis and the economic analysis, input from the stakeholders, input from the community, and input from the City's Economic Development Commission, the consultant team developed three initial alternatives that would meet the estimated market demand identified by Metropolitan Research + Economics. City staff and the consultant team then met to review and refine the alternatives and developed three new alternatives for consideration by the community.

The three alternatives were presented to the community on October 14, 2013. The alternatives received mixed reviews from the community. Primary concerns of the community included:

- Concerns about how new development along the corridor would lead to a loss of the existing rural lifestyle in the area;
- Concerns about how residential development adjacent to the freeway could impact the health of future residents;
- A desire for high-end, large-lot homes;
- Mixed input on whether additional multifamily housing would be appropriate;
- A broad desire for more realistic planning that reflects current market conditions;
- Support for utilizing future detention basins as some sort of recreational amenity;
- Concerns about the negative effects of additional logistics warehouses; and
- Concerns about over saturating the corridor with retail uses.
- Following that meeting, City staff and the consultant team used the community's comments to refine the land use alternatives and select a preferred alternative. The Preferred Plan and two alternatives are presented within the following pages.

Preferred Alternative (Formerly Alternative 1)

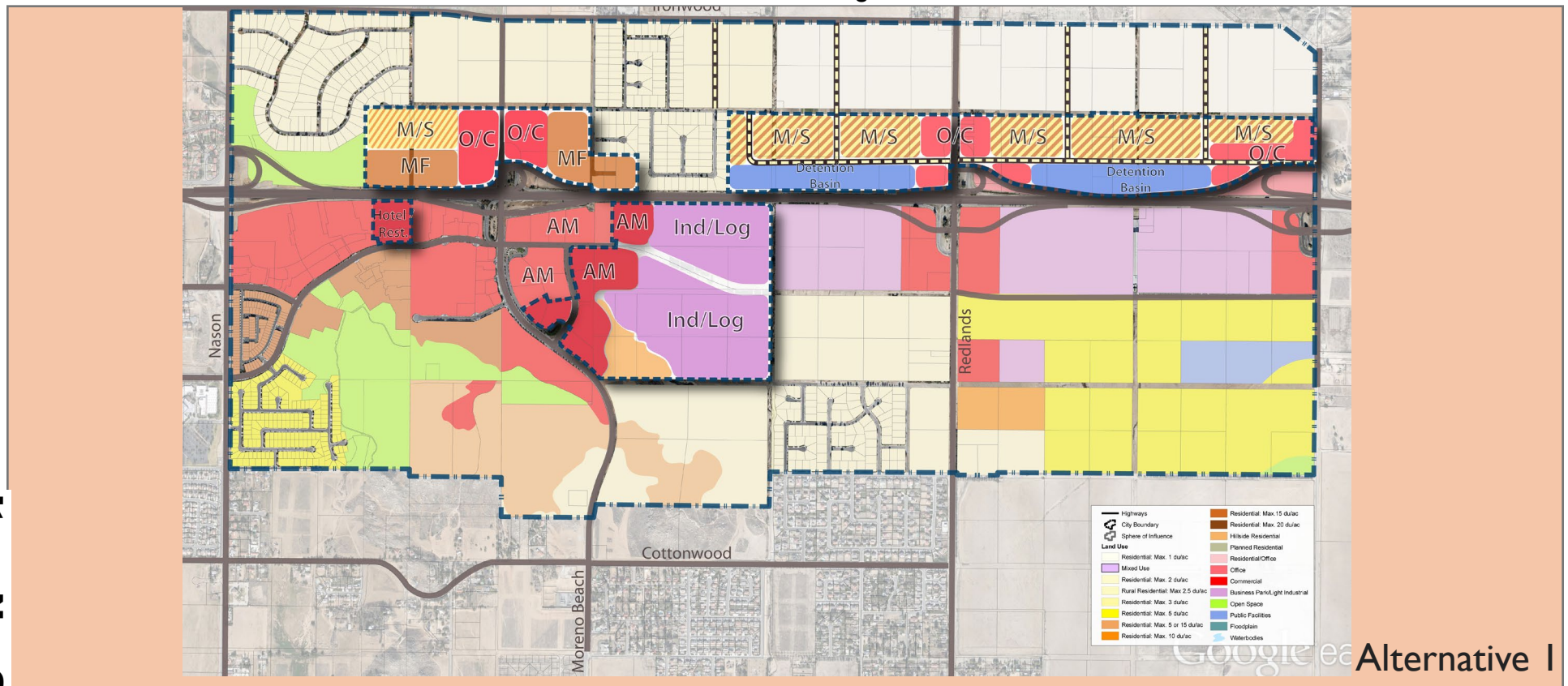
Vision and Strategy

This section summarizes the Preferred Alternative (formerly known as “Alternative 1”) for the East SR-60 Corridor Study. The project team selected this alternative after review of three alternatives at an October 14, 2013 community meeting, and after additional analysis and refinements by City staff and the consultant team. Of the three alternatives presented at the community meeting, Alternative 1 seemed to be the most appropriate alternative for the East SR-60 Corridor. However, based on the community’s input, it was clear that Alternative 1 also needed refinement. Specifically, Alternative 1 was changed as follows:

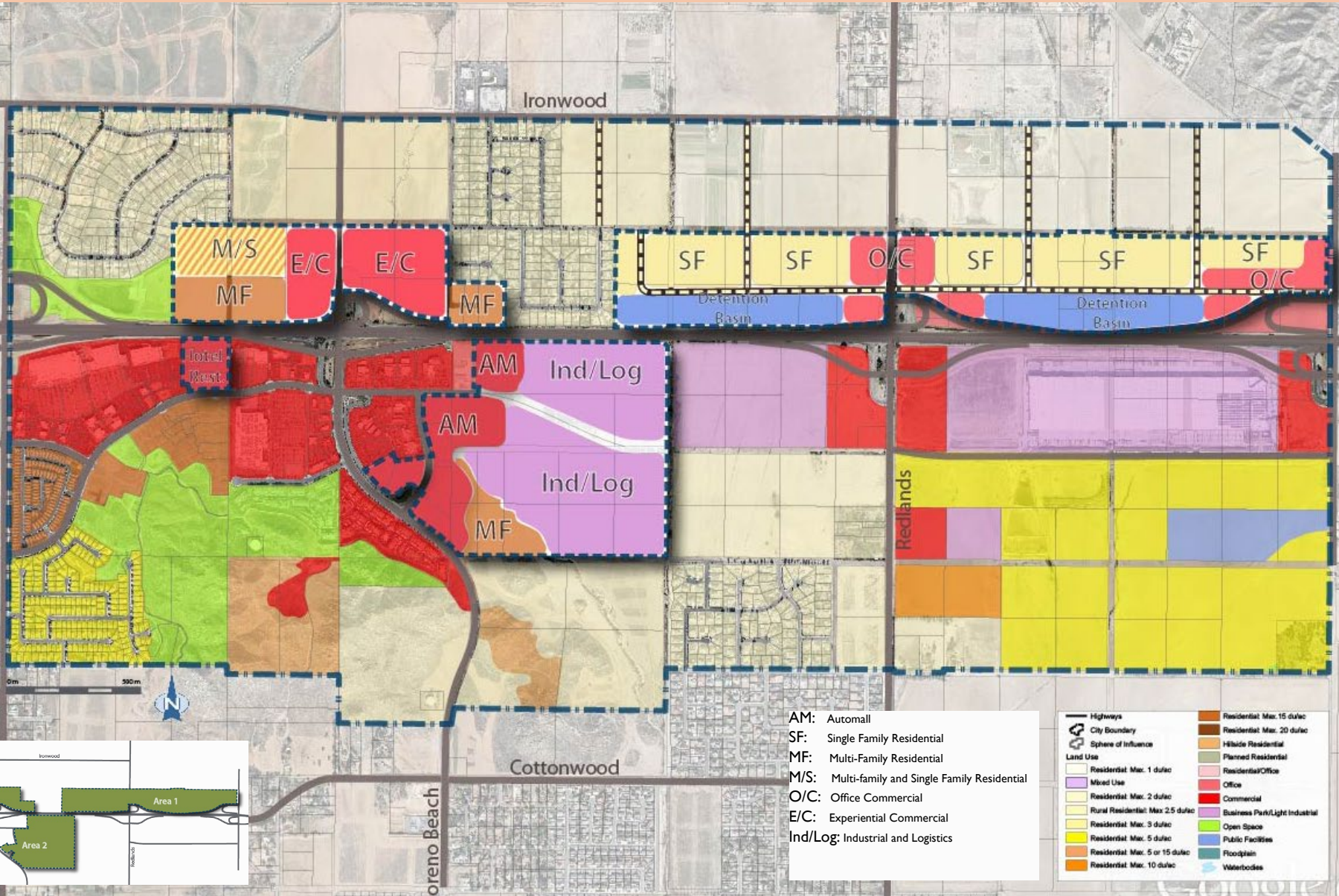
- In Area 1, the residential uses were changed from a mix of multi-family and single family to single family only. This modification was made to reduce the density of residential uses near the freeway and better protect the community’s expectation for low density, rural residential uses in the vicinity.
- In Area 4, the land use concept from Alternative 3 was switched as the retail concept proposed by Alternative 3. Additionally, the commercial uses were changed from office commercial to experiential commercial. These changes were made to reflect the feedback that more strategic approach to retail development is needed to capture the City’s leaking retail sales.

-355-

Item No. G.1



Alternative 1



- AM: Automall
- SF: Single Family Residential
- MF: Multi-Family Residential
- M/S: Multi-family and Single Family Residential
- O/C: Office Commercial
- E/C: Experiential Commercial
- Ind/Log: Industrial and Logistics

- Highways
- City Boundary
- Sphere of Influence
- Land Use
 - Residential Max. 1 du/ac
 - Mixed Use
 - Residential Max. 2 du/ac
 - Rural Residential Max 2.5 du/ac
 - Residential Max. 3 du/ac
 - Residential Max. 5 du/ac
 - Residential Max. 5 or 15 du/ac
 - Residential Max. 10 du/ac
 - Residential Max. 15 du/ac
 - Residential Max. 20 du/ac
 - Hillside Residential
 - Planned Residential
 - Residential/Office
 - Office
 - Commercial
 - Business Park/Light Industrial
 - Open Space
 - Public Facilities
 - Floodplain
 - Waterbodies

Preferred Alternative

Through these changes, the Preferred Alternative was created. The Preferred Alternative was selected because it offers the most complete blend of new businesses, new jobs, and new housing opportunities. This alternative presents the best option for introducing an experience-oriented retail use to Moreno Valley, providing the City with a strategy to help capture its leaking retail sales. This alternative also presents the most logical expansion area for the auto mall. Finally, this alternative minimizes freeway-adjacent residential, which was an important value shared by the community at the October 14, 2013 community meeting. The Preferred Alternative also builds on many current planning and development efforts underway in the East SR-60 corridor. First, it responds to the General Plan's office commercial designation for land along the freeway, in Area 1. It proposes to mix the office commercial with retail commercial and reconfigure the commercial uses into nodes at the freeway interchanges. Nicely landscaped detention basins would replace the office uses as a buffer along the north side of the freeway, providing an aesthetic amenity and a low intensity recreation/open space area. Single family residential would still occur south of Hemlock in Area 1, but would occur at a greater variety of densities than. This would improve the transition from the rural residential uses of the Ironwood Avenue corridor to the more intense non-residential uses along East SR-60.

Second, much effort has been expended by Prologis, a logistics company, in planning for industrial and logistics uses in Area 2 along Eucalyptus Avenue. Industrial uses in Area 2 provide for a logical completion to the existing Sketchers warehouse and approved Aldi Food facility, both of which are also along Eucalyptus to the east of Area 2. However, this alternative also provides for additional retail areas that would allow the existing auto mall to grow as the City's population grows.



Tree line along freeway provides buffer between traffic and sensitive land



Walkable automall provides connectivity for pedestrians.

The areas closer to the Moreno Beach Drive interchange would be focused on creating a destination for both residents and visitors, with an emphasis on creating a community center for residents who live in the vicinity of the East SR-60 Corridor. The Preferred Alternative envisions a town-scale commercial center that is walkable, easily accessible by car or by foot, provides a variety of shopping opportunities that are different and smaller in scale than those offered to the south at the Stoneridge Shopping Center, and includes multiple dine-in restaurant options. This local commercial center would be supported by one or two hotels, one of which would be located in Area 3 and a second of which could be located in Area 4. There could be additional dine-in restaurants in Area 3. Multifamily would also be located in the vicinity of this interchange, which would help support the retail uses south of the freeway.



Community center provides pedestrian connectivity for patrons



Fig Gardens: Walkable commercial community center.



Multiple-family housing that provides pedestrian access to commercial center.

Land Use and Character

Area 1

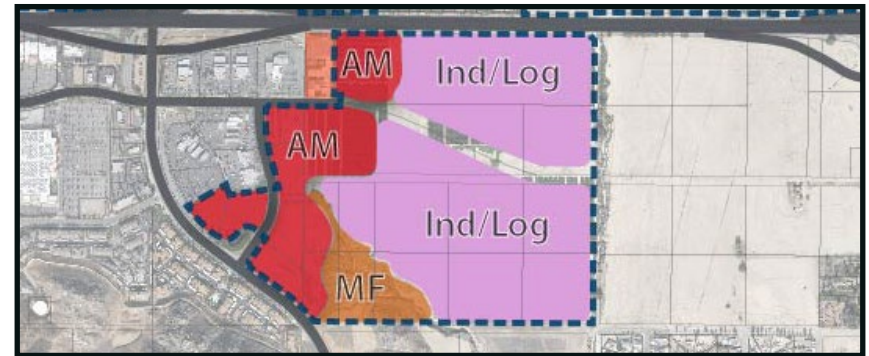


- Single family residential of varying densities would provide a transition from the currently planned low density residential north of Hemlock Avenue.
- Commercial uses – focused on retail but allowing office – would be clustered near the Redlands and Theodore interchanges. These sites are envisioned to include a mix of commercial uses that would both serve the surrounding neighborhoods and also provide some services for travelers entering town via SR-60.
- The proposed storm water detention basins would be designed to provide a visual and physical buffer for the single family residential from the freeway. These basins are envisioned to include ample landscaping so as to present a visual amenity for freeway users. They are also envisioned to serve as a possible recreation area for nearby residents.



High quality buildings would create a complete industrial corridor along Eucalyptus

Area 2



- Commercial retail uses for additional car dealerships would be expanded from the existing auto mall east into Area 2, providing for the auto mall to grow as the City grows.
- Industrial and logistics uses would flank Eucalyptus, finishing the industrial corridor that has evolved along the southern edge of SR-60.
- Multifamily residential would comprise the remaining land between the industrial uses and the expanded auto mall areas.

Area 3



- This area would remain commercial.
- The commercial uses would be comprised of one hotel and dine-in restaurants.

Area 4



- The primary focus of Area 4 would be to provide experiential commercial uses that attract residents and visitors alike to family- and community oriented dining, shopping, and entertainment.
- Office commercial uses could be allowed as a secondary, supporting use.
- A hotel could also be allowed as a secondary, supporting use.
- Multifamily residential oriented towards mid-career working professionals who desire quick, easy access to the region would be along the freeway.
- Multifamily or single family residential would provide a transition between new multifamily residential and the existing single family residential neighborhood to the north west of Area 4.



High-end walkable commercial corridor.

Key Guidance for Future Development

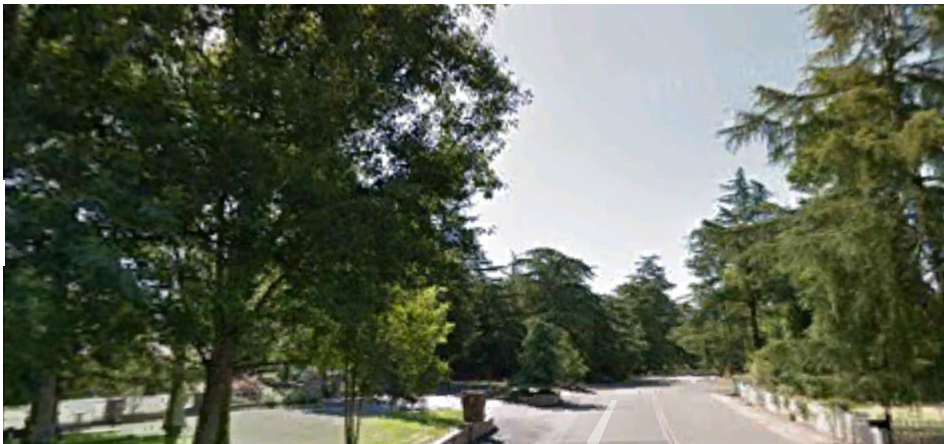
- **Pedestrian and Bicycle Connectivity.** Development should be designed so as to be highly connected for easy access by pedestrians and bicycles and to ensure surrounding residential uses support local retail activity.



Tree lined streets provide a break from the heat, and aesthetic value.

- **Neighborhood Connectivity.** Connectivity to surrounding neighborhoods is especially critical for new development in Area 1 and Area 4. Bicycle and pedestrian connections should be key design strategies to ensure retail areas and neighborhoods are well integrated and self-supportive.

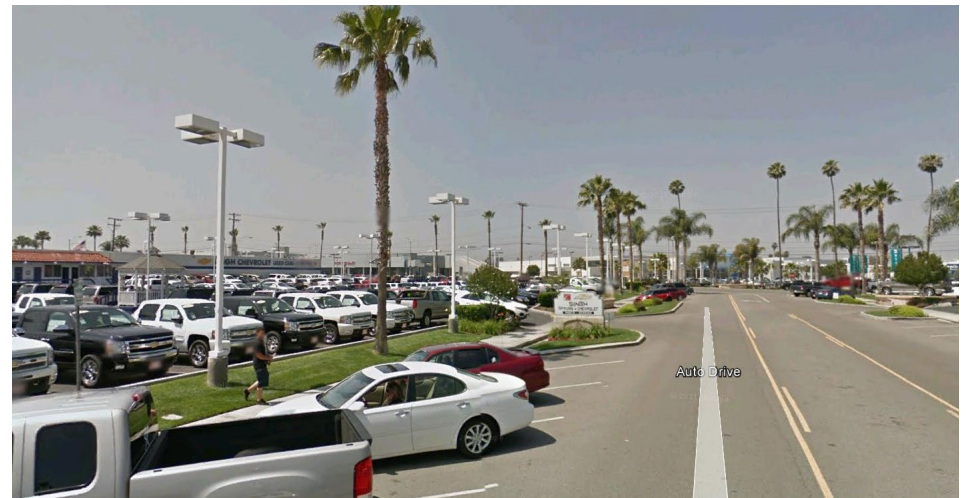
- **Ironwood Corridor Focus.** The Ironwood Corridor should be planned carefully to become the core of this area of Moreno Valley and manage the transition of intense urban uses along SR-60 to rural residential uses north of SR-60. The focus would occur north-adjacent to Area 4 in a manner that protects the rural residential character envisioned by the community, provide local serving retail, and connect the nearby neighborhoods to the rest of Moreno Valley.



Rural Residential neighborhood to maintain unique character near the Study Area.

- **Area 1 North-South Connectivity.** Area 1 is envisioned with additional north-south roads that provide the surrounding neighborhoods with easy access to the new commercial uses and Ironwood Avenue.
- **Detention Basins.** The detention basins in Area 1 should be visually attractive amenities with lush landscaping that provides an aesthetic benefit to views for travelers on SR-60.
- **Tree and Landscaping Impact on Air Pollution.** Throughout the corridor, select tree and planting locations that minimize air born pollutants from migrating from the freeway and busy roads to surroundings areas.

- **Area 2 Architecture.** Industrial development in Area 2 should reflect exceptional architectural design and landscaping to minimize any negative aesthetic effects of large buildings.
- **Auto Mall.** The auto mall should be designed to emphasize a park-once strategy and slow-moving traffic through narrow streets, on street parking, innovative product display opportunities that tie the dealership sites into the public realm, and an emphasis on a pleasant pedestrian environment.



Angled parking provides traffic calming and parking for auto-mall businesses.

- **Area 4.** Area 4 commercial retail and office buildings must be designed with a scale and character that reflects the rural heritage of the Ironwood corridor area:
 - o Building architecture should be of exceptional quality. It is expected that this would be accomplished through moderate signage, buildings that are consistent and complete style on all sides, screened loading areas, high quality materials, and an architectural style that reinforces the rural character intended for this area.

- o Big box retail buildings would be far too big for this area. Restaurants and cafes should have outdoor dining opportunities that front on large internal walkways.
- o Pedestrian crossings and broad canopy shade trees should be used to manage the scale and encourage patrons to park once and stay in the shopping center.
- o Walkways and shop-fronts should be designed to create a pleasant pedestrian experience for shoppers with wide walkways, scattered plazas, and plentiful benches.

- **Commercial Area Expansion.** The City should consider expanding the Area 4 proposed commercial uses north, along the eastern side of Moreno Beach Drive, to Ironwood in order to create a greater opportunity site.
- **Zoning Updates.** The City may need a new zoning district to provide for an experiential commercial use in Sub-Area 4. Retail of this scale and character is not present in Moreno Valley, so specific design guidance and vision-setting would help encourage implementation.



Plazas and shopfronts should be designed to create a pleasant experience for shoppers and pedestrians.

Alternative Two

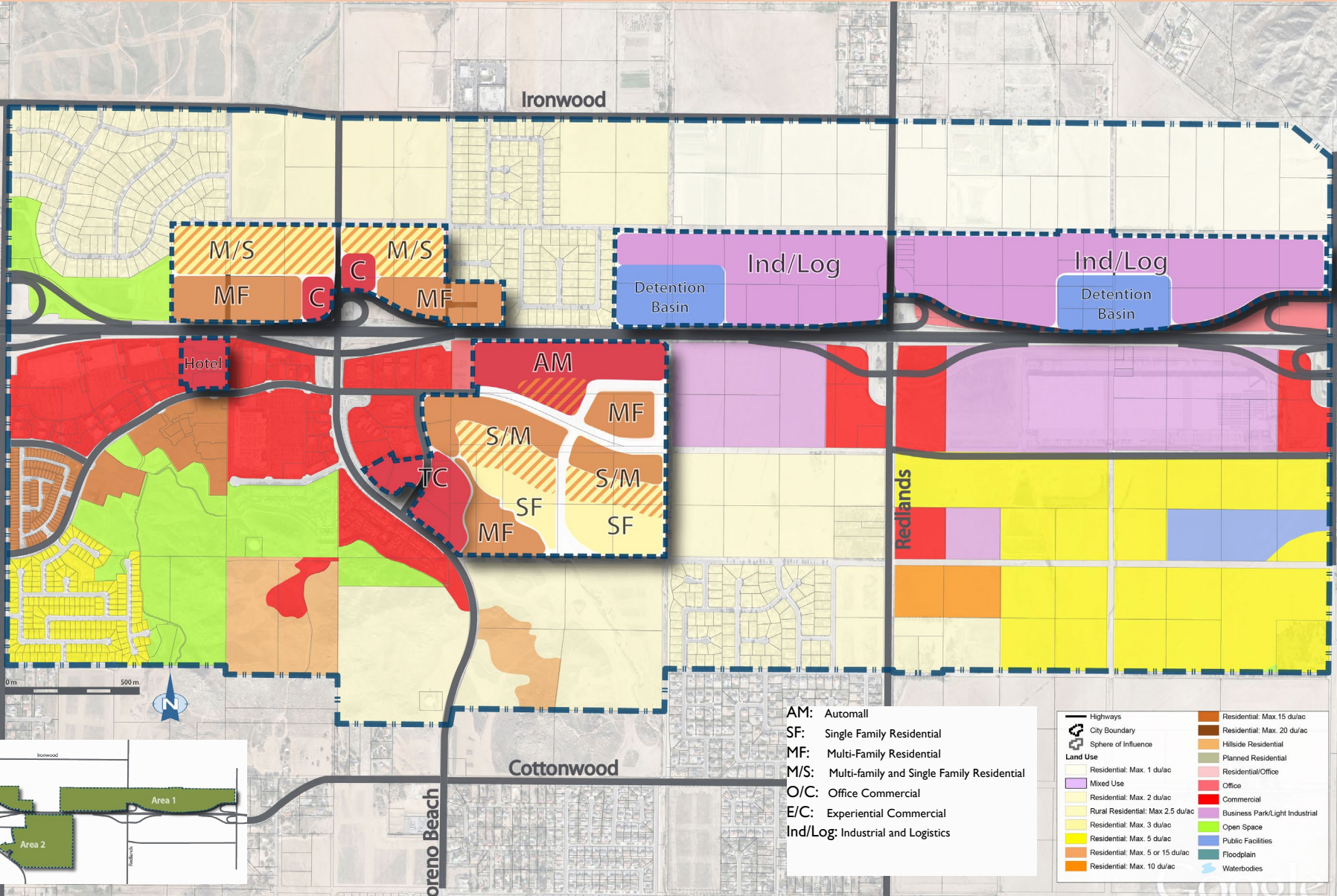
Vision and Strategy

Alternative 2 presents a more rigid, separated approach to how local and regional uses are arranged along the corridor. The study areas in the vicinity of Moreno Beach Drive would be focused on providing additional retail, single family, and multifamily uses in an extension of the existing retail-residential pattern that has already been established. In this alternative, the auto mall would still be expanded, but it would be extended eastward along SR-60 to the edge of Area 2. The southwest corner of Area 2 would be set aside for additional retail uses and be oriented to the multifamily residential homes across Moreno Beach Drive with the intent of creating a small scale town center and buffering the residential development from the auto mall. Area 3, in the Stoneridge center, would be remain a commercial retail use and would ultimately accommodate both hotels that could be realized along this corridor.

-363-



Small scale town center commercial would serve local residents.



AM: Autmall
 SF: Single Family Residential
 MF: Multi-Family Residential
 M/S: Multi-family and Single Family Residential
 O/C: Office Commercial
 E/C: Experiential Commercial
 Ind/Log: Industrial and Logistics

Highways	Residential: Max. 15 du/ac
City Boundary	Residential: Max. 20 du/ac
Sphere of Influence	Hillside Residential
Land Use	Planned Residential
Residential: Max. 1 du/ac	Residential/Office
Mixed Use	Office
Residential: Max. 2 du/ac	Commercial
Rural Residential: Max. 2.5 du/ac	Business Park/Light Industrial
Residential: Max. 3 du/ac	Open Space
Residential: Max. 5 du/ac	Public Facilities
Residential: Max. 5 or 15 du/ac	Floodplain
Residential: Max. 10 du/ac	Waterbodies

The area north of the Moreno Beach Drive interchange would also have a strong residential focus. Multifamily residential, focused on mid-career professionals who would want quick regional access, would be placed adjacent to the freeway. This would also provide greater opportunity to design for and continuously manage the potential negative effects of living next to the freeway, such as poorer air quality and noise, as only a small number of property owners would be responsible for the upkeep and maintenance of mitigation systems. The remaining residential areas here would be a blend or fade of density from multifamily residential to the low-density residential planned for the areas north of Hemlock Avenue. Neighborhood serving commercial would be immediately north of the freeway ramps, providing nearby residents with quick access to service commercial. Finally, the east end of the corridor would be dedicated to industrial uses. Aside from the planned detention basins, the entirety of Area I would be set aside for industrial and logistics uses. With the detention basins in place, the land available for building may limit the size of future industrial buildings such that manufacturing facilities such as the Aldi Food warehouse would be more likely than an additional facility such as the Sketchers building.

Alternative 2 was rejected as the preferred alternative because this alternative makes a less effective use of the commercial opportunities associated with the Moreno Beach Drive interchange. Additionally, this alternative does not provide for as great a diversity of retail opportunities as Alternative 1 does. This alternative is less compatible with existing residential uses. The industrial uses envisioned in Area I would place new housing adjacent to existing residences and a greater amount of housing would be placed next to the freeway. Finally, whereas there is already an emerging pattern of industrial uses on the south side of SR-60, this alternative would cause a more severe change in character for the low density, rural uses north of the freeway which do not have any nearby industrial uses.

-365-



Example of manufacturing use that would be an appropriate industrial use.

Item No. G.1
41

Land Uses and Character

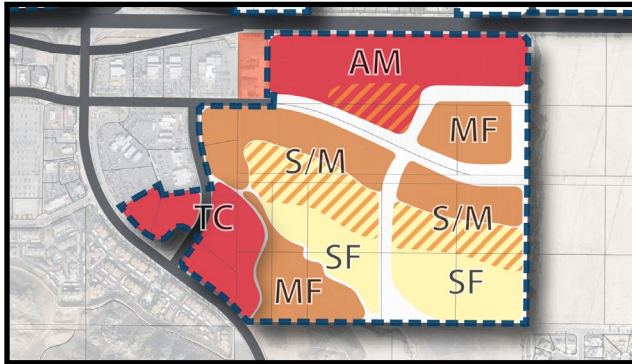
Area I



- Industrial uses, which could be comprised of logistics warehousing or manufacturing, would comprise the majority of Area I.

- Commercial retail uses oriented towards serving the nearby multifamily housing and arranged in a town center concept would be centered on the intersection of Moreno Beach Drive and Auto Mall Drive.
- Multifamily residential uses would flank Eucalyptus Avenue, serving as a buffer between future single family residential and the auto mall.
- Single family residential of varying densities would transition the multifamily uses along Eucalyptus Avenue to existing and future low density single family residential along the eastern and southern boundaries of Area 2.
- The sliver of land that currently hosts a man-made wash would be set aside as open space.

Area 2



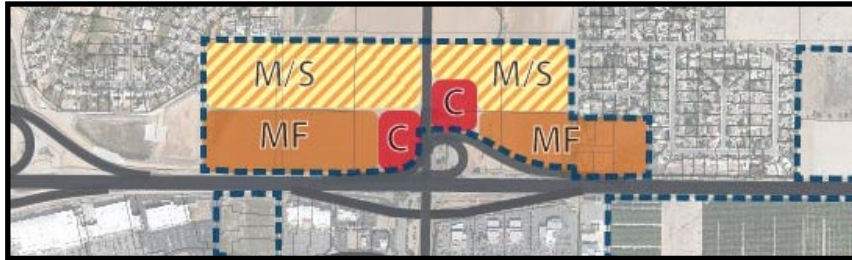
- Commercial retail uses for additional car dealerships would be expanded from the existing auto mall east across the Area 2 freeway frontage, providing for the auto mall to grow with excellent freeway visibility.

Area 3



- This area would remain commercial.
- Under this alternative, the commercial uses would be comprised of two hotels.

Area 4



- Multifamily residential, arranged in a walkable format with resort-style amenities would be the primary use for Area 4.
- Residential of varying densities would fade from the freeway-adjacent multifamily residential to the existing and future low density residential to the east, west, and north of Area 4.
- Small, service oriented retail commercial would be immediately north of the freeway on either side of Moreno Beach Drive.



Appropriately designed streets would buffer between planned residential uses from industrial uses.

Key Guidance for Future Development

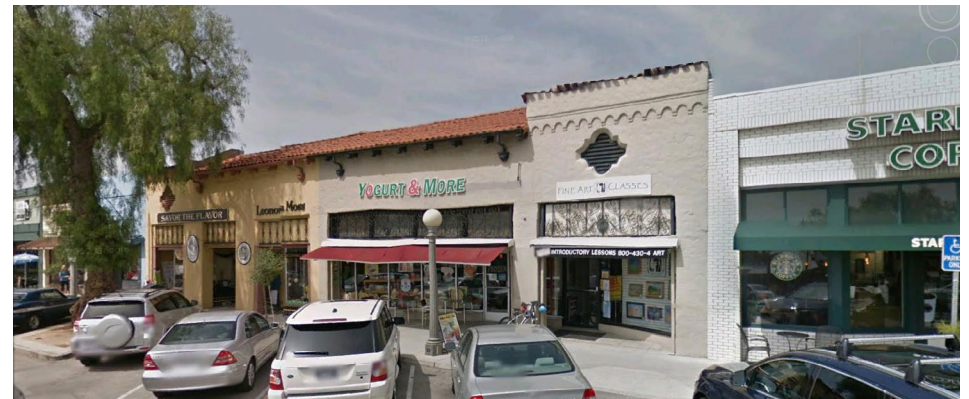
- **Pedestrian and Bicycle Connectivity.** Development should be designed so as to be highly connected for easy access by pedestrians and bicycles and to ensure residential uses that surround retail uses support local retail activity.
- **Neighborhood Connectivity.** Connectivity to surrounding neighborhoods is especially critical for new development in Area 2 and Area 4. Bicycle and pedestrian connections should be key design strategies to ensure retail areas and neighborhoods are well integrated and self-supportive.
- **Ironwood Corridor Focus.** The Ironwood Corridor should be planned carefully to become the core of this area of Moreno Valley and manage the transition of intense urban uses along SR-60 to rural residential uses north of SR-60. This should occur in a manner that protects the rural residential character envisioned by the community, provide local serving retail, and connect the nearby neighborhoods to the rest of Moreno Valley. This will be especially important for the areas along the northern boundary of Area 1.
- **Area 1 Architecture.** Industrial development in Area 1 should reflect exceptional architectural design and landscaping to minimize any negative aesthetic effects of large buildings.
- **Hemlock Avenue.** Hemlock Avenue along Area 1 must be designed to buffer and separate the planned rural residential uses north of Hemlock from the industrial uses of Area 1 and connect the residential uses of Area 4 with future residential development. Wide landscaping setbacks, curb adjacent planters, wide sidewalks, ample street trees, and bicycle lanes are envisioned components of this strategy.

- **Tree and Landscaping Impact on Air Pollution.** Throughout the corridor, select tree and planting locations that minimize air born pollutants from migrating from the freeway and busy roads to surroundings areas.
- **Auto Mall.** The auto mall should be designed to emphasize a park-once strategy and slow-moving traffic through narrow streets, on street parking, innovative product display opportunities that tie the dealership sites into the public realm, and an emphasis on a pleasant pedestrian environment.
- **Eucalyptus Avenue.** Eucalyptus Avenue, and other multifamily serving roadways in Area 2, should be designed to denote the multifamily areas are separate and distinct from the auto mall without hindering connectivity and access to the neighborhoods by residents.



Tree line streets help reduce pollutants from automobiles.

- **Area 2 Town Center.** The Area 2 town center area should be designed as a walkable retail destination with neighborhood serving retail uses. The town center concept should be oriented to the nearby multifamily residences with strong pedestrian connections, wide sidewalks and plazas, head in parking, and plentiful street furniture. Building architecture should be oriented towards pedestrian access and activity.
- **Future Residential Connectivity.** Future residential neighborhoods, both within Areas 2 and 4 and around Areas 2 and 4, should be planned as a series of connected residential neighborhoods, not individual residential subdivisions.
- **Area 4 Multifamily Residential.** Multifamily residential should be designed with resort-style amenities to attract mid-career professionals who would desire easy access to the regional transportation network. The buildings and internal streets should be designed as a traditional walkable neighborhood that emphasizes community.
- **Service commercial.** Small, service oriented retail commercial should not be designed so as to be wholly separated from the surrounding residential uses. Internal connectivity should be emphasized to the extent possible.



Service oriented commercial should be easily accessible by nearby residents.

Alternative Three

Vision and Strategy

Alternative 3 takes a balanced approach to how the residential and commercial uses would be distributed throughout the corridor. As such, nearly all of the study areas would have some mix of residential and commercial uses. Area 2 is the only area that would not, having instead a mix of commercial and industrial uses.

Area 1 would focus a greater concentration of commercial uses at the Redlands and Theodore interchanges, taking advantage of the freeway frontage to advertise and attract regional travelers. Office commercial uses would be allowed here as secondary uses, providing local small scale spaces for professional services.

The detention basins would remain in a variation of the footprints established under their initial designs. These detention basins would be capitalized on to provide definition to the nearby uses and serve as open space amenities, either for aesthetic or for low intensity recreational purposes. As with Alternative 1, additional north-south roads would be extended from Ironwood Avenue to further connect Area 1 to surrounding areas and to provide local residents with a high degree of access. The additional roads would also be connected via a frontage road. Together, these roads would provide additional corners for increased commercial activity. The residential uses anticipated for this area would be of a variety of densities, with higher density adjacent to the commercial uses and fading to lower densities adjacent to Hemlock Avenue.

Under this alternative, Area 2 would host the greatest amount of commercial uses, with an auto mall expansion along the freeway and a variety of retail uses south of Eucalyptus Avenue that would complement the existing retail uses of the Stoneridge shopping center. Industrial uses comprised of logistics or manufacturing uses, would extend south of the auto mall to the southern and eastern edges of the area. As with Alternative 2, the would consist of multi-family residential in the southwestern quadrant of the study area..

-369-

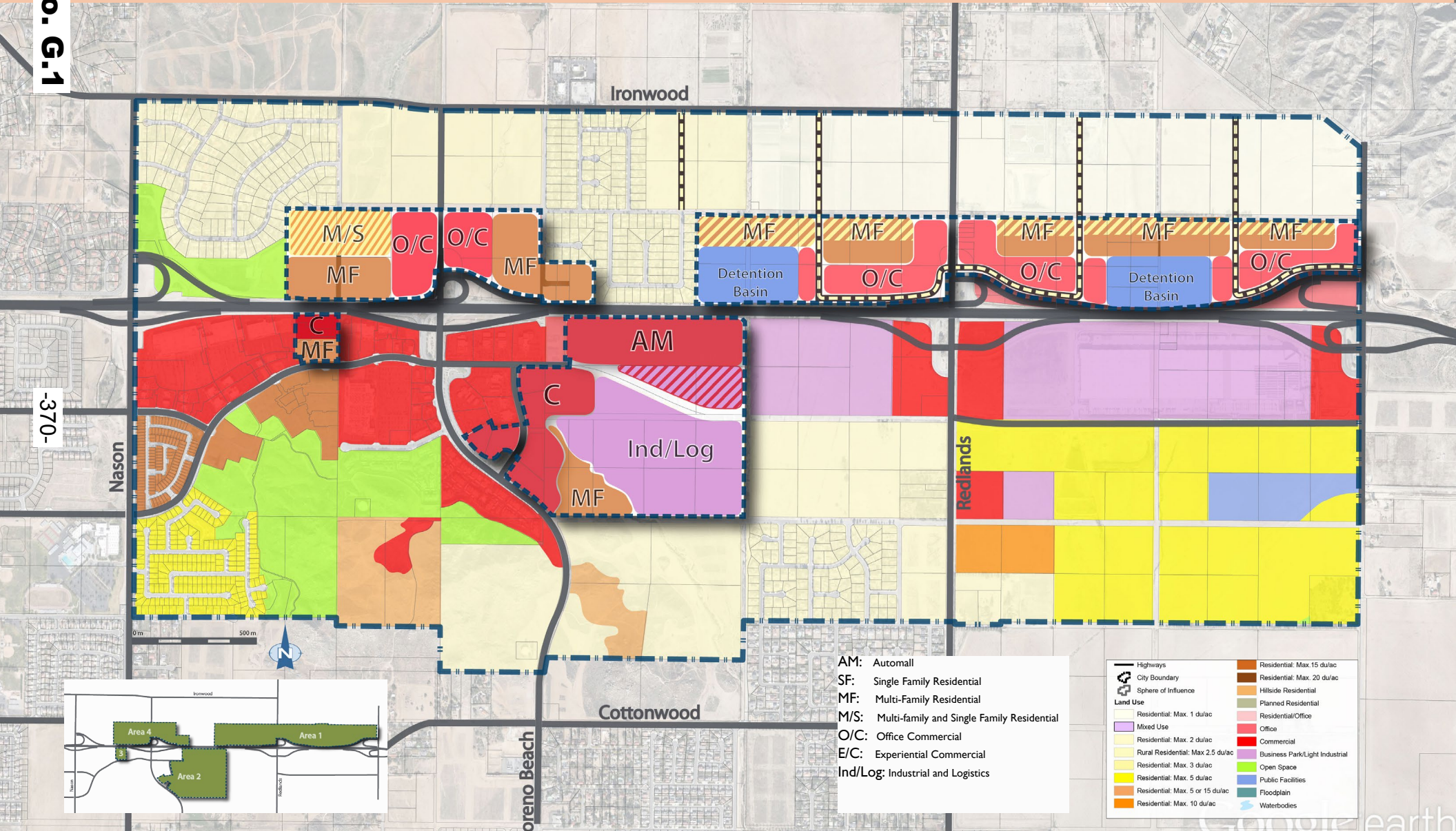


Anchor stores can serve regional travelers along SR-60.

Source: Sargent Town Planning



Open space in Moreno Valley can be preserved through detention basin design.



Alternative Three

Area 4 would follow suit with a similar balance of commercial and residential uses. The commercial uses would be primarily retail in nature, but allow for office uses as support uses. The commercial uses would line both sides of Moreno Beach Drive, extending the existing commercial center north of the freeway. As the economic analysis for the East SR-60 Corridor Study indicates the City could accommodate two hotels in the area, the Area 4 commercial could also contain a hotel within the commercial designated area. Multifamily residential uses would front the freeway on both sides of Moreno Beach Drive, buffering existing and planned single family residential uses from the freeway.

Alternative 3 was rejected as the preferred alternative because the distribution of various uses dilutes the City's opportunity for using the available land within the corridor to create compelling new places. The smaller scale of the proposed uses would prevent the City from creating an experience-oriented commercial center, a town center, or even a complete industrial district. Additionally, the proposed residential areas are smaller in scale, reducing the potential for creating real neighborhoods. The frontage road concept for Area 1 would provide high quality access for new commercial development, but may be infeasible due to future right of way conflicts with SR-60. Additionally, the multifamily residential envisioned for Area 3 would be extremely hard to integrate into the existing shopping center without retrofitting the shopping center or creating an apartment complex rife with land use compatibility issues. Finally, the commercial uses considered for both Area 2 and 4 are two similar in scale and nature to the existing Stoneridge shopping center to create distinct, interesting retail experiences that would not directly compete with the existing retail.

Land Uses and Character

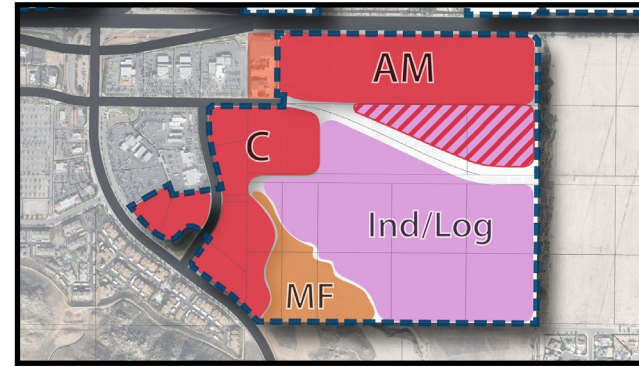
Area 1



- Commercial uses – focused on retail but allowing office – would be clustered near the Redlands and Theodore interchanges and along the freeway frontage. These sites are envisioned to include a mix of commercial uses that would both serve the surrounding neighborhoods and also provide some services for travelers entering town via SR-60. Office uses would be small scale to provide space for local professional services.
- Single family residential of varying densities would provide a transition from the currently planned low density residential north of Hemlock Avenue.

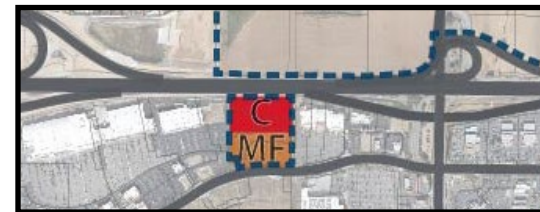
-372-

Area 2



- Commercial retail uses for additional car dealerships would be expanded from the existing auto mall east across the Area 2 freeway frontage, providing for the auto mall to grow with excellent freeway visibility.
- Commercial retail uses oriented towards expanding regional commercial options would be centered Auto Mall Drive, extending from Moreno Beach Drive to Eucalyptus Avenue.
- The sliver of land that currently hosts a man-made wash would be designated for multi-family residential

Area 3



- Commercial uses in the area would be comprised of either one hotel or dine-in restaurants.
- Up to half of the area would be comprised of multifamily residential.

Area 4



- Multifamily residential, arranged in a walkable format with resort-style amenities would be the primary use for Area 4.
- Residential of varying densities would fade from the freeway-adjacent multifamily residential to the existing and future low density residential to the east, west, and north of Area 4.
- Suburban neighborhood and regional serving retail commercial would extend north of the freeway on either side of Moreno Beach Drive to Hemlock Avenue



streetscape and visible markings to enhance pedestrian connectivity.

Key Guidance for Future Development

- **Pedestrian and Bicycle Connectivity.** Development should be designed so as to be highly connected for easy access by pedestrians and bicycles and to ensure residential uses that surround retail uses support local retail activity.
- **Neighborhood Connectivity.** Connectivity to surrounding neighborhoods is especially critical for new development in Area 2 and Area 4. Bicycle and pedestrian connections should be key design strategies to ensure retail areas and neighborhoods are well integrated and self-supportive.
- **Ironwood Corridor Focus.** While not a part of this study, it is became very clear that the Ironwood Corridor should be planned carefully to become the core of the area of Moreno Valley and manage the transition of intense urban uses along SR-60 to rural residential uses north of SR-60. This should occur in a manner that protects the rural residential character envisioned by the community, provide local serving retail, and connect the nearby neighborhoods to the rest of Moreno Valley.
- **Area I North-South Connectivity.** Area I is envisioned with additional north-south roads that provide the surrounding neighborhoods with easy access to the new commercial uses and Ironwood Avenue. This connectivity would be further enhanced by a frontage road running along the north side of SR-60.
- **Detention Basins.** The detention basins in Area I should be visually attractive amenities with lush landscaping that provides an aesthetic benefit to views for travelers on SR-60 as well as a joint use facility for recreational uses for residents and visitors.
- **Tree and Landscaping Impact on Air Pollution.** Throughout the corridor, select tree and planting locations that minimize air born pollutants from migrating from the freeway and busy roads to surroundings areas.

- **Area 2 Architecture.** Industrial development in Area 2 should reflect exceptional architectural design and landscaping to minimize any negative aesthetic effects of large buildings.
- **Auto Mall.** The auto mall should be designed to emphasize a park-once strategy and slow-moving traffic through narrow streets, on street parking, innovative product display opportunities that tie the dealership sites into the public realm, and an emphasis on a pleasant pedestrian environment.
- **Area 2 Architecture.** Industrial development in Area 2 should reflect exceptional architectural design and landscaping to minimize any negative aesthetic effects of large buildings.
- **Hemlock Avenue.** Hemlock Avenue along Area 1 should be designed to connect the residential uses of Area 1 and Area 4 with future residential development. Wide landscaping setbacks, curb adjacent planters, wide sidewalks, ample street trees, and bicycle lanes are envisioned components of this strategy.



Multi-family residential should reflect high quality architecture and a pleasant atmosphere.

- **Future Residential Connectivity.** Future residential neighborhoods, both within Areas 2 and 4 and around Areas 2 and 4, should be planned as a series of connected residential neighborhoods, not individual residential subdivisions.
- **Area 4 Multifamily Residential.** Multifamily residential should be designed with resort-style amenities to attract mid-career professionals who would desire easy access to the regional transportation network. The buildings and internal streets should be designed as a traditional walkable neighborhood that emphasizes community.
- **Neighborhood commercial.** Neighborhood and service oriented retail commercial planned for Areas 1, 3, and 4 should not be designed so as to be wholly separated from the surrounding residential uses. Internal connectivity should be emphasized to the extent possible.



Multi-family residential with adequate pedestrian connectivity to commercial areas

5. SUMMARY + RECOMMENDATIONS

Summary and Recommendations for the East SR-60 Corridor

The significant quantity of vacant land in the East SR-60 Corridor presents a major economic development opportunity, both for the corridor and the City. The existing and expected future population in the vicinity of the corridor, as well as the regional traffic traveling the freeway, are also significant economic development opportunities. These attributes, coupled with the large available parcels and relatively small number of land owners gives the City and the community a great opportunity for crafting a strong economic future.

The recovering economy supports such economic development opportunities and the economic analysis identified that the City can expect moderate to healthy development of single family residential, multifamily residential, retail commercial, office commercial, and industrial uses. At the present, there is strong demand for additional industrial space and additional multifamily residential units. Over time, there will be additional demand for single family residential, retail commercial, and, eventually, office commercial. There is also likely a near term demand for additional, experiential type entertainment and retail commercial, indicated by the high rates of retail sales leakage that the City experiences. While the City cannot know for certain without additional study, it is very likely that Moreno Valley households are choosing to make their retail and entertainment expenditures in places like Downtown Riverside and Victoria Gardens, where the experience of the shopping event is just as important as the product or service purchased.

Future development within the East SR-60 Corridor is not without its challenges. For one, additional infrastructure will be needed. New roads will need to be built and existing roads will need to be expanded. Water and sewer infrastructure on the north side of SR-60 is incomplete or absent. Additional storm water control facilities, which are under design, will need to be constructed. Additionally, pollutants emitted by vehicles traveling on SR-60 can have deleterious effects on future and existing residents if new development is not design with appropriate mitigation measures such as hospital-grade air filters, setbacks from the freeway, and vegetation that removes pollutants from the atmosphere.

This study recommends Alternative I as the Preferred Alternative. Much work went into connecting with stakeholders, community leaders and policy makers, and the community to better understand concerns and desires for future development throughout the corridor. The project team identified this Preferred Alternative after review of three alternatives at an October 14, 2013 community meeting, and after additional analysis by City staff and the consultant team. The Preferred Alternative was selected because it offers the most complete blend of new businesses, new jobs, and new housing opportunities. This alternative presents the best option for introducing an experience-oriented retail use to Moreno Valley, providing the City with a strategy to help capture its leaking retail sales. This alternative also presents the most logical expansion area for the auto mall. Finally, this alternative minimizes freeway-adjacent residential, which was an important value shared by the community at the October 14, 2013 community meeting.

Alternative 2 was rejected as the preferred alternative because this alternative makes a less effective use of the commercial opportunities associated with the Moreno Beach Drive interchange. Additionally, the alternative does not provide for as great a diversity of retail opportunities as Alternative 1 does. Alternative 2 is less compatible with existing residential uses. The industrial uses envisioned in Area 1 would place new housing adjacent to existing residences and a greater amount of housing would be placed next to the freeway. Finally, whereas there is already an emerging pattern of industrial uses on the south side of SR-60, this alternative would cause a more severe change in character for the low density, rural uses north of the freeway which do not have any nearby industrial uses.

or creating an apartment complex rife with land use compatibility issues. Finally, the commercial uses considered for both Area 2 and 4 are two similar in scale and nature to the existing Stoneridge shopping center to create distinct, interesting retail experiences that would not directly compete with the existing retail.

-377-
Alternative 3 was rejected as the preferred alternative because the distribution of various uses dilutes the City's opportunity for using the available land within the corridor to create compelling new places. The smaller scale of the proposed uses would prevent the City from creating an experience-oriented commercial center, a town center, or even a complete industrial district. Additionally, the proposed residential areas are smaller in scale, reducing the potential for creating real neighborhoods. The frontage road concept for Area 1 would provide high quality access for new commercial development, but may be infeasible due to future right of way conflicts with SR-60. Additionally, the multifamily residential envisioned for Area 3 would be extremely hard to integrate into the existing shopping center without retrofitting the shopping center

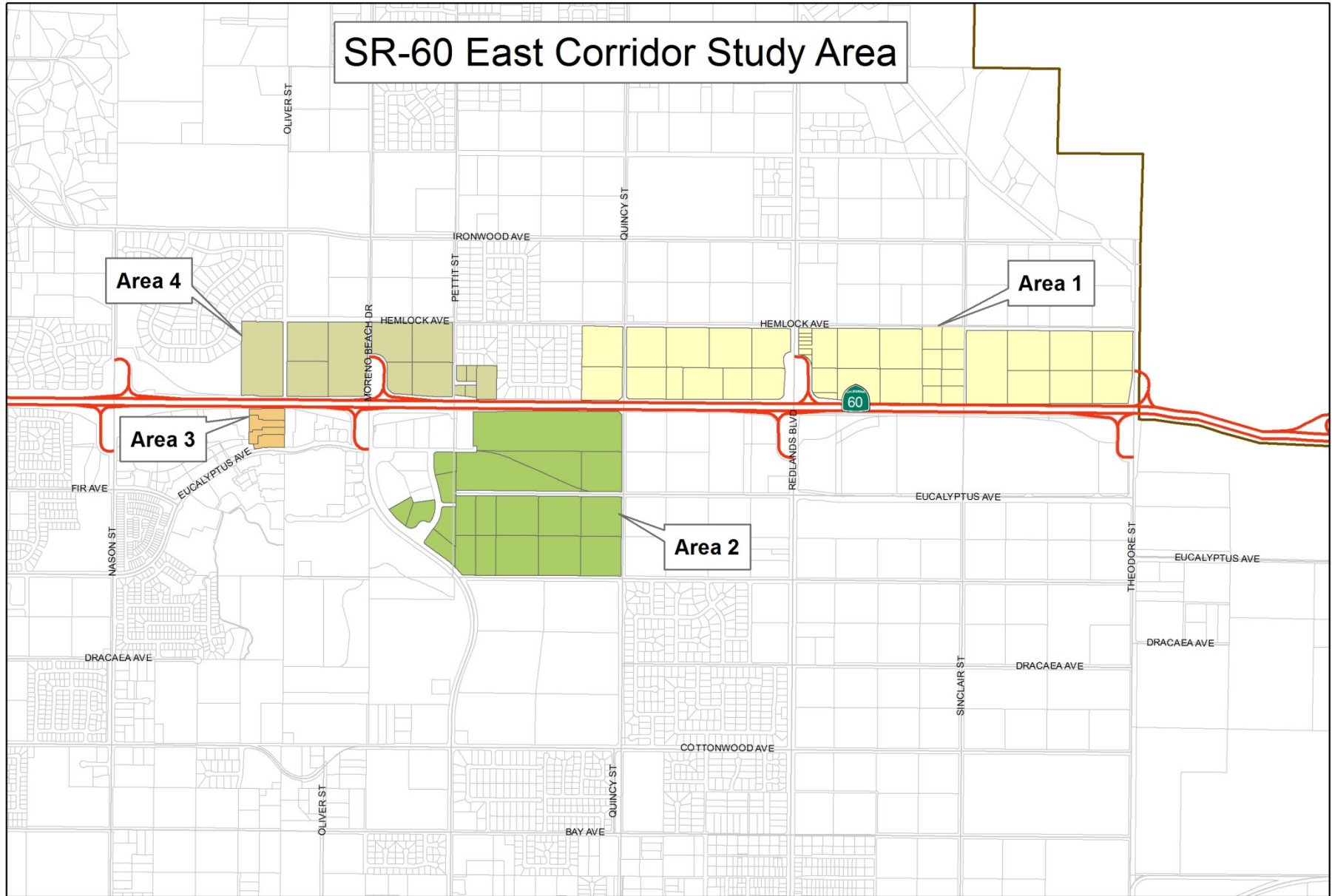
Key Guidance for Future Development

Based on existing conditions, economic demand projections, and meeting with city staff, the following takeaway points are recommended for consideration by the City and developers for any new development in the corridor:

- **Area 1 North-South Connectivity.** For the existing and future residents in the vicinity of Area 1 to form true, complete neighborhoods, it is critical that they be well connected with several additional north-south connector streets. Through streets should be built every $\frac{1}{4}$ to $\frac{1}{2}$ mile for adequate connectivity with Area 1.
- **Area 4 Commercial Center.** For the Area 4 commercial concept to be successful, it must be appropriately different from nearby retail areas and it must be designed with an emphasis on creating a pleasant, attractive destination. Area 4 commercial retail must be designed with a scale and character that reflects the rural heritage of the Ironwood corridor area. Big box retail buildings would be far too big for this area. Restaurants and cafes should have outdoor dining opportunities that front on large internal walkways. Pedestrian crossings and broad canopy shade trees should be used to manage the scale and encourage patrons to park once and stay in the shopping center. Walkways and shopfronts should be designed to create a pleasant pedestrian experience for shoppers with wide walkways, scattered plazas, and plentiful benches. Building architecture should be of exceptional quality. It is expected that this would be accomplished through moderate signage, buildings that consistent and complete style on all sides, screened loading areas, high quality materials, and an architectural style that reinforces the rural character intended for this area.
- **Commercial Area Expansion.** The City should also seriously consider expanding the Area 4 proposed commercial area north along the eastern side of Moreno Beach Drive to Ironwood in order to create a greater opportunity site. While large scale development is not sought, a larger footprint commercial center would allow for the inclusion of supporting uses such as a hotel, office commercial, or mixed-use multifamily.
- **Neighborhood Connectivity.** Connectivity to surrounding neighborhoods is especially critical for new development in Area 1 and Area 4. Bicycle and pedestrian connections should be key design strategies to ensure retail areas and neighborhoods are well integrated and self-supportive.
- **Zoning Updates.** The City may need a new zoning district to provide for an experiential commercial use in Sub-Area 4. Retail of this scale and character is not present in Moreno Valley, so specific design guidance and vision-setting would help encourage implementation.

-
- **Industrial Architecture.** Industrial development in the corridor should reflect exceptional architectural design and landscaping to minimize any negative aesthetic effects of large buildings.
 - **Auto Mall.** The auto mall should be designed to emphasize a park-once strategy and slow-moving traffic through narrow streets, on street parking, innovative product display opportunities that tie the dealership sites into the public realm, and an emphasis on a pleasant pedestrian environment.
 - **Multifamily Residential.** Multifamily residential should be designed with resort-style amenities to attract mid-career professionals who would desire easy access to the regional transportation network. The buildings and internal streets should be designed as a traditional walkable neighborhood that emphasizes community.
 - **Detention Basins.** The detention basins in Area 1 should be visually attractive amenities with lush landscaping that provides an aesthetic benefit to views for travelers on SR-60. This area would also serve a joint-use for recreation purposed with bicycle and pedestrian access for use by local residents and visitors.
 - **Future Residential Connectivity.** Future residential neighborhoods, both within the study areas and around the study areas, should be planned as a series of connected residential neighborhoods, not individual residential subdivisions.
 - **Hemlock Avenue.** Hemlock Avenue along Area 1 should be designed to connect the residential uses of Area 1 and Area 4 with future residential development. Wide landscaping setbacks, curb adjacent planters, wide sidewalks, ample street trees, and bicycle lanes are envisioned components of this strategy.
 - **Pedestrian and Bicycle Connectivity.** Development should be designed so as to be highly connected for easy access by pedestrians and bicycles and to ensure residential uses that surround retail uses support local retail activity.
 - **Tree and Landscaping Impact on Air Pollution.** Throughout the corridor, select tree and planting locations that minimize air born pollutants from migrating from the freeway and busy roads to surroundings areas.





SR-60 East Corridor Study Area

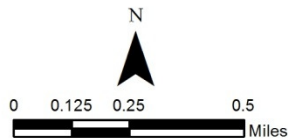
Area 4

Area 1

Area 3

Area 2

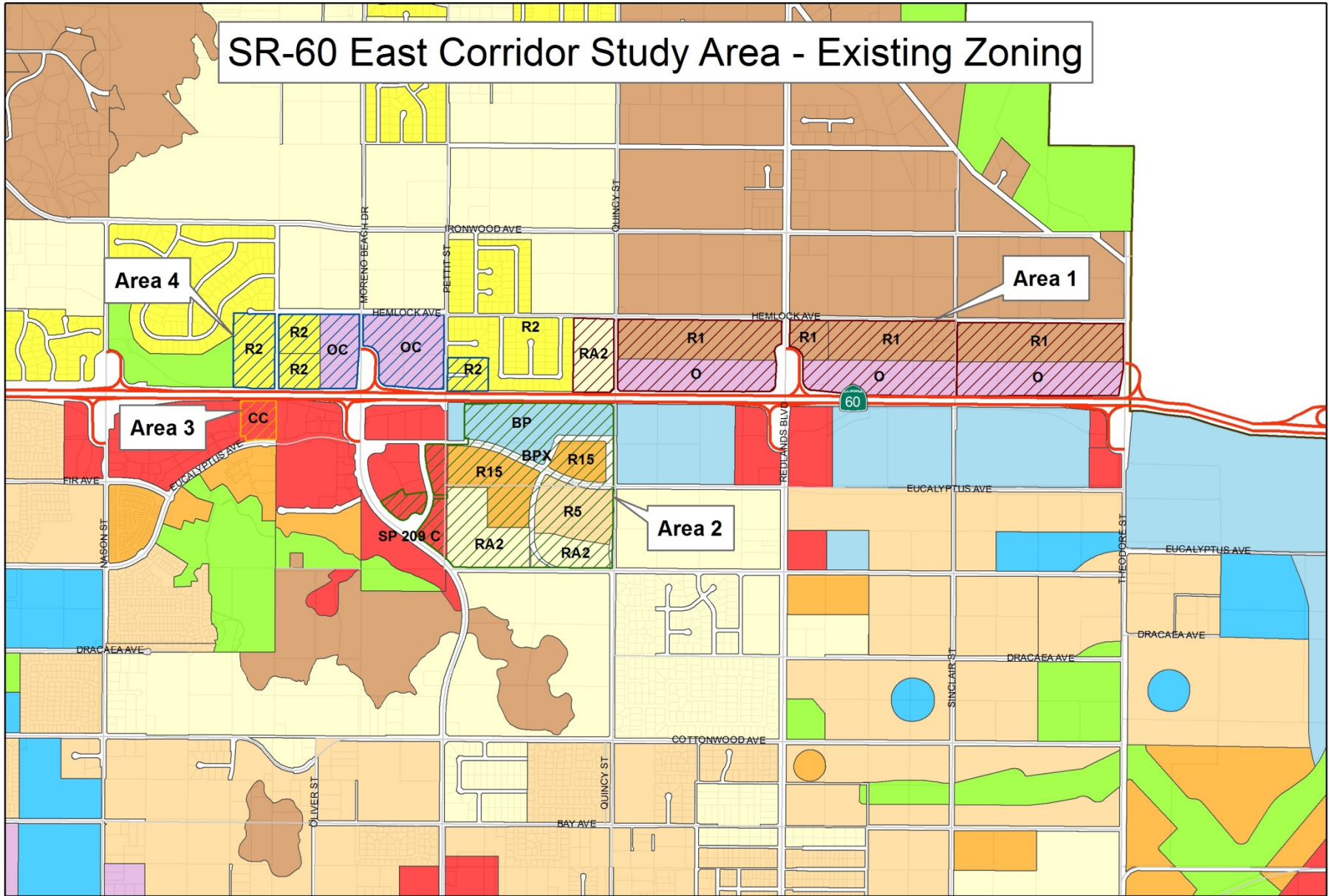
The information shown on this map was compiled from the Riverside County GIS and the City of Moreno Valley GIS. The land base and facility information on this map is for display purposes only and should not be relied upon without independent verification as to its accuracy. Riverside County and City of Moreno Valley will not be held responsible for any claims, losses or damages resulting from the use of this map.



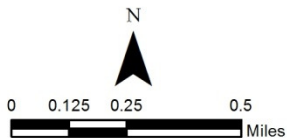
- Area 1
- Area 2
- Area 3
- Area 4
- City Boundary
- Parcels



SR-60 East Corridor Study Area - Existing Zoning



The information shown on this map was compiled from the Riverside County GIS and the City of Moreno Valley GIS. The land base and facility information on this map is for display purposes only and should not be relied upon without independent verification as to its accuracy. Riverside County and City of Moreno Valley will not be held responsible for any claims, losses or damages resulting from the use of this map.



- | | | | |
|--------|--------------------------|---------------------------------|----------------------|
| Area 1 | Commercial | Planned Development | Suburban Residential |
| Area 2 | Industrial/Business Park | Large Lot Residential | Multi-family |
| Area 3 | Public Facilities | Residential Agriculture 2 DU/AC | Open Space/Park |
| Area 4 | Office | Residential 2 DU/AC | City Boundary |



SR60 East Corridor – Study Area 1



Proposed Moreno MDP: Sinclair Basin Location

**Preliminary:
Subject to
Revision**

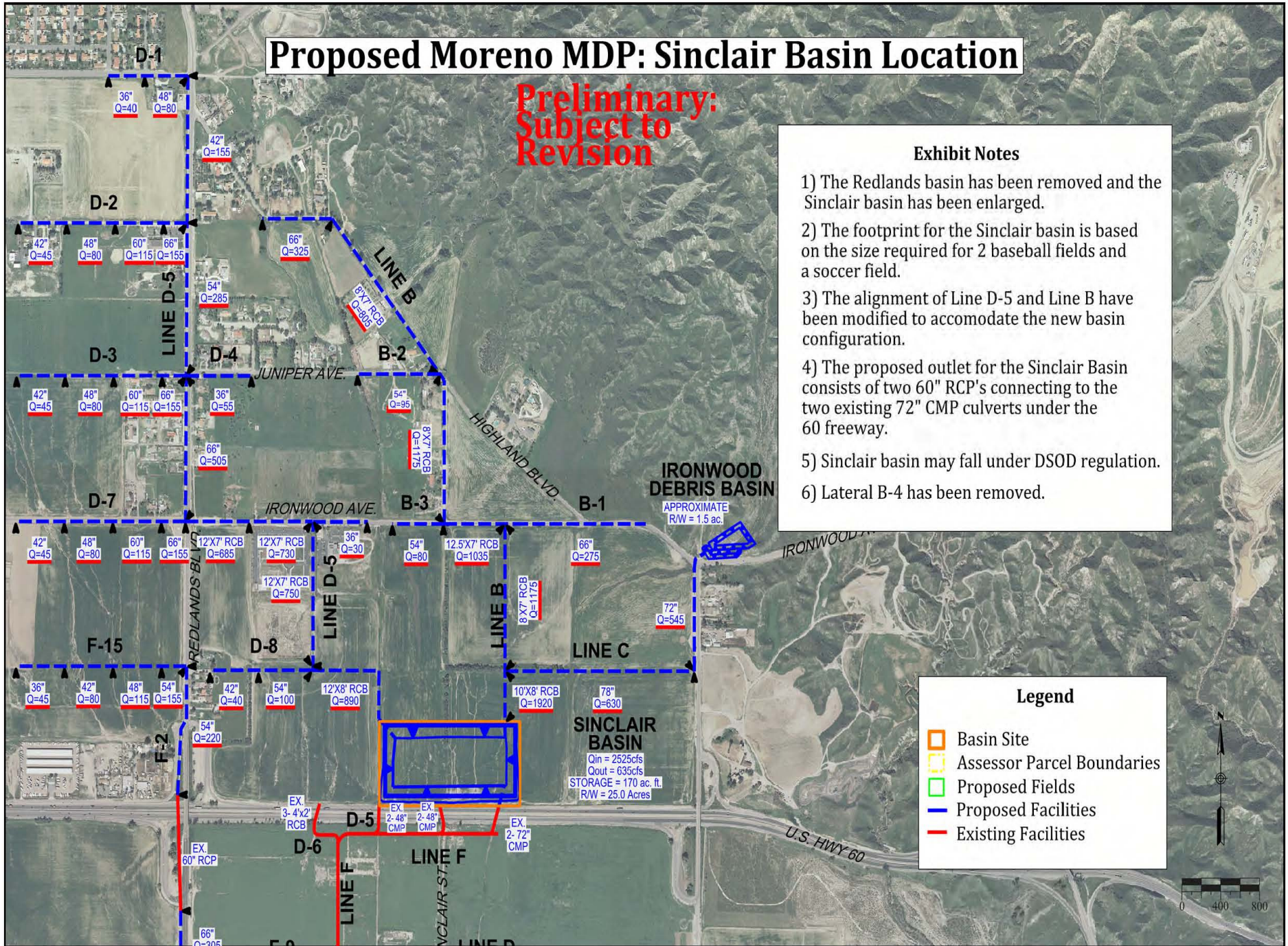
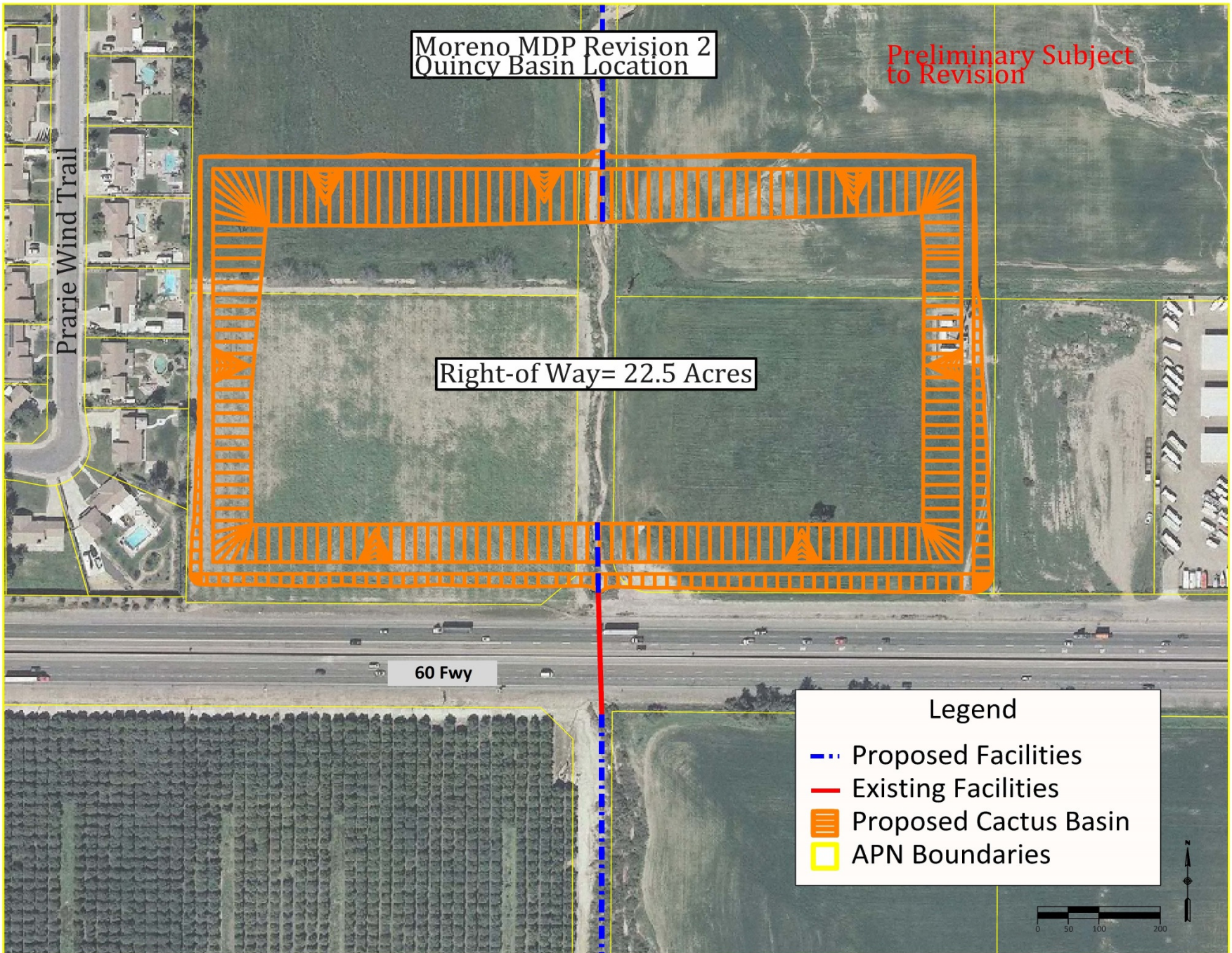


Exhibit Notes

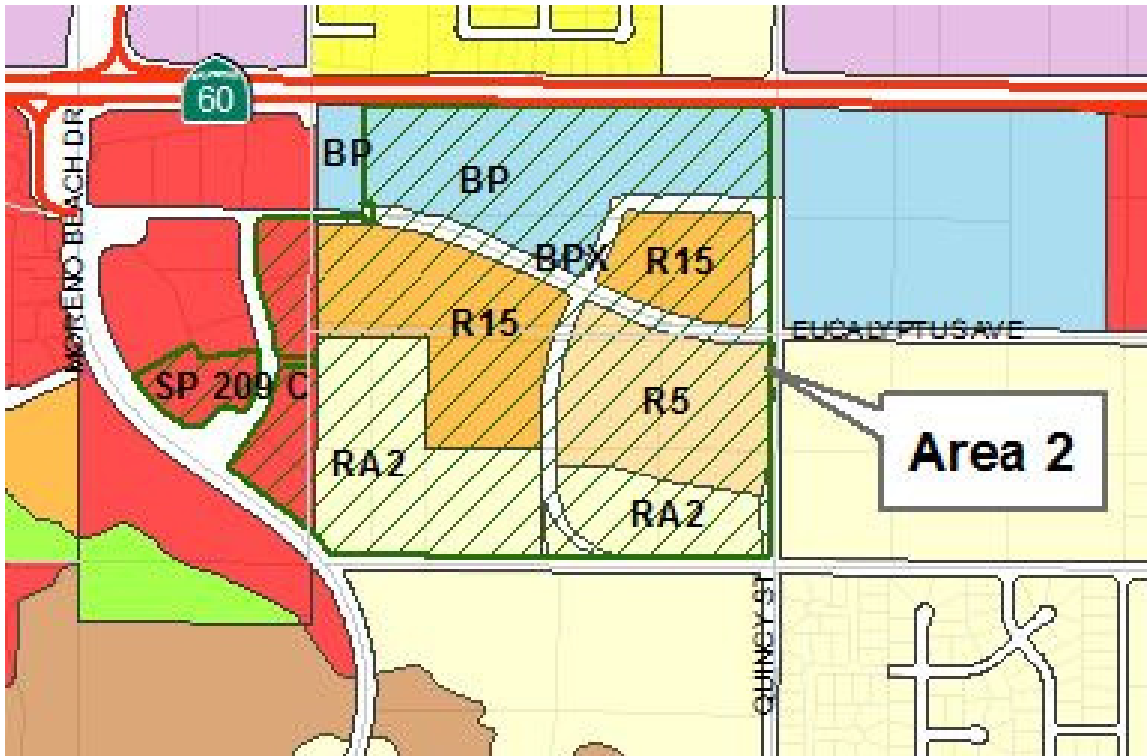
- 1) The Redlands basin has been removed and the Sinclair basin has been enlarged.
- 2) The footprint for the Sinclair basin is based on the size required for 2 baseball fields and a soccer field.
- 3) The alignment of Line D-5 and Line B have been modified to accommodate the new basin configuration.
- 4) The proposed outlet for the Sinclair Basin consists of two 60" RCP's connecting to the two existing 72" CMP culverts under the 60 freeway.
- 5) Sinclair basin may fall under DSOD regulation.
- 6) Lateral B-4 has been removed.

Legend

- ▭ Basin Site
- ▭ Assessor Parcel Boundaries
- ▭ Proposed Fields
- Proposed Facilities
- Existing Facilities



SR60 East Corridor – Study Area 2

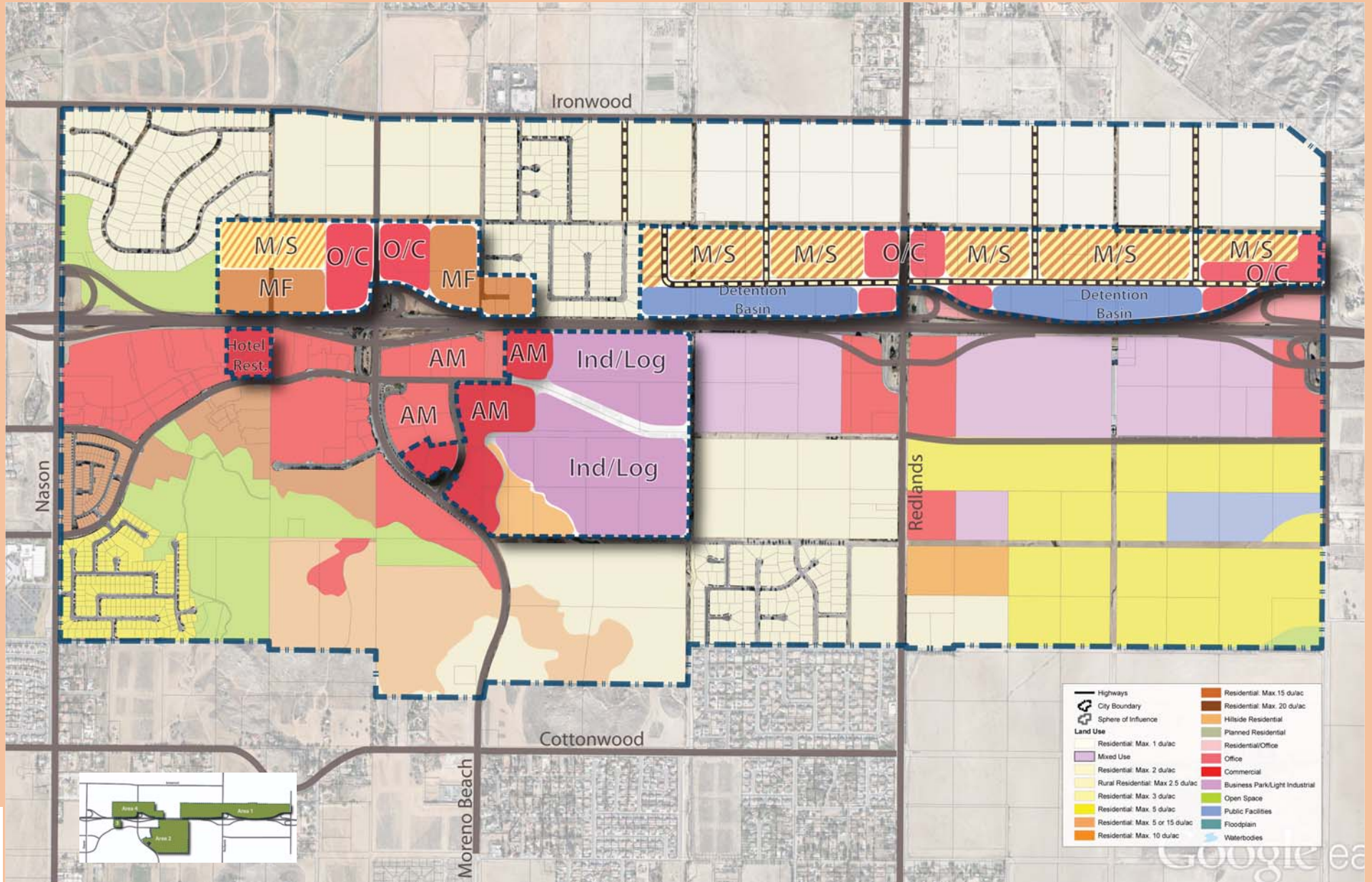


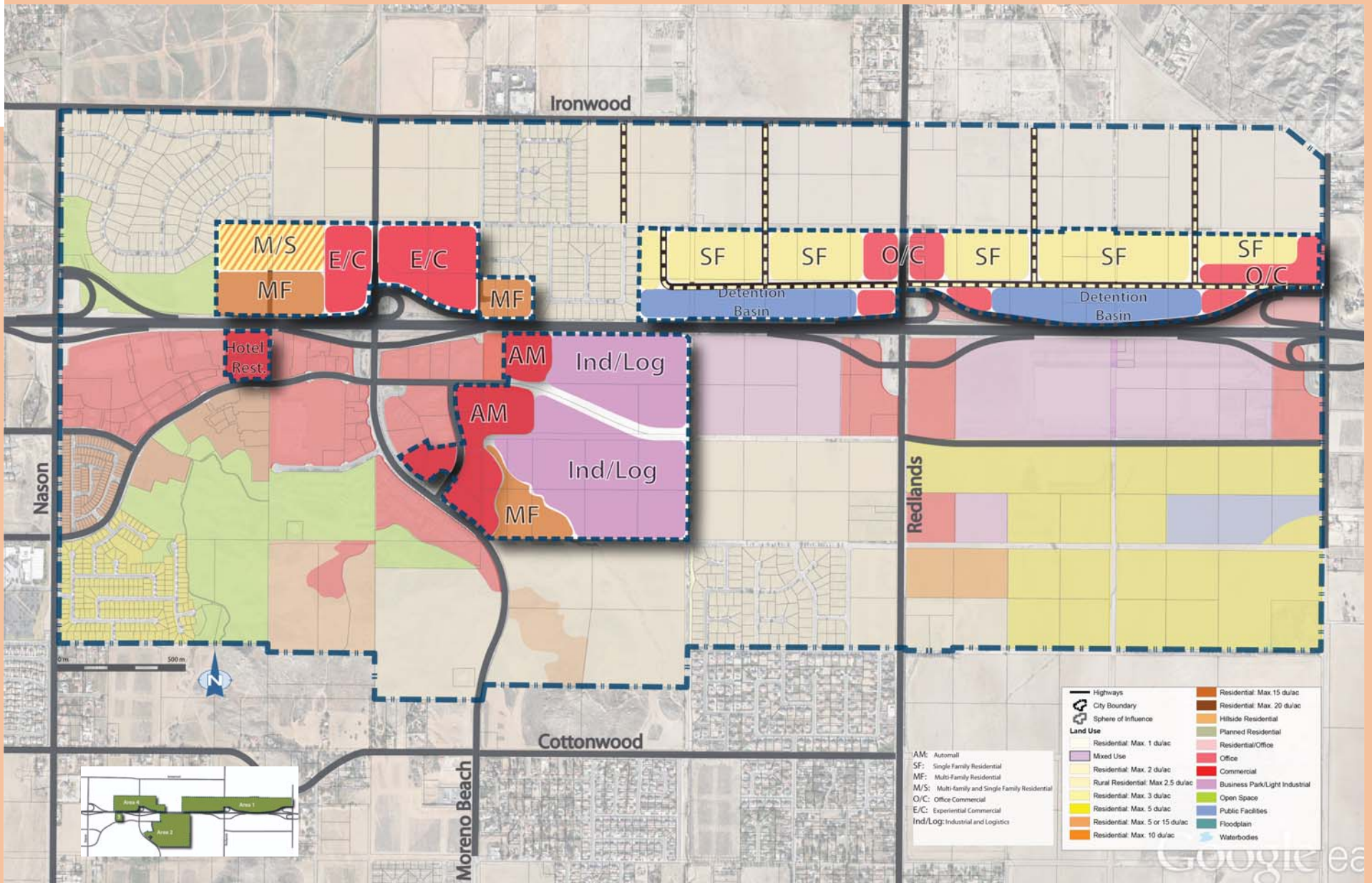
SR60 East Corridor – Study Area 3



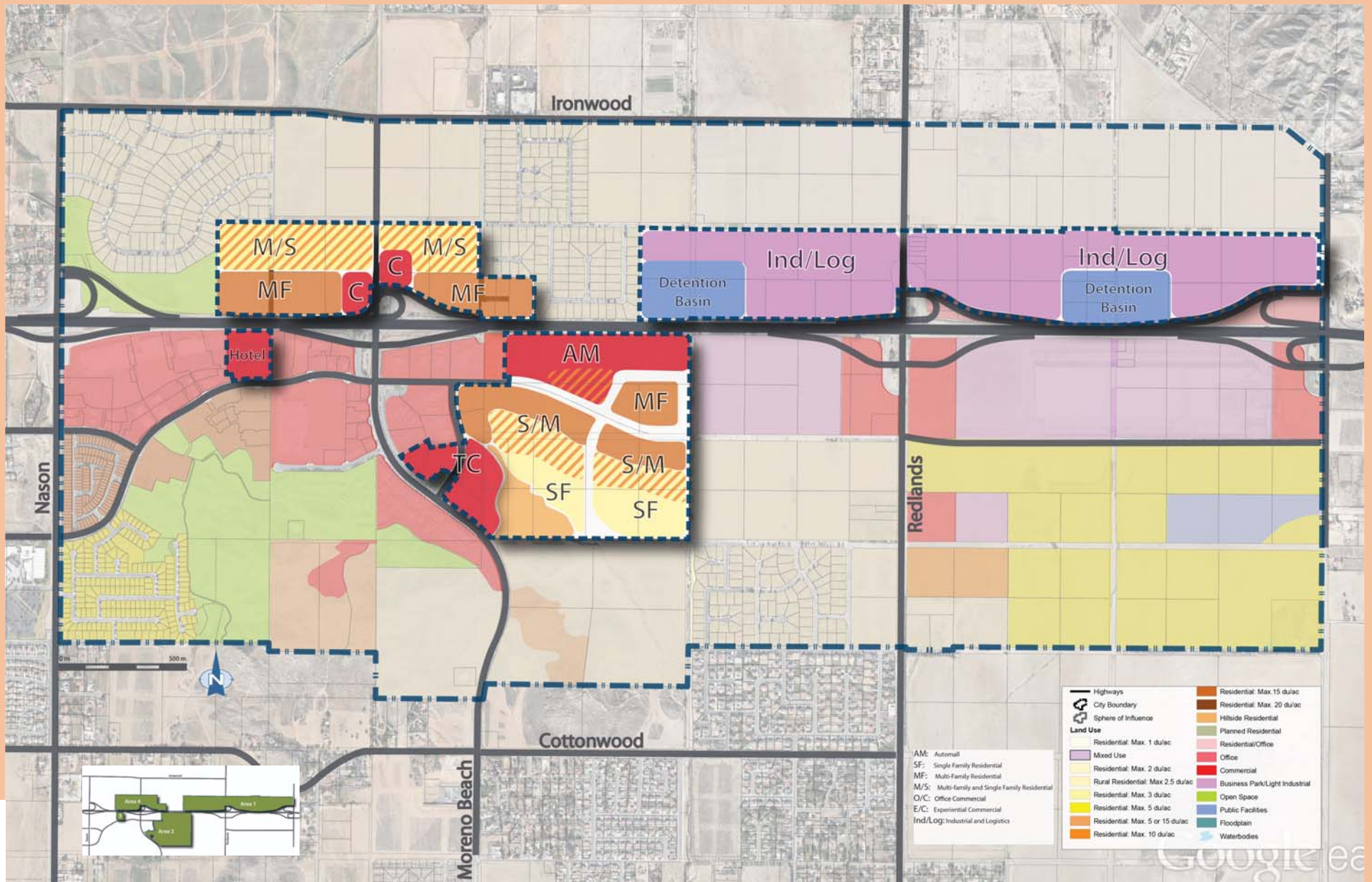
SR60 East Corridor – Study Area 4



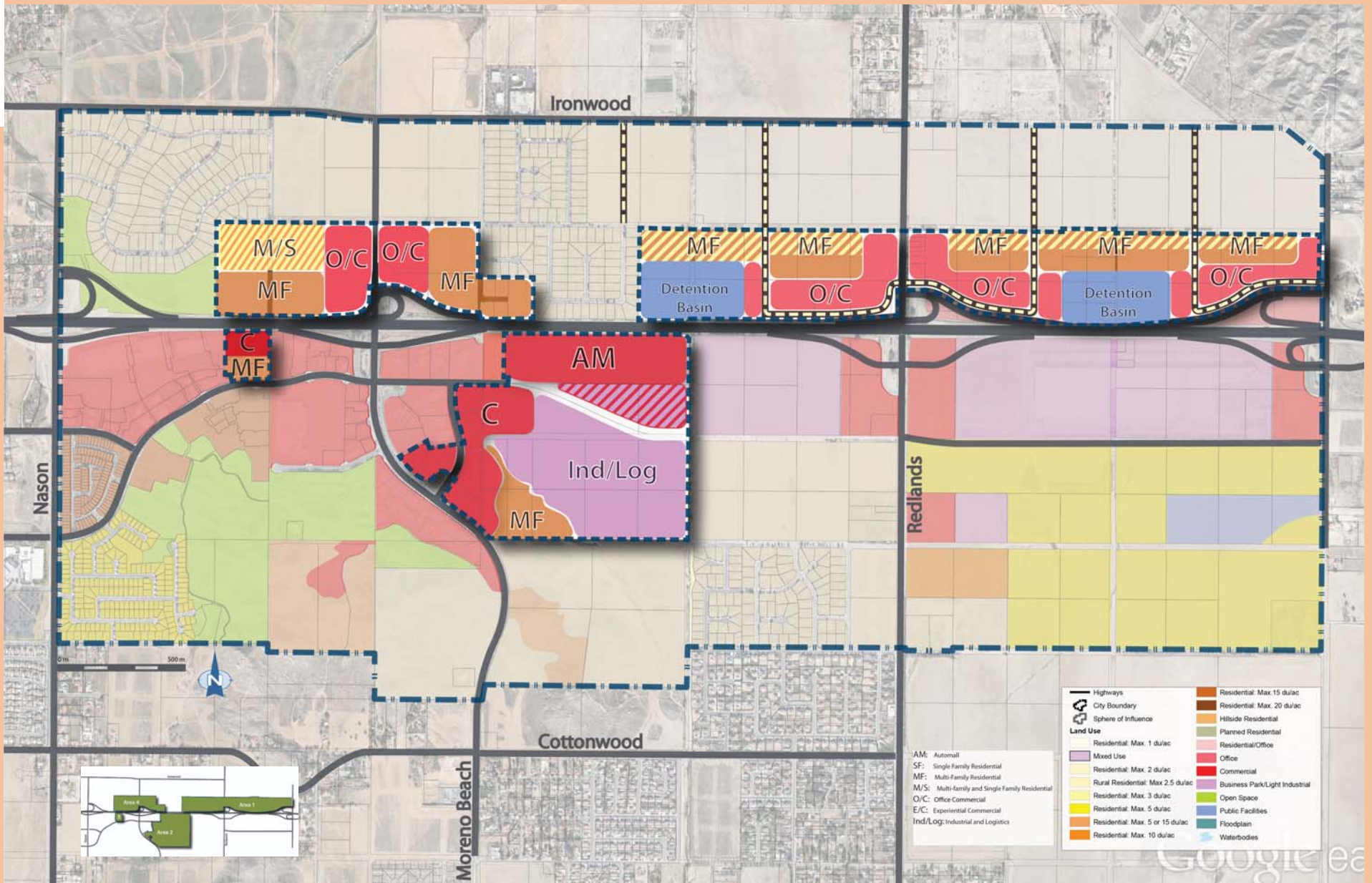




Preferred Alternative



Alternative 2



Alternative 3

**CITY OF MORENO VALLEY
SR-60 EAST CORRIDOR STUDY AREA
COMMUNITY WORKSHOP
PUBLIC COMMENTS**

Monday, October 14, 2013

EXISTING ZONING:

1. Large lots provide buffer from freeway vs. apartments.
2. Maintain rural low density option in city.
3. Opportunity for light impact businesses.
4. Large residential lots in east entrance would be attractive entrance.
5. General Plan took 8 years and was updated when it was approved. It is not realistic and just promotes “no growth” policies. It’s about time we take a fresh look at this.
5A. (response): We need appropriate growth, encouraging a population that values and supports community.
6. The large residential lots would make Moreno Valley have needed high-end homes to attract citizens who are educated and have good jobs. Multi-units would attract a more transient population without community ownership.
7. #5 above reflects a “PROFIT OVER PEOPLE’S HEALTH” mentality.
8. There will be more children outside multiple -unit housing, playing outside, breathing polluted air. This isn’t fair to low-income children.
9. Keep existing large lot residential zoning!

ALTERNATIVE 1:

1. We don’t trust City Council!
2. USC/AQMD study criticized any residential development adjacent to freeways. Bad air!
3. Potential “Tom’s Farms” Vintage Commercial in NW quadrant of 60 at Redlands.
4. Great plan - it’s about time we do some “realistic planning.” I like parts of all 3 plans.
5. These detention basins are better on this plan because it buffers the freeway from M/F & SFR zoning. WLC should stay mixed zoning so that the use of buffer zones is utilized between the industrial zoning and the existing residential neighbors.
6. Basins should be explored as open space parkway for non-flood times.
7. MF apartment (R-15, R20) E/O Auto Mall due to cost of water drain

8. Please change OC to C at the corner of Moreno Beach & 60 freeway.
9. Please avoid commercial N/O 60 at Redlands to limit traffic impacts.
10. Detention locations are the best design in this plan. They will need landscaping along freeway.
11. Ind/Log is W/O or next to Residential use. Need to include it in assessing.
12. Include WLC to show the intensity of uses (Ind/Log).
13. What is M/S? What is happening to GP policy for large lots N/O freeway?
14. Entire east end needs to be assessed.

ALTERNATIVE 2:

1. Great Plan – I like this plan. It's about time we can get some realistic planning. I like parts of all 3 plans.
2. North of FWY 60 @ Moreno Beach should be commercial instead of Office Commercial. This plan is the least attractive because it allows for more industrial type structures (e.g. warehouses) which will degrade our air. I like the Auto Mall expansion and Hotel/Restaurant uses.
3. This plan stinks.
4. Detention basins should be treated as open space (parkways, multi-use trails) designed to accommodate flooding.
5. Residential (MF) next to freeway is in conflict with Emergency Ordinance purposes.
6. Must include area beyond those selected to address impacts beyond the 4 areas.
7. The additional commercial will likely cause a glut of commercial in this area.
8. Legend needs to include all abbreviations used on the map.
9. WLC is not shown as proposed to see likely conflict/competition.
10. Ind/Log N/O SR-60 at Redlands will have a great impact on residents' access to SR-60. Many more conflicts when WLC is factored in.
11. Residential needs to be lowest density. City just approved HDR M/F along Alessandro.
12. If this alternative is approved, I would like to see multi-use trails in the residential area east of the existing Auto Mall.
13. Agree with #12 – would help with air quality.

ALTERNATIVE 3:

1. Anything the current Council looks at is doubtful as to transparency & trust.
2. USC//AQMD studies recommend no further residential development within 300 yards of freeways due to air quality issues.
3. The NW quadrant of FWY 60 at Redlands is a historic area and could be developed into a “Tom’s Farms” Historic Commercial or Vintage Commercial tourist attraction.
4. Great Plan – really like the Auto Mall expansion and apartments & commercial next to freeways. It’s about time we get some realistic planning. I like parts of all three (3) plans.
5. Move logistics east of Redlands & south of 60 FWY.
6. Include Hotel/Restaurants
7. Sports area like Ontario (fundraiser)
8. Plans needs to include surrounding proposed WLC to allow proper consideration of land use.
9. MF cannot go next to freeways without violating the Emergency Ordinance.
10. Define abbreviations (M/S, O/C, AM) in legend.
11. Overabundance of commercial hurts commercial viability.
12. Provide citywide land use %’s to see where there are overloads.
13. Would like to see a mix of uses in Area 2 (transit-oriented development).
14. Would like to see more multi-family housing; we have significant single residential apartments in Moreno Beach.

SR-60 EAST CORRIDOR STUDY AREA – COMMUNITY MEETING

PUBLIC COMMENT CARD

The City of Moreno Valley, with assistance from the City's Consultant Raimi and Associates, has prepared three draft land use maps to identify land use alternatives for future development along our East State Route 60 Corridor. Review of land use opportunities with our stakeholders, property owners, and residents residing in close proximity to the Study area will assist in developing a shared vision for the future of the corridor through a collaborative and participatory process. Through this community meeting, a vision document will be developed that is broad in scope and focuses on long-term goals and policy guidance for any future land use modification proposals within the four study areas identified along the corridor.

We hope that you can share your input regarding land use alternatives for future development of vacant and underutilized properties along portions of the State Route 60 East Corridor Study area. Thank you very much in advance for participating in our community meeting this evening.

*Name (Not Required): HANS WOLTERBEEK

Please provide your comments below:

SEE ATTACHED

I AGREE WITH ^{of} ORDINANCE 861 SECTION 6 WHICH SPECIFIES

" THERE IS A CURRENT & IMMEDIATE THREAT TO THE PUBLIC HEALTH, SAFETY OR WELFARE ..."

THEREFORE I MAINTAIN THAT THE BUILDINGS OF ANY WAREHOUSE IN AREAS 1, 2, 3, 4 WILL BE DETRIMENTAL TO THE HEALTH, WELFARE & SAFETY OF MORENO VALLEY CITIZENS



Thank you in advance for your comments. Please submit this form to a staff member the evening of October 14, 2013.

This meeting is held to give inputs to the contractor who will perform the studies in response to Moreno Valley's Emergency Moratorium (Ordinance 861) on land usage in the SR 60 East Corridor Area. This moratorium was to ensure that proper consideration was given by Moreno Valley to the quality of life for current or future residents of the East Corridor Section of Moreno Valley. However, consideration must also be given to jobs. It is necessary therefore that the study gives consideration to the generation of jobs while incorporating the quality of life of Moreno Valley residents.

It is assumed that the contractor will use as a baseline approach, the previous three alternatives. As such, I will call those alternatives 1, 2 and 3. (These older alternatives are hereby included as 1, 2 and 3 respectively).

First of all, I'd like the inclusion in this study of office and commercial space since such zoning results in jobs in the east area of Moreno Valley and provide taxes for the city.

One area of conflict in the original studies was that all alternatives have the area east of Redlands, South of Fir as primarily residential area and include the current public land as public land. This conflicts with the possibility of logistics as is mentioned in the WLC DEIR. The study will have to rectify this apparent conflict.

I like the idea of combining both single and multiple housing projects north of SR- 60, while keeping all non-residential activities south of SR- 60. As such, I do not like alternative 2 as a baseline.

I also like the hotel/restaurant option of alternative 1. However, I prefer alternative 3 over alternative 1 because more space is allocated to office space than 1. Warehouses tend to be less labor intensive than office space so that there will be more jobs resulting from alternative 3.

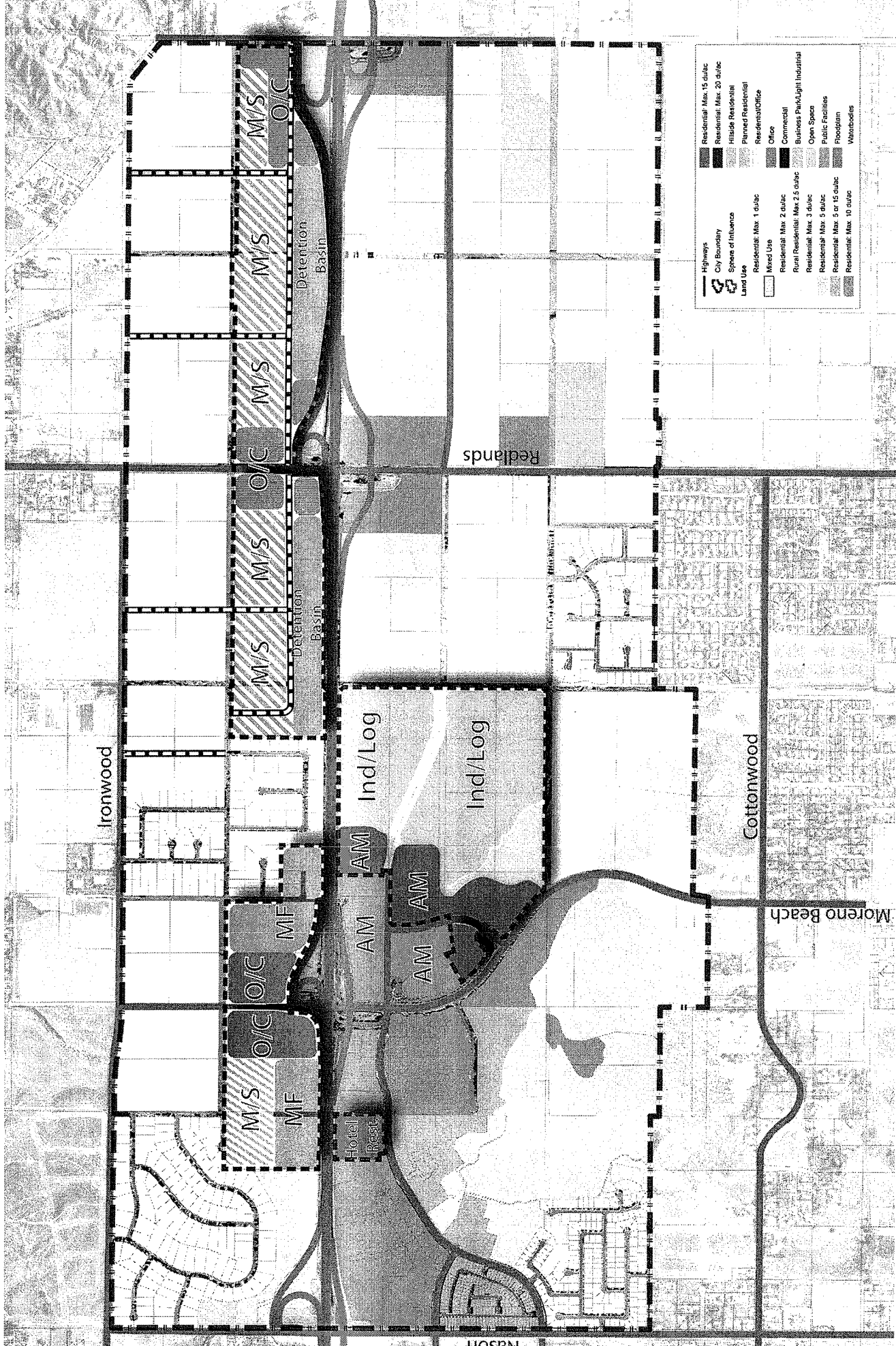
But alternative 3 can be modified to include a hotel and restaurant.

In addition, I'd like to suggest that the area devoted to logistics in alternative 3 be moved to east of Redlands - specifically to the area currently in yellow in alternative 3 (the area called out earlier by me as being zoned for residential - east of Redlands).

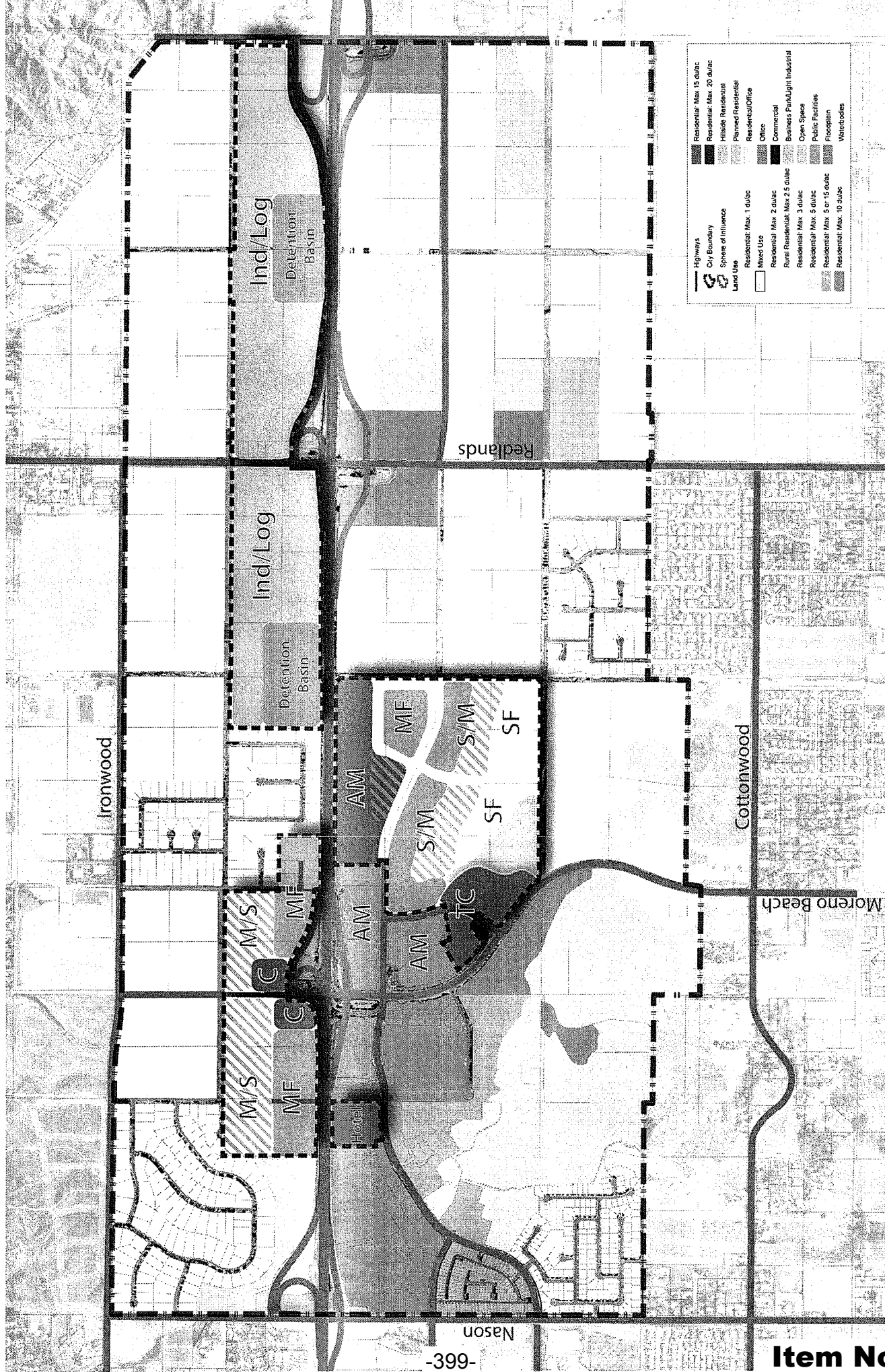
This area can instead be used for a sports area (such as the sports area devoted to soccer fields in Ontario off SR - 60). This area, if properly managed and advertised, should be a direct revenue generator and should also bring people from other areas to Moreno Valley with additional tax revenue.

In addition, this area could be used for some light industrial (which has less truck traffic and associated noise than allowing this area to be used for logistics and is more people friendly).

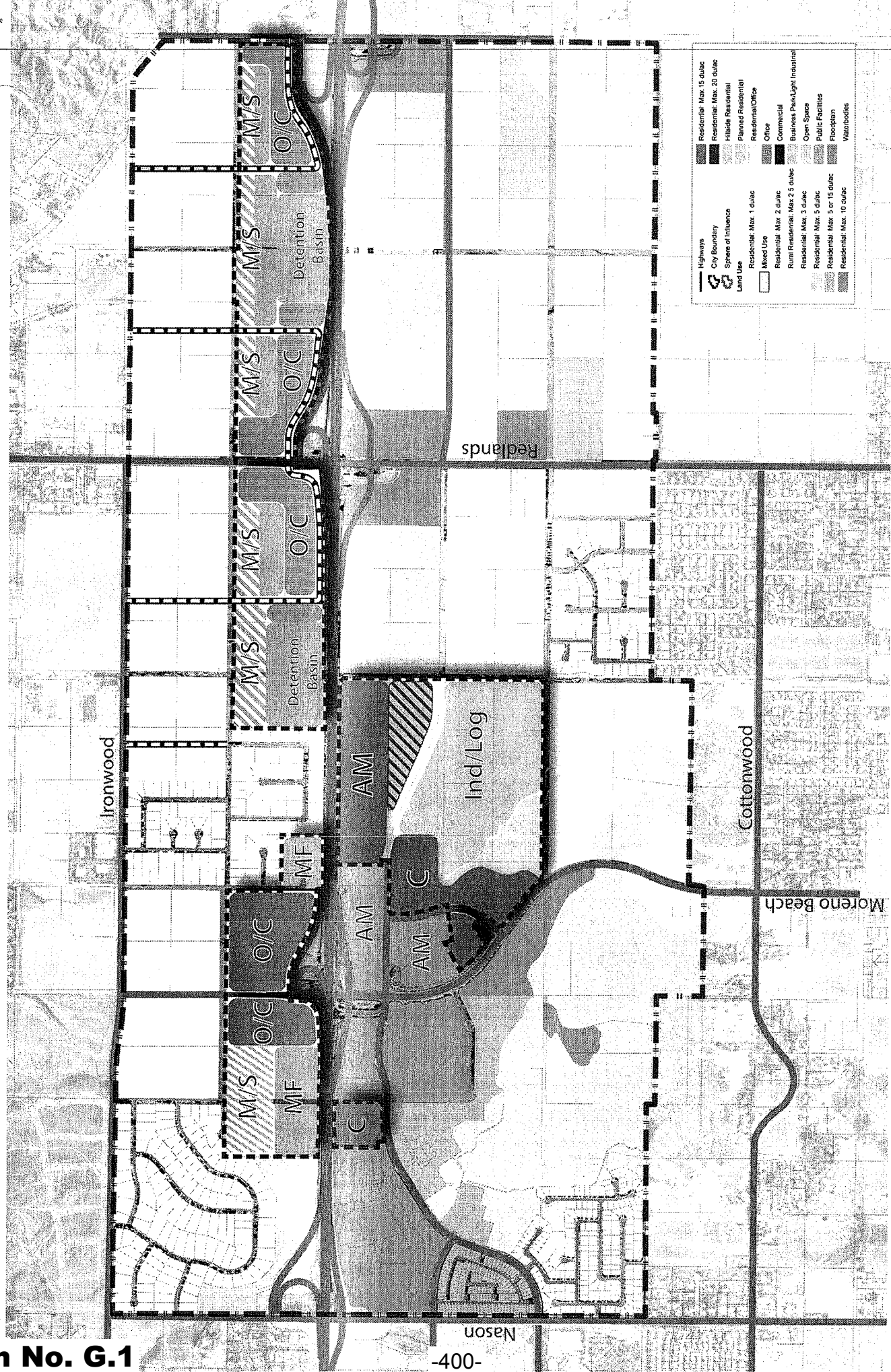
So, in review, I like the importance given by the city to the health and welfare of our residents and I prefer alternative 3 with modifications of an added hotel/restaurant, moving the warehouses to east of Redlands, and including a sports area and light industrial west of Redlands, south of SR - 60 and north of Dracea.



2



3



SR-60 EAST CORRIDOR STUDY AREA – COMMUNITY MEETING
PUBLIC COMMENT CARD

The City of Moreno Valley, with assistance from the City's Consultant Raimi and Associates, has prepared three draft land use maps to identify land use alternatives for future development along our East State Route 60 Corridor. Review of land use opportunities with our stakeholders, property owners, and residents residing in close proximity to the Study area will assist in developing a shared vision for the future of the corridor through a collaborative and participatory process. Through this community meeting, a vision document will be developed that is broad in scope and focuses on long-term goals and policy guidance for any future land use modification proposals within the four study areas identified along the corridor.

We hope that you can share your input regarding land use alternatives for future development of vacant and underutilized properties along portions of the State Route 60 East Corridor Study area. Thank you very much in advance for participating in our community meeting this evening.

*Name (Not Required): _____

Please provide your comments below:

I don't feel that it's morally + ethically right to come in and start trying to change the existing general plan that so many people in the community came together to approve.

These new plans are eroding the quality of life for those out there already + is clearly to benefit a few to the detriment of many

Please do not change the existing general plan for development in the eastern corridor.



Thank you in advance for your comments. Please submit this form to a staff member the evening of October 14, 2013.

SR-60 EAST CORRIDOR STUDY AREA – COMMUNITY MEETING

PUBLIC COMMENT CARD

The City of Moreno Valley, with assistance from the City's Consultant Raimi and Associates, has prepared three draft land use maps to identify land use alternatives for future development along our East State Route 60 Corridor. Review of land use opportunities with our stakeholders, property owners, and residents residing in close proximity to the Study area will assist in developing a shared vision for the future of the corridor through a collaborative and participatory process. Through this community meeting, a vision document will be developed that is broad in scope and focuses on long-term goals and policy guidance for any future land use modification proposals within the four study areas identified along the corridor.

We hope that you can share your input regarding land use alternatives for future development of vacant and underutilized properties along portions of the State Route 60 East Corridor Study area. Thank you very much in advance for participating in our community meeting this evening.

*Name (Not Required):

Margie Breittkreuz

Please provide your comments below:

I agree with the city, the development of commercial should only serve the needs of surrounding residential neighborhoods. Such dev. would violate health & safety standards.

In keeping with Ord. 861, 1 acre lots on the north east end would provide buffer for homeowners. Apts & multi-family continue placing families near freeway pollution.

Keep existing master plan



Thank you in advance for your comments. Please submit this form to a staff member the evening of October 14, 2013.

SR-60 EAST CORRIDOR STUDY AREA – COMMUNITY MEETING
PUBLIC COMMENT CARD

The City of Moreno Valley, with assistance from the City's Consultant Raimi and Associates, has prepared three draft land use maps to identify land use alternatives for future development along our East State Route 60 Corridor. Review of land use opportunities with our stakeholders, property owners, and residents residing in close proximity to the Study area will assist in developing a shared vision for the future of the corridor through a collaborative and participatory process. Through this community meeting, a vision document will be developed that is broad in scope and focuses on long-term goals and policy guidance for any future land use modification proposals within the four study areas identified along the corridor.

We hope that you can share your input regarding land use alternatives for future development of vacant and underutilized properties along portions of the State Route 60 East Corridor Study area. Thank you very much in advance for participating in our community meeting this evening.

*Name (Not Required): _____

Please provide your comments below:

Back to the drawing board



Thank you in advance for your comments. Please submit this form to a staff member the evening of October 14, 2013.

SR-60 EAST CORRIDOR STUDY AREA – COMMUNITY MEETING

PUBLIC COMMENT CARD

The City of Moreno Valley, with assistance from the City's Consultant Raimi and Associates, has prepared three draft land use maps to identify land use alternatives for future development along our East State Route 60 Corridor. Review of land use opportunities with our stakeholders, property owners, and residents residing in close proximity to the Study area will assist in developing a shared vision for the future of the corridor through a collaborative and participatory process. Through this community meeting, a vision document will be developed that is broad in scope and focuses on long-term goals and policy guidance for any future land use modification proposals within the four study areas identified along the corridor.

We hope that you can share your input regarding land use alternatives for future development of vacant and underutilized properties along portions of the State Route 60 East Corridor Study area. Thank you very much in advance for participating in our community meeting this evening.

*Name (Not Required): Pat Cawmugh

Please provide your comments below:

There is a fairly robust recommendation of Ants mall expansion. Is there any market driven info to support this.

Alternative 2 shifts Inv. to the north. This doesn't make much sense to me, as it would break up the corridor already created by Skechers & West Edge

Plan 2 & 3 Don't make much sense.



Thank you in advance for your comments. Please submit this form to a staff member the evening of October 14, 2013.

SR-60 EAST CORRIDOR STUDY AREA – COMMUNITY MEETING

PUBLIC COMMENT CARD

The City of Moreno Valley, with assistance from the City's Consultant Raimi and Associates, has prepared three draft land use maps to identify land use alternatives for future development along our East State Route 60 Corridor. Review of land use opportunities with our stakeholders, property owners, and residents residing in close proximity to the Study area will assist in developing a shared vision for the future of the corridor through a collaborative and participatory process. Through this community meeting, a vision document will be developed that is broad in scope and focuses on long-term goals and policy guidance for any future land use modification proposals within the four study areas identified along the corridor.

We hope that you can share your input regarding land use alternatives for future development of vacant and underutilized properties along portions of the State Route 60 East Corridor Study area. Thank you very much in advance for participating in our community meeting this evening.

*Name (Not Required): KHURRAM_869@HOTMAIL.COM

Please provide your comments below:

Please keep me posted



Thank you in advance for your comments. Please submit this form to a staff member the evening of October 14, 2013.

SR-60 EAST CORRIDOR STUDY AREA – COMMUNITY MEETING

PUBLIC COMMENT CARD

The City of Moreno Valley, with assistance from the City's Consultant Raimi and Associates, has prepared three draft land use maps to identify land use alternatives for future development along our East State Route 60 Corridor. Review of land use opportunities with our stakeholders, property owners, and residents residing in close proximity to the Study area will assist in developing a shared vision for the future of the corridor through a collaborative and participatory process. Through this community meeting, a vision document will be developed that is broad in scope and focuses on long-term goals and policy guidance for any future land use modification proposals within the four study areas identified along the corridor.

We hope that you can share your input regarding land use alternatives for future development of vacant and underutilized properties along portions of the State Route 60 East Corridor Study area. Thank you very much in advance for participating in our community meeting this evening.

*Name (Not Required):

GARY NOBLE

Please provide your comments below:

I would like to encourage the use of multi-family housing at Stonebrook Towne Centre. An immediate addition of new housing in East Moreno would greatly enhance the economic vitality of the area. More residents & residents would lead to more sales tax & property tax for the entire city.

Area 3 study options does not reflect the multi-family use, even as an option.



Thank you in advance for your comments. Please submit this form to a staff member the evening of October 14, 2013.

SR-60 EAST CORRIDOR STUDY AREA – COMMUNITY MEETING

PUBLIC COMMENT CARD

The City of Moreno Valley, with assistance from the City's Consultant Raimi and Associates, has prepared three draft land use maps to identify land use alternatives for future development along our East State Route 60 Corridor. Review of land use opportunities with our stakeholders, property owners, and residents residing in close proximity to the Study area will assist in developing a shared vision for the future of the corridor through a collaborative and participatory process. Through this community meeting, a vision document will be developed that is broad in scope and focuses on long-term goals and policy guidance for any future land use modification proposals within the four study areas identified along the corridor.

We hope that you can share your input regarding land use alternatives for future development of vacant and underutilized properties along portions of the State Route 60 East Corridor Study area. Thank you very much in advance for participating in our community meeting this evening.

*Name (Not Required): Joseph Chen

Please provide your comments below:

1. I like plan 1 and Plan 3. However, please change the corner pieces at the offramp of Moreno beach Dr. & 60 freeway from OC to C. office zoning is not suitable for this location.

In plan 2,
2. The proposed C zoning at the offramp of moreno beach Dr is too small (only about 8 acres). It needs to include the parcel ~~being~~ facing moreno beach drive & Hemlock Dr.



Thank you in advance for your comments. Please submit this form to a staff member the evening of October 14, 2013.

SR-60 EAST CORRIDOR STUDY AREA – COMMUNITY MEETING

PUBLIC COMMENT CARD

The City of Moreno Valley, with assistance from the City's Consultant Raimi and Associates, has prepared three draft land use maps to identify land use alternatives for future development along our East State Route 60 Corridor. Review of land use opportunities with our stakeholders, property owners, and residents residing in close proximity to the Study area will assist in developing a shared vision for the future of the corridor through a collaborative and participatory process. Through this community meeting, a vision document will be developed that is broad in scope and focuses on long-term goals and policy guidance for any future land use modification proposals within the four study areas identified along the corridor.

We hope that you can share your input regarding land use alternatives for future development of vacant and underutilized properties along portions of the State Route 60 East Corridor Study area. Thank you very much in advance for participating in our community meeting this evening.

*Name (Not Required): Deanna Reeder

Please provide your comments below:

I agree that incompatible uses will diminish the quality of life for current and future residents. A warehouse in the vicinity of residential would be a threat to the health safety and welfare of nearby residential community.



Thank you in advance for your comments. Please submit this form to a staff member the evening of October 14, 2013.

SR-60 EAST CORRIDOR STUDY AREA – COMMUNITY MEETING

PUBLIC COMMENT CARD

The City of Moreno Valley, with assistance from the City's Consultant Raimi and Associates, has prepared three draft land use maps to identify land use alternatives for future development along our East State Route 60 Corridor. Review of land use opportunities with our stakeholders, property owners, and residents residing in close proximity to the Study area will assist in developing a shared vision for the future of the corridor through a collaborative and participatory process. Through this community meeting, a vision document will be developed that is broad in scope and focuses on long-term goals and policy guidance for any future land use modification proposals within the four study areas identified along the corridor.

We hope that you can share your input regarding land use alternatives for future development of vacant and underutilized properties along portions of the State Route 60 East Corridor Study area. Thank you very much in advance for participating in our community meeting this evening.

*Name (Not Required): _____

Please provide your comments below:

EACH PROPOSED CORRIDOR DOES NOTHING
TO PROVIDE A WELCOMING ENTRANCE TO
MoVal.

LARGE SCALE COMMERCIAL IS INAPPROPRIATE
WITH EXISTING FWY, BADLANDS, ETC.

THE NEW EXITS ON MORENO BEACH &
NOSON ARE ALREADY DATED & OVER USE



Thank you in advance for your comments. Please submit this form to a staff member the evening of October 14, 2013.

SR-60 EAST CORRIDOR STUDY AREA – COMMUNITY MEETING

PUBLIC COMMENT CARD

The City of Moreno Valley, with assistance from the City's Consultant Raimi and Associates, has prepared three draft land use maps to identify land use alternatives for future development along our East State Route 60 Corridor. Review of land use opportunities with our stakeholders, property owners, and residents residing in close proximity to the Study area will assist in developing a shared vision for the future of the corridor through a collaborative and participatory process. Through this community meeting, a vision document will be developed that is broad in scope and focuses on long-term goals and policy guidance for any future land use modification proposals within the four study areas identified along the corridor.

We hope that you can share your input regarding land use alternatives for future development of vacant and underutilized properties along portions of the State Route 60 East Corridor Study area. Thank you very much in advance for participating in our community meeting this evening.

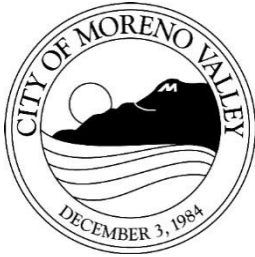
*Name (Not Required): Michael McCoy Mikeandnan@mac.com

Please provide your comments below:

1. Unfortunately we don't trust any development plans or even advance studies like this one in the context of city rule by the current corrupt and arrogant City Council. Hopefully they will be gone before any proposals are made in this corridor. Mr Benzeevi will have to close up shop too due to being "driven out" by an angry electorate or ~~not~~ by ~~the~~ negative economic impacts of the widening of the Panama Canal. ~~logistics~~
2. Any multi-family or other residential uses within 300 yds of the 60 Freeway should be deleted from these 3 alternatives due to air quality issues.
3. Designate a Tom's Farms-like Vintage or Historic Commercial area at the NW quadrant of 60 Freeway and Redlands Blvd.



Thank you in advance for your comments. Please submit this form to a staff member the evening of October 14, 2013.



**PLANNING COMMISSION
STAFF REPORT**

Case: PA13-0003

Date: November 14, 2013

Applicant: City of Moreno Valley

Representative: N/A

Location: East Portion of Highway 60, roughly from Nason Street to the Theodore Street from west to east and Hemlock Avenue to Eucalyptus Avenue from north to south

Proposal: The SR60 East Corridor Study includes economic and land use study information for vacant and underutilized parcels within four (4) sub-areas along the eastern portion of State Route 60 within the Moreno Valley City limits.

Recommendation: Recommend the SR60 East Corridor Study to the City Council

SUMMARY

The SR60 Corridor Study identifies alternatives for future land use within four sub-areas with consideration of highest and best use and compatibility with existing and proposed adjacent land uses. The Study will not change land use or zoning within the Study area but will provide policy guidance that can be used by the City Council, Planning Commission and staff when reviewing proposed land use modifications.

PROJECT DESCRIPTION

Background

On January 8, 2013, the City Council approved a budget appropriation to fund the consultant contract for the preparation of the State Route (SR) 60 Corridor Overlay Study, to examine future development opportunities in the eastern portion of the City along the SR 60 corridor, generally bounded by Nason Street, Theodore Street, Hemlock Avenue, and Eucalyptus Avenue.

On January 22, 2013, the City Council adopted an interim moratorium ordinance for specified properties located within the SR60 Corridor Study area. The moratorium includes the entire study area. On March 8, 2013, the moratorium was extended until January 22, 2014.

On February 4, 2013, the Planning Division provided a Request for Proposal on the Highway 60 Corridor Study to 19 prospective consultants. On March 26, 2013, Raimi and Associates, with local offices in Riverside, was selected to provide consultant services. On April 17, 2013, a signed contract was delivered from the consultant and a fully executed contract was in place on April 22, 2013.

On April 23, 2013, staff conducted a project kick-off meeting with the consultant. The meeting included a discussion of strategies, direction and time frames of the SR60 East Corridor Study.

Through the months of August and September stakeholder interviews were conducted by the consultant with major retail and industrial property owners and stakeholders within the four sub-areas.

On September 12, 2013, the item was reviewed at the Economic Development Subcommittee meeting.

On October 14, 2013, a community workshop was held in the City Hall Council Chambers to discuss the study and obtain input and feedback on three draft alternative plans. Approximately 500 properties in the four study areas or within 300 feet of the areas were notified of the meeting.

Project

The SR60 Corridor Study identifies land use alternatives for vacant and underutilized parcels within four sub-areas of the corridor with consideration of highest and best use. The function of the completed study was to create a policy guidance document that focuses on the benefits and key elements of the alternative ultimately selected by the City Council and provide a land use vision for the study area.

In providing a synopsis of the areas analyzed in the Study, there are four (4) sub-areas included along SR60 (see attached exhibit). For the purposes of the staff report, this includes Study Area 1, Study Area 2, Study Area 3 and Study Area 4. Study Area 1 stretching along the north side of SR60 includes primarily vacant property, and undeveloped O (Office), RA2 (Residential Agricultural-2 units per acre) and R1

(Residential-1 unit per acre) land uses districts. An existing single-family residential neighborhood lies outside and immediately west of the study area. Study Area 2 on the south side of SR60 includes vacant C (Commercial) land within the Moreno Valley Auto Mall to the west and vacant RA2 (Residential Agriculture – 2 units per acre), R5 (Residential – 5 units per acre), R15 (Residential 15 units per acre) and some BP (Business Park) and BPX (Business Park –Mixed Use) adjacent to SR60. Study Area 3, also on the south side of Highway 60, consists of vacant CC (Community Commercial) land that would allow additional retail buildings within the Stoneridge Shopping Center. Study Area 4 is located on the north side of SR60 just east of an established residential single-family neighborhood and contains vacant R2 (Residential- 2 units per acre) and OC (Office Commercial) parcels both on the east and west sides of Moreno Beach Drive.

There are three (3) primary focus items of the SR60 East Corridor Overlay Study that include:

- Public Outreach

Interviews by the consultant were completed with key stakeholders and property owners within the project area to gather information on the corridor area and gain feedback on various approaches to developing a vision for the corridor. Numerous stakeholder interviews have been conducted and a summary of the results are included within the draft land use study report. Interviews were conducted with stakeholders from Prologis, Stoneridge, Moreno Valley Auto Mall, Pacific Communities and the Chamber of Commerce. In addition, the consultant met with the Mayor and City Manager.

A kickoff meeting on September 12th was held with the Economic Development Subcommittee to provide a background on the key Study components and gain feedback from members. At the meeting, internal staff and staff from Raimi and Associates and subconsultant MR+E were in attendance to provide information on the economics of the Study area and include an overview of the four sub areas within the corridor. The project schedule was discussed, which included a Community meeting with stakeholders in October, a public meeting with Planning Commission scheduled in November, and a public meeting with City Council for final acceptance of the Study in December.

A Community Workshop was held at City Hall on October 14th prior to conducting public meetings at Planning Commission and City Council to provide property owners and stakeholders residing in and around the project areas an opportunity to inform the public regarding the Study and provide valuable public input. Approximately 45 people were in attendance at the meeting, which included both property owners/stakeholders and residents residing within the City. An overview of the Study was presented by the consultant, followed by breakout sessions were to allow those in attendance the opportunity to review proposed draft land use alternative maps, ask questions of staff and the consultant, and provide comments or suggestions. From the comments generated at the public meeting, a preferred plan and two alternative plans were ultimately developed. This item will be

discussed in greater detail under the heading, “Study Recommendations” later on in this staff report.

- Study Area Focus

There are four sub-areas included in the Highway 60 East Corridor Study. An economic study has been completed by the consultant to include a comprehensive analysis of existing land values and business volumes within the plan area. Existing conditions and historical trends for commercial land transactions, socioeconomic and demographic data, labor force occupation and income data, residential market trends, taxable retail sales and transient occupancy tax have been evaluated for the sub-areas described in the document. The final result has been the completion of a land use study.

- Land Use Focus

Three land use scenarios have been developed for the study area, including a preferred alternative and two alternatives. The preferred alternative was developed to address comments and suggestions gathered at the community workshop in October. The economic analysis provides data for each of the four sub-areas as well as the short and long term opportunities and constraints involved so that all scenarios and alternative land uses can be compared. The land use study analysis also considers potential uses that might be appropriate for a freeway corridor, analyzes existing land use designations, and identifies land use conflicts and compatibility issues.

The Study will provide policy guidance that can be used by the City Council, Planning Commission and staff in the event of future land use change proposals for properties in the Study area. Any such proposals would require separate evaluation for land use consistency and potential environmental impacts. .

STUDY RECOMMENDATIONS

Three (3) draft alternative land use schemes were provided to stakeholders, property owners and residents at the Community Workshop on October 14, 2013. Based on the public input at the Workshop, more positive comments and responses were generated regarding the draft Alternative 1 land use concept proposed at the meeting. For example, comments from those in attendance on the draft concept included providing design of water quality basins to create a buffer from the freeway and any proposed land uses. All written comments on the three draft land use alternative maps provided from stakeholders and the general public are included as an attachment to the staff report.

Modifications from the 10/14/13 Community Workshop

From the public input and written comments provided at the community workshop on the three (3) draft land use alternatives, a preferred alternative was developed. Modifications were also made to the third alternative plan developed with the final Study materials.

In the Preferred Alternative, the M/S or Multiple-Family Residential/Single-Family Residential use identified in Alternative 1 is replaced with S or Single-Family Residential on the north side of the freeway in Study Area 1 adjacent to Hemlock Avenue. The proposed land use allows for the reduction of density from a potential multiple-family residential land use but allows flexibility of densities within the single-family residential category. In Study Area 4, O/C or Office/Commercial has been expanded to the east from previous draft plans provided at the October Community meeting immediately east of Moreno Beach Drive, while the category was renamed E/C or Experience (Experiential)Commercial to allow for a greater diversity of commercial land uses such as hotels and restaurants. Multiple-family residential land uses have also been reduced for Planning Area 4 to allow for expanded office and commercial uses.

In the third alternative as modified from the original draft Alternative 3 presented at the community workshop, multiple-family residential uses have been expanded in Study Area 4, while retail/office uses have been reduced. Based on comments received from the stakeholder/landowner of the Stoneridge Shopping Center in interviews and at the meeting, the Phase 2 portion of the center in Planning Area 3 east of Moreno Beach Drive was modified to include multiple-family residential uses as an option. The southern half of the Study area was changed from C or Commercial to MF or Multiple-Family Residential to provide an additional land use option.

Final Land Use Alternatives

From the various public meetings and working sessions, the consultant and staff have prepared land use scenarios for the four study sub-areas along the Highway 60 East Corridor, while a preferred plan and two final land use alternative concepts have been proposed. The following summarizes the preferred and alternative plans as follows:

1. Preferred Plan

A preferred alternative concept suggesting highest and best land use opportunities has been developed by the consultant along with staff input for the four sub-areas of the study. Based on the completed economic and land use analysis and comments received at the community workshop, this plan is most compatible with surrounding land uses and allows for an opportunity to meet the economic trends as predicted for the Study area.

Land use concepts included with the Preferred Alternative include single-family residential and office commercial opportunities for Study Area 1 on the north side of the freeway from Theodore to just west of Quincy Street. Elongated basins for both the Sinclair and Quincy Basins are primary elements of the Alternative to act as a buffer between the freeway and any proposed residential development. Study Area 2, located on the south side of the freeway, includes the expansion of the Auto Mall to the east and south as a highest and best use, followed by primarily Industrial/logistics land uses for an area further to the east. Study Area 3, including the existing Stoneridge shopping center on the south side of Highway 60 just east of Nason Street, is proposed to include a community commercial land use concept that could include hotels and sit-down restaurants. For Study Area 4, located on the north side of the

freeway between Pettit Street just west of Oliver Street, highest and best land uses include a possible town center concept which would include a large area of “Experience (Experiential) Commercial” or E/C to include such uses as hotels and sit down restaurants where the freeway bisects with Moreno Beach Drive and further to the north, with primarily multiple-family residential uses closest to the freeway on either side fanned out to the easterly and westerly portions of the plan. A single-family or multiple-family residential concept was included further north and west of the designated commercial retail area.

2. Second Alternative Plan

The second alternative plan differs significantly from the preferred alternative. For example, Study Area 1 on the north side of the freeway from Theodore to just west of Quincy Street proposes Industrial/Logistics uses adjacent to the freeway and around proposed detention basins, just east of an established residential neighborhood. Study Area 2, located on the south side of the freeway, includes the expansion of the Auto Mall primarily to the northeast along the freeway. Further east and south of the freeway, a mix of single-family residential and multiple-family residential land uses is suggested. Further south, a commercial town center concept is proposed as the highest and best use for the area. For Study Area 3 south of the freeway within the Stoneridge Shopping Center, the phase 2 vacant parcel would not differ much from the preferred plan in that a community commercial designation allowing for two hotels would be considered. In Study Area 4 located on the north side of the freeway between Pettit Street and just west of Oliver Street, plans would differ significantly from the preferred alternative in that multiple-family residential uses would be proposed along the freeway with single-family residential and multiple-family residential uses proposed with a smaller Office/commercial designation immediately adjacent to the freeway on Moreno Beach Drive.

3. Third Alternative Plan

The third land use alternative plan differs significantly from the second alternative and the preferred alternative. With Planning Area 1, the existing General Plan pattern of Office with some commercial land uses was shown to remain immediately along the freeway and adjacent to the two future proposed drainage basins followed by a smaller area of multiple-family residential uses. A mixture of either single-family residential or multiple-family residential was evaluated for the far northern area adjacent to Hemlock Avenue. For Study Area 2, located on the south side of the freeway, expansion of the Auto Mall to the northeast along the freeway was proposed. Further south of the freeway, a small area of multiple-family residential land use was evaluated for the far southern corner. Immediately east and south of the auto mall facility, a commercial designation was suggested as the highest and best land use. For the remainder of the area, a smaller area of industrial/logistics or retail is suggested for the center followed by a larger industrial/logistics area further south. For Study Area 3 south of the freeway within the Stoneridge Shopping Center, the existing Phase 2 vacant parcel was reviewed as a mix of retail and multiple-family residential uses in response to the land owner’s concerns for employee housing. In Study Area 4 located on the north side of the freeway between Pettit Street just west of Oliver Street, multiple-family residential uses were evaluated along the freeway with single-family residential and

multiple-family residential uses proposed further north with a smaller Office/commercial designation shown immediately adjacent to the freeway on Moreno Beach Drive.

Summary and Conclusion

The Preferred Alternative was developed by the consultant along with planning staff based on comments received at the Community meeting held on October 14, 2013 along with consideration of current land use trends and review of highest and best uses evaluated within the economic and land use studies. This plan was selected as the preferred alternative since it offers the most complete blend of new businesses, job opportunities and housing options and presents the best option of introducing experience (experiential) oriented retail uses to the area to assist in capturing back retail sales leakage lost to neighboring cities and Inland Empire communities. The plan also provides for the most logical expansion of the auto mall to the east and minimizes freeway-adjacent residential, which was an important comment received from those in attendance at the community meeting.

Based on the analysis and conclusions of the SR-60 East Corridor Study prepared, staff does not recommend the “Second Alternative Plan” as a preferred alternative since the information provided allows for a less effective use of commercial land use opportunities for the Moreno Beach Drive interchange and lacks diversity of retail opportunities. The second alternative is less compatible with existing residential uses as it would place existing residential neighborhoods in close proximity to industrial uses. The concept also would suggest designating a greater amount of multiple-family residential housing in close proximity to the freeway. The proposal, which includes industrial/logistics opportunities in Study Area 1, would also cause a more severe change in land use character and compatibility for the lower density residential uses north of the freeway.

The “Third Alternative Plan” is also not recommended as the preferred approach as it reduces the City’s opportunity to plan for and create compelling new places and allow for more diverse commercial/retail land uses. The smaller scale of uses proposed would prevent the City from entertaining opportunities for an experience-oriented commercial center or town center concept. With this alternative that includes office or retail/commercial opportunities along the freeway, development would require high quality access, while access improvements to the frontage road for Study Area 1 may be infeasible due to future right of way conflicts with the existing freeway. Finally, multiple-family residential reviewed for Study Area 3 would be difficult to integrate fully into the existing shopping center without suggesting development changes or retrofit of the shopping center.

ENVIRONMENTAL

The proposed Study suggests land use information and alternatives for four sub-areas but does not implement land use changes or projects associated with development. Therefore, the proposal is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15061 of the guidelines in that there is no possibility that the proposal would create the potential for a significant impact upon the environment.

NOTIFICATION

Public notice of this meeting was sent to all major stakeholders and property owners of record within the four (4) project sub-areas as well as to property owners within 300' of the project study areas. The public meeting notice for this project was also published in a 1/8 page display ad in the local newspaper. In addition, a news release on the Study was completed and placed on the City's website.

STAFF RECOMMENDATION

The Planning Commission hereby **RECOMMENDS** that the City Council:

1. **RECEIVE, ACCEPT and FILE** the SR-60 East Corridor Study.

Prepared by:

Approved by:

Mark Gross, AICP
Senior Planner

Chris Ormsby, AICP
Interim Planning Official

ATTACHMENTS:

1. Public Meeting Notice
2. Public Responses from the Community Meeting held on October 14, 2013
3. SR60 Economic Study
4. SR60 Land Use Study
5. PowerPoint Maps related to the study area, existing land uses and proposed alternative land uses

1 **REPORTS**

2
3 **1. Case Description: PA13-0003 SR60 East Corridor**

4
5 **CHAIR VAN NATTA** – Okay the next item we're going to is the Specific Plan
6 Amendment P11-061 and...

7
8 **COMMUNITY & ECONOMIC DEVELOPMENT DIRECTOR TERELL** – No, that's
9 the item you just took care of.

10
11 **CHAIR VAN NATTA** – I'm sorry, I didn't turn the page there did I. Oh yes, I'm
12 sorry, PA13-0003... these new computers, I'll get to the next page... sorry... for
13 the Land Use Study and do we have a report on that please.

14
15 **SENIOR PLANNER GROSS** – Yes good evening Chair Van Natta and members
16 of the Planning Commission. Once again, Mark Gross, Senior Planner. I'm
17 going to provide a little background first of all on this particular item. Back on and
18 I'm trying to say... there we go the information up on the screen here. Back on
19 January 8th of this year, City Council approved funding for a consultant and the
20 City has hired Raimi and Associates to examine future development
21 opportunities along the eastern portion of Highway 60. That happens from
22 Nason Street to the City Limits from west to east and Hemlock Avenue to
23 Eucalyptus Avenue from north to south.

24
25 Now a copy of the study area map was provided as an attachment to the Staff
26 Report and as you can see it is up here on the power point slides and that kind of
27 gives you an idea of the current location that we are looking at as far as the study
28 goes. Now there is a little bit more background on it. On January 22nd, the City
29 Council adopted an Interim Moratorium Ordinance for the vacant under-utilized
30 properties located within the SR60 East Corridor Study area which was extended
31 on March 8th for the full year, expiring on January 22nd, 2014. Now what I want to
32 try to do is just kind of go through some of the background of the study and then
33 we'll turn it over to our consultant to give you a little more information on the
34 alternatives that we are looking at that, that we'll be discussing.

35
36 Now the three primary aspects of the SR 60 East Corridor Study, one of them
37 includes public outreach and this is where the consultant has conducted
38 interviews with key stakeholders and property owners in the project area and for
39 the record, I did want to make this as part of the record, although the Mayor and
40 City Council or the City Manager I should say were originally to be interviewed,
41 these interviews were never conducted. Again it was something that was looked
42 at originally but they were not conducted as part of the study. Now in addition, a
43 project kickoff meeting was conducted with the Economic Development
44 Subcommittee back on September 12th and a community meeting was conducted
45 back on October 14th with residents and property owners residing within the
46 project area and as well as 300 feet from the project area to gather further

1 information and gain feedback on the various land use approaches. And what we
2 have here; this is the existing zoning as it currently stands and that is going to
3 continue to remain. Again this study is just a study that would be looking at
4 possibilities, but this existing zoning would remain and you can see the existing
5 zoning. What I want to try to do is just kind of go through the individual areas
6 that we are looking at; kind of break them down. There are four different sub-
7 areas that we are talking about and that includes study area one. This is an area
8 located on the north side of Highway 60 that includes primarily vacant and
9 underdeveloped Office, Residential Agricultural 2 and Residential Agricultural 1;
10 that would be 2 units per acre and one unit per acre parcels.

11
12 And I did want to mention also we have a couple of basins that are included
13 within these areas and I will talk a little bit more about this as we get into some of
14 the alternatives, but these have been factored into the schemes for the areas;
15 some of the alternatives that we'll be talking about a little bit later on. Study area
16 two within the Highway 60 Corridor Study is located on the south side of State
17 Route 60 and that includes a mix of vacant Commercial land within the Moreno
18 Valley Auto Mall to the west and vacant Residential Agricultural 2, Residential 5
19 (5 units per acre), Residential 15 and some Business Park and Business Park
20 Mixed Use parcels that are located adjacent to the freeway. Then we have study
21 area three which is located on the south side of Highway 60 consisting of vacant
22 phase 2 Community Commercial land within the Stoneridge Shopping Center
23 and then finally study area four is located on the north side of the freeway and
24 both the north and south sides of Moreno Beach Drive and that currently contains
25 vacant Residential 2 (2 units per acre) and Office Commercial parcels. And a
26 third aspect of the study that we are looking at is land use focus and this is where
27 the economic analysis and the land use analysis of the area with consideration of
28 highest and best use and other compatibility issues to include the three land use
29 scenarios were developed and that consists of a preferred alternative and two
30 additional alternatives for the four sub-areas that we'll be getting into in just a
31 little bit. What I do want to mention is that land uses within the corridor area will
32 not change as a result of this corridor study.

33
34 The completed study is only to be available as a policy guidance document in the
35 review of any future proposed and submitted land use modification applications
36 to anywhere in the study area which would require a separate environmental
37 review and land use consistency evaluation and those items would have to go
38 before the Planning Commission and the City Council for approval. Now Staff
39 did receive approximately a dozen calls; maybe a little bit more than that actually.
40 We got quite a few here later in the day on the study and we did include all of the
41 written correspondence and that has been provided for the review of the
42 Commission and you should have that at your dais.

43
44 Now at this time, I'd like to introduce Raimi and Associates staff who prepared
45 the Corridor Study and that includes Project Manager Matt Burris, responsible for
46 the Land Use Study and also the sub-contractor is David Bergman, Principal of

1 MR&E is responsible for the Economic Study. I'm not certain he has made it yet.
2 I know there were traffic issues out there, but before opening the comments to...
3 opening up for the comments to the public and to the Commission, I'd like to
4 introduce Matt Burris who is going to discuss the preferred alternative and the
5 additional alternative scenarios for the four subject areas or sub-areas.
6

7 **SPEAKER BURRIS** – Thank you very much for having me this evening. As
8 Mark mentioned my name is Matt Burris with Raimi and Associates. We were
9 hired by the City to essentially try to answer the question given that the economy
10 has radically changed over the last five years, are there any other considerations
11 we should make about land uses for the east SR 60 Corridor. We went through
12 a fairly extensive process of looking at what's happening out there; taking a look
13 at what's happening with the economy, talking with property owners and then
14 through the community meeting and listening to what the nearby residents might
15 have to say about potential alternatives. We did a background study to look at
16 the existing land uses and trends in the area. We did a market study to look at
17 what's happening with the economy in the Inland Empire and what that might
18 mean for land uses; land use demands in Moreno Valley as well and we took
19 those things into consideration and put together several alternatives that we
20 worked through and refined with City Staff.
21

22 In front of you is the first alternative and we'll walk you through these. This was
23 the first alternative we presented to the community on October 14th and this is
24 David Bergman our Economist who is here to answer questions as well. So you
25 have your four study areas that Mark described and I'll just walk you through
26 briefly what we've got here. The first alternative shows that the detention basins
27 would be redesigned to become more of amenity and more of buffer as a linear
28 feature along the freeway, providing a little bit of distance from sound, visual
29 impacts etc. for the land uses north of the freeway. It presents essentially a
30 similar pattern of land uses or similar types of land uses as the General Plan has
31 but reconfigures them looking at what the market demands and types of things
32 that are actually happening, concentrating your office and commercial uses at
33 your interchanges. It is a little bit more plausible scenario in that configuration
34 than your current configuration of having offices strung out along the freeway and
35 then we looked at potentially having multi-family and single family residential
36 uses between the detention basins and the lower density housing that is currently
37 planned north of Hemlock.
38

39 And then you also see that we've got dotted lines in several of these different
40 areas and one of the things that we wanted to point out that as we were going
41 through the study, there are a few additional items that popped up beyond land
42 uses that we thought were worth mentioning and one of them in this particular
43 case was well if you are going to look at new development in this area, make
44 sure that it is highly connected to the rest of the area so that as the area around
45 Hemlock and as the area around Ironwood develops, it has easy access to the
46 new office and commercial uses that might occur at these interchanges to better

1 guarantee; not guarantee but better ensure that they'll be successful and serve
2 the local neighborhood. The second area we have was set up to continue the
3 industrial pattern that has emerged along the south side of the east SR 60
4 Corridor where you have the Sketchers facility, which is constructed. You have
5 the Aldi facility and then there is essentially a gap between the existing
6 Stonegate development and the Auto Mall and then there is a proposal for us to
7 do industrial logistics light warehousing in that area and we looked at what was
8 happening along the 60. We looked at the economic inputs.

9
10 There is demand for additional industrial; light industrial warehousing in this area
11 of the City. We looked at whether or not it would fit there and whether it made
12 sense in there. There does seem to be some logic to continuing or finishing that
13 kind of industrial just right there. But it was clear as we were going through this
14 process that you have an existing Auto Mall. As your population grows, there is
15 additional opportunity to expand that Auto Mall and it is a good source of revenue
16 and you'd want to capitalize on that and make sure you don't lose that
17 opportunity to have that concentrated Auto Mall use. The economy is certainly
18 still recovering but intense concentrated focused Auto Malls are good economic
19 development strategies, so we wanted to make sure that opportunity didn't get
20 lost. You have that small sub-area three there which we are recommending be
21 hotel and sit down restaurant use.

22
23 The economic study determined that you probably have the potential in this area
24 of the City for two hotels of about 100,000 square feet each, so looking at the
25 development pattern there it seemed pretty clear that you should probably
26 consider having at least one on that area and maybe looking at some synergistic
27 uses of having a sit down retail, more of a service oriented keep people in the
28 City retail. You have a big retail leakage problem in your City. The people are
29 leaving the City to go to spend money, so that was a really important
30 consideration as we're developing a lot of these land use scenarios, we wanted
31 to think about why are people leaving and what can we do to keep them here.
32 Part of that answer is you probably need a greater variety of entertainment and
33 service retail uses like different variety of sit down retail. The fourth study area
34 north of the freeway; the Moreno Beach interchange; we looked at having multi-
35 family along the freeway and some sort of blander transitional multi-family; single
36 family to better map or blend into the surrounding single family uses.

37
38 Right now, most of the residential demand in the Inland Empire is for multi-family.
39 Again the economy is still recovering. The market is not back. People are still
40 trying to get back up on their feet and while home sales are improving most of
41 the demand is still multi-family. The most immediate demand is multi-family and
42 so we did want to make sure that we addressed that. We thought that the multi-
43 family would probably be a very good use to put around that interchange to help
44 support the retail concentration that you have at the Moreno Beach interchange,
45 but it should fade back into the existing residential and you do have an
46 opportunity for Office Commercial. So that was the first alternative that we

1 presented to the community and we got good feedback from the community that
2 while this was perhaps a good alternative, it needed refinement and so we did
3 make some changes to present this which evolved to be the preferred
4 alternative.

5
6 You can see the area in study area one. The multi-family recommendation is
7 gone. You won't maybe necessarily have half acre lots south of Hemlock, but it
8 shouldn't be multi-family. It was clear the community didn't support that and you
9 could probably still accommodate the transition from the freeway and buffer
10 some of the non-residential uses there with other densities of single family that
11 are not multi-family. The sub-area two recommendation stayed the same as with
12 the alternative one, as did sub-area three being hotel and retail and sit down
13 restaurant. Sub-area four also went through some changes. We recognized that
14 there were still greater opportunities for perhaps capturing retail sales in the City,
15 so we reduced the recommended area of multi-family and instead looked at
16 expanding the commercial uses.

17
18 Now there is also a very important key distinction here in looking at strategies to
19 try to keep people here; spending their money here in the City that they live. We
20 said well what's happening and why people are leaving. People are going to
21 downtown Riverside. They are going to Victoria Gardens. They're not staying
22 here in the City for entertainment and dining and so while this isn't a General
23 Plan designation, you'll see there is an EC; essentially people are looking for
24 experiences. They want to experiential commercial. It's a very big trend in retail
25 development where people want to go to a place where there is a sense of place
26 where they can have dinner, they can hang out of with their friends, they can
27 meet family members, go to a district, experience some sort of community, stay
28 there for several hours, maybe shop, maybe have a drink and dessert and go
29 home and so while it's not a General Plan designation to say experiential
30 commercial, we did want to specify that because it is really important we think
31 that you give some serious consideration to the types of retail that you have in
32 the City and perhaps focus on something like that; like a mini Victoria Gardens;
33 like Fig Gardens in Fresno; something that is oriented towards getting people a
34 place to meet and congregate.

35
36 Okay, so that was the preferred alternative. Just to give you some context there
37 were two additional alternatives that we developed and refined with City Staff and
38 presented to the community. The second alternative starting with sub area one
39 still considered that you have some potential demand for industrial warehousing;
40 logistics in the City and since you already have some pattern of industrial use on
41 the far end of the corridor, we asked a similar question. Well how do you
42 complete that industrial district? What if you look at it on the north side of the
43 freeway? While it doesn't seem to make sense in many ways, some of the
44 feedback we got from Staff and from the community indicated that perhaps that
45 was too great of a change for the character north of the freeway. The freeway is
46 a pretty effective buffer at defining different areas of your City so since you

1 already have a pattern of industrial evolving on the south side of the freeway,
2 perhaps just finish it with the recommendation in the preferred alternative,
3 however this is alternative two, so let's talk through the rest of the pieces.
4 Alternative two also considers expanding the Auto Mall but presents a slightly
5 different arrangement. Essentially it's says well what if we instead said just
6 extend the Auto Mall out along the freeway to give a little bit better freeway
7 frontage, accessibility. It's a little different from the recommendation to have a
8 concentrated node and instead focuses on freeway frontage as essentially a
9 marketing strategy. From there your land uses go from Auto Mall to multi-family,
10 fading into single family to better blend into the existing single family in the plan
11 or designated single family uses on the south and east side of that area. And
12 then you'll see there is a red concentration of retail just south of the existing Auto
13 Mall and the TC refers to Town Center.

14
15 So again we were trying to differentiate several possible retail types. I want to go
16 a little further than just paint a few parcels red and say yes that should be retail.
17 The Town Center concept is a little different from the experiential concept. It is
18 on a smaller scale, focused on serving the local residential areas of both the
19 single family and multi-family that is across the street on the other side of Moreno
20 Beach Drive and would focus more on things like Starbucks or small cafes, dry
21 cleaners and such where it would be a place where you could walk across the
22 street and get a cup of coffee and maybe stop on your way out, maybe have
23 some outdoor seating; outdoor restaurants, but not quite at the scale or the
24 intensity we were suggesting for in the preferred alternative north of the freeway.
25 For sub area three we recommended that there is enough area there that
26 perhaps you just put both hotels that have the potential on that parcel. That
27 development is already fairly intense. It is focused on non-residential services so
28 perhaps a hotel could be a good use there. Excuse me... two hotels could be a
29 good use there. It would help serve the existing retail uses that are there and
30 then north of the freeway it would be much more residential use. The multi-
31 family would be; we still recommend multi-family north of the freeway.

32
33 Again there seems to be a lot of synergy with having the multi-family close to the
34 existing retail. Several of the stakeholders indicated to us that they really wanted
35 to see more multi-family in that area to help support their businesses that they
36 are struggling now without, more rooftops in the area and since there is demand
37 for multi-family that would be great. We also got some feedback from some of
38 the stakeholders that they were looking for a variety of multi-family in the area to
39 provide their workers with housing that is closer to their jobs. So you'll see in sub
40 area four, like in the preferred alternative there is multi-family and like the
41 preferred alternative, there is some multi-family and single family; some sort of
42 blend and that serves as a buffer and fades into the existing low density pattern
43 that you have there. We also had some small commercial opportunities as
44 nodes there at that interchange to serve the pass through traffic on the freeway
45 and provide some local neighborhood serving retail uses.

1 So as I mentioned, we rejected this as the preferred alternative because the
2 industrial uses north of the freeway seemed to be too great of a change for the
3 character north of the freeway and also we wanted to take advantage of the
4 opportunity at Moreno Beach Drive to capitalize on your retail capture
5 opportunities and it seemed that having the concentrated retail that our
6 suggested preferred alternative would be a much stronger strategy for the City on
7 the corridor. So that is alternative 2 and then alternative 3 presents a much more
8 intense configuration of uses on both sides of the freeway of area one. Like
9 alternative 2, the detention basins remain with the initial design. There is much
10 more concentrated residential uses there with a little bit of multi-family; single
11 family blend. You see the oranges indicating that there should be multi-family
12 buffering anything north of Hemlock or immediately adjacent to Hemlock and
13 then Office Commercial uses adjacent to the freeway with the frontage road and
14 blending north on Redlands and Theodore. The idea here was we know that
15 there is a certain quantity or certain potential of new retail. Perhaps that is the
16 best place to put it on the east side. You have that opportunity as people are
17 entering and leaving the City and you have good freeway frontage there so
18 perhaps that's a good opportunity.

19
20 Moving on to study area 2, we still had the suggestion for extending the Auto Mall
21 along the freeway. There seemed to be generally good support for having
22 additional Auto Mall area in sub area 2. The configuration here is a little different
23 where we suggest that perhaps the Auto Mall could extend all the way south
24 down to Eucalyptus perhaps. The industrial, logistics and warehousing area
25 could be a little bit smaller than in the other alternatives. There would still be
26 multi-family in the bottom corner of that sub area and the commercial uses that
27 we have there are just your general retail commercial and essentially we were
28 considering that maybe the retail uses that you have at Moreno Beach Drive
29 should just be expanded there. There wouldn't be anything particularly different
30 except there would be more and then in sub area 3 you see that we've got a split
31 between commercial and multi-family and at this point we said okay, again you
32 could just expand your general commercial but there wasn't a desire by one of
33 the stakeholders to consider a whole gammit of uses within that shopping center.

34
35 And the final study area here for alternative 3 again shows a concentration of
36 multi-family at that interchange. If you are going to have multi-family, again it
37 does seem the best place for it is probably along Moreno Beach Drive to help
38 continue the pattern of the existing multi-family there and reinforce retail uses
39 there. The Office Commercial would be a little bit more expanded along Moreno
40 Beach Drive and we considered that perhaps both hotels could go there on the
41 north side of the freeway if you are going to have two hotels. So ultimately this
42 alternative was also rejected in part because of the more concentrated uses in
43 sub area 1 seemed to be a little less palatable to the community. The Office
44 Commercial and the General Commercial also seemed to be a less response to
45 the need for capturing more sales or preventing the retail leakage occurring here,
46 so this was a little less specific. The multi-family for sub area 3; we also came to

1 the conclusion that was perhaps not a great use, that the site that is available
2 there is perhaps too small relative to all the retail development around it and it
3 would be essentially... there would be a lot of shoehorning needed to make
4 multi-family fit there and make it fit in a way that wasn't going to result in lots of
5 problems down the road. And then the study area 4 was also found to be less
6 than ideal in comparison to the preferred alternative because the expanded retail
7 here focused on some sort of experience or experiential related to commercial sit
8 down restaurants etc. It was a better alternative; a better strategy for trying to
9 capture the retail leakage in the City and so that alternative was rejected. So
10 that's the overview of the different alternatives and the preferred alternative and
11 I'm here to answer any questions. We also have David Bergman who has done
12 a background study on what's happening in your community and what the
13 potential is and he is here to answer any questions as well.

14
15 **CHAIR VAN NATTA** – Well I have a question on the alternatives. Is further
16 combining the alternatives if we like some elements of one and some elements of
17 another for example? Just having looked at these ahead of time and compared
18 them to what is already there, I like what is laid out on the preferred alternative as
19 far as what is north of the freeway.

20
21 **COMMUNITY & ECONOMIC DEVELOPMENT DIRECTOR TEREILL** – Oh Chair,
22 yes I think that certainly there is the opportunity to discuss alternatives. I guess I
23 just recommend maybe that be part of your discussion after the public comment
24 section. Right now I think we're just looking for questions, but yes, these are not
25 set in concrete.

26
27 **CHAIR VAN NATTA** – But the question is then without going into details is it
28 possible to take elements of one of the alternatives and elements of a different
29 alternative and mesh them together.

30
31 **COMMUNITY & ECONOMIC DEVELOPMENT DIRECTOR TEREILL** – Yes

32
33 **CHAIR VAN NATTA** – Okay, I will leave it at that then. Any other questions of
34 Staff?

35
36 **VICE CHAIR GIBA** – This is for Staff as well right, not just for the gentleman up
37 here?

38
39 **COMMUNITY & ECONOMIC DEVELOPMENT DIRECTOR TEREILL** – That's
40 correct and for David Bergman if you had any questions about the Economic
41 Study that was included in your packet.

42
43 **VICE CHAIR GIBA** – Okay so let me jump over to page 178 first on your
44 Economic Strategy. I read through your document pretty extensively. Most of
45 your data and statistics dealt with the City of Moreno Valley. Am I correct on
46 that?

1 **SPEAKER BERGMAN** – Where available employment is usually available at the
2 County level and then after the secondary sources like credit records and then to
3 employment data...

4
5 **VICE CHAIR GIBA** – But my question is this data relevant to the City of Moreno
6 Valley. Am I correct?

7
8 **SPEAKER BERGMAN** – What is reported in the report is also...

9
10 **VICE CHAIR GIBA** – We're working on the 60 Corridor. Did you have any
11 specific data on the 60 Corridor; the residents in that area? This seemed to be
12 the concern. It would have been nice to know how this 60 Corridor is relevant to
13 those people in that area.

14
15 **SPEAKER BERGMAN**– Okay, generally speaking labor markets are larger than
16 just a few blocks that we're talking about, so you know we can't anticipate that
17 people who are employed within commuting distance really would be the source
18 of labor that would be employed in any future establishments. Employment data
19 is really used to forecast what Moreno Valley share we could expect over a long
20 period of time and what it be given the patterns and the specializations that exist
21 from existing businesses in the community.

22
23 **VICE CHAIR GIBA** – I guess what I'm asking you then was how could
24 extrapolate what the needs are in the 60 Corridor from the data from the entire
25 City when there is a lot of other land use capabilities throughout the City that
26 could be used.

27
28 **SPEAKER BERGMAN** – That's correct

29
30 **VICE CHAIR GIBA** – I'd like to know how you drew those conclusions on this
31 specific area based on data for an entire City of almost 200,000 people.

32
33 **SPEAKER BERGMAN** – That's correct. What I did was if you look at table 3 7
34 you can take a look at the total City demand and then that City demand gets
35 allocated to State Route 60, the plan area on the basis of the location quotients
36 for the different types of activities that are happening in the community. So the
37 2.8 million square feet of total demand, it may move one way or the other. Some
38 of it takes into account the fact for example the institutional growth. This plans
39 for the medical center further south. That is probably what most of that
40 institutional use will be made up of. The retail opportunities; these are the
41 undeveloped freeway off-ramps in the City. I suppose some could be deflected
42 to the old town area that you have as well. The industrial forecast is based on
43 what is currently entitled, so that's the inventory of land that's available and
44 likewise with the office demand. I know that there was a General Plan objective
45 to see offices north of the 60, so we tried to allocate as much of that demand as

1 possible within the plan area, just again because that is where there is available
2 existing land under the current General Plan and zoning.

3
4 **VICE CHAIR GIBA** – You keep eluding to and I keep hearing this throughout this
5 entire... the stakeholders and they have determined that it is better used up
6 there. I was at the meeting by pure accident because I've asked many times that
7 you guys notify us when you have these public meetings so we can be there, but
8 I read it in the newspaper article and I was there the evening of the public
9 meeting and there might have been 30 to 40 people. I don't think that's a
10 representation of the population of the entire 60 Corridor area, but my concern
11 was when I went back and read all the comments, it's like only 15 comments and
12 then there are several of them that are negative for that matter and then you said
13 that you interviewed a lot of different people, but I don't see anything in the
14 document as to who you guys interviewed, who stakeholders were, what there
15 comments were and how they felt about the project. So I'm getting these vague
16 kind of comments about stakeholders and stuff but there is nothing in this
17 document that I can read about it and what they had to say. I don't like coming to
18 meetings where I have to ask you to fill in the blanks when you hand me a
19 document that you spent all this time on. That's all I'm trying to say. If I'm going
20 to sit down here and read this, I won't to read it and I want to know what's going
21 on it and I think the public should have that ability too. So could you answer that
22 one for me?

23
24 **SPEAKER BURRIS**- I don't have a list of stakeholders immediately available.

25
26 **VICE CHAIR GIBA** – It'd be nice to have wouldn't it?

27
28 **SPEAKER BURRIS** – Well I'm standing here in front of you and I'll tell you we
29 were given a list of property owners as well as the City Manager and the Mayor
30 by the City Staff and were directed to contact them and talk with them about what
31 they see happening around them; what forces they're experiencing relative to
32 their property; what their ideas, intentions and efforts are relative to their property
33 in the area. If I happened to say it, that they decided anything then I apologize. I
34 misspoke. Nobody has decided anything outside of City Staff directing us as to
35 what may be, would be or would not be appropriate.

36
37 What I was trying to indicate was preferences, desires, hopes and aspirations for
38 both the community members and the list of property owners that City Staff
39 asked us to interview. We contacted something close to a dozen different
40 property owners and that we were not able to connect with everybody that City
41 Staff asked us to contact, but I can tell you one thing on page 19 of our study,
42 there is a list of multiple ownerships showing the main owners along the 60
43 freeway study areas and that is an indication of our efforts to try and contact
44 different landowners. Again, we were not able to connect with everyone that
45 Staff asked us to contact. We made multiple phone calls to several people and
46 we just could not get hold of them. Other folks were available and were

1 interested and wanted to participate and engage and in some cases there were
2 one or two of the property owners that were able to contact via the telephone or
3 email that ended up coming to the October 14th meeting as well.
4

5 **VICE CHAIR GIBA** – That was the only meeting that you had for the public. Am
6 I correct?
7

8 **SPEAKER BURRIS** – That was the only meeting with the public; yes.
9

10 **VICE CHAIR GIBA** – I think what I'm driving at and please don't have any
11 disrespect because it is not pointed at you directly. If I may and for the City and
12 for the Staff and the residents who are here, we need to go backwards a little bit
13 on your history. The Staff wrote up this wonderful background on page 150 of
14 the document and it starts out with January 8th, but the reality is this didn't begin
15 January 8th. As a matter of fact, then Commissioner Owings, he sat on this
16 Commissioner as well as myself and others and requested that we have a study
17 on this and a Joint Study with the Planning Commission. That was study was
18 requested over and over. At this meeting on January 8th, when the budget was
19 approved individuals spoke up and said before you get a consultant; no offence
20 to you; why don't we have a Study Session on this so we can study it in detail
21 and understand what's going on and how to fix the City in general? It didn't take
22 place and so as I'm looking at this background history, I saw nothing in place
23 here where anything that was... well forgive me, but I don't see anything where
24 the public was really brought into this in any real detail. Unless I'm missing
25 something on your background here, I did go to one public meeting. You said
26 you've talked to some of the stakeholders, so I'm confused as to where we are
27 coming with up with all these wonderful ideas, unless it is just you and the Staff,
28 which is fine, but if we are going to be working with the community, we should be
29 working with the community if you follow what I'm saying. So could you could
30 you answer...
31

32 **COMMUNITY & ECONOMIC DEVELOPMENT DIRECTOR TERELL** – Vice
33 Chair, the Staff tried very hard to get a Joint Study Session with the City Council.
34 It just wasn't possible and I can't tell you the details of it but it just wasn't
35 possible. This is part of the public input. Your meeting tonight is part of the
36 public input. Based on the contract, we looked at there being three opportunities
37 for public input; a community meeting, Planning Commission and City Council
38 and being very honest, that was what the budget allowed. We were going to
39 have a Joint Study Session. That is what everybody talked about. I understand
40 that. It just wasn't possible and we needed to get this study before you and
41 before the public before the moratorium that was established by the City Council
42 and east end expired in January, so this is and don't take this wrong, but this was
43 the way we could get this through the process in the time allotted to us and it
44 would have been nice to have more up front but the schedules of the City Council
45 and the Study Sessions just didn't allow it.
46

1 **VICE CHAIR GIBA** – So because we wanted to get this done as quickly as we
2 could, please correct if I'm wrong, because you wanted to meet this specific
3 timeline and the dollar value that you allotted to it, we just won't bother to do the
4 stuff we probably should have done, which was for a whole year and a half, had
5 a Study Session with those who might have some input more than just three
6 hours in a meeting in the evening time. Yes or no?
7

8 **COMMUNITY & ECONOMIC DEVELOPMENT DIRECTOR TERELL** – Yes
9 because that is the time allotted and I don't control... you know I don't control the
10 City Council Study Session Agendas and I must say for a project of this sort,
11 where it is a policy document, this is a pretty significant amount of public input.
12

13 **VICE CHAIR GIBA** – I'm interested to hear what the public has to say if they
14 have anything to speak on that. I'm just trying to find out how all this came about
15 so quickly because I would like to have had a lot more time to involve ourselves
16 in... I don't know about the rest of the Planning Commissioners, I'm speaking
17 only for myself. I would have liked to have had a lot more time to have
18 participated in this process and I think the record would show that I requested
19 that almost every month, so I have a lot of questions here but that would
20 probably have been better for a Study Session or something, so I'm not going to
21 hold you folks up any further.
22

23 **COMMISSIONER SIMS** – I'd like to mention it as well, I've been only on the
24 Commission for a few months and every time I've come to the Planning
25 Commission meeting there was going to be a Joint Meeting with the Council and
26 the Planning Commission. This is a very significant thing in front of the
27 Commission and it is a lot of information to... I did not attend the meeting, so Jeff
28 or Commissioner Giba you have that up on me to have gotten to at least have
29 heard some of the input from residents and property owners and more
30 information I assume from the consultants if you were there at that workshop.
31 But this is a significant policy thing and I work for a public agency. Something of
32 this magnitude that has potential significant economic impact to property
33 ownership, there would have been significant more outreach and much more
34 education done for decision making. I read through what we have here, but I
35 think you answered some of these questions as you go forward, it would be
36 interesting to hear what some of the public says.
37

38 **CHAIR VAN NATTA** – Okay any other questions from Staff or the consultant
39 here before we open it up to public comment?
40

41 **COMMISSIONER RAMIREZ** – John is there any way that we can extend the
42 deadline from January... push it back so we can continue these Study Sessions?
43

44 **COMMUNITY & ECONOMIC DEVELOPMENT DIRECTOR TERELL** – I think
45 that's a decision that City Council would have to make. I don't believe that they
46 have... they do have the opportunity to extend the moratorium. To be very

1 honest, the more moratorium has more potential impact on property owners than
2 this study because this study doesn't change anybody's zoning, so it doesn't
3 change anybody's economic interest. It gives an indication that there might be
4 impacts. I understand that. The moratorium in effect, doesn't allow any
5 development to occur in this study area until it expires, so that would you know,
6 certainly that would be something to forward to the City Council to see if they
7 wanted to do that, but there is more impact economically related to the
8 moratorium than this study.

9
10 **VICE CHAIR GIBA** – John, please don't misunderstand me but I think we've
11 seen a lot more people here since the newspapers even advertised it and it was
12 in the newspaper; the Press Enterprise pretty regularly and I would be in favor of
13 tabling it for a while and then coming back to it and giving a little bit more input. I
14 think I was trying to make that point. I think Jeff... I'm not in favor; I don't know
15 why it has to move so quickly. It was almost like we just pressed through it and I
16 understand the moratorium. I really do, but I think the quote stakeholders might
17 want to at least weigh in on that and say I'm willing to have a moratorium while
18 we discuss it even further you know and reach out to the public, because we've
19 always had those comments from individuals. We're not make as good an
20 outreach as we should and I don't know what the problem is with that one. I
21 don't know how to solve it but we really should be reaching out to it more so.

22
23 **CHAIR VAN NATTA** – Can I ask the public to please keep it quiet? You will
24 have an opportunity to talk if you put a Speaker Slip in but we don't want to slow
25 down the process of us being able to ask the questions we need to. So for
26 clarification Mr. Terell as far as this overlay goes, since it is not changing the
27 zoning, if we approve an overlay that says this is what we'd like to see in this
28 area and somebody wants to build an item that is not under the guidelines of the
29 overlay, what happens along the process?

30
31 **COMMUNITY & ECONOMIC DEVELOPMENT DIRECTOR TERELL** – Well the
32 overlay is again just a policy document to give an indication of... and it could be
33 even an indication of areas to study further, so it is not a definitive study. It
34 doesn't change the land use though, so if somebody wants to come in and the
35 property is zoned for a certain use today, they would just process that in the
36 normal process or whatever requirements for developing under that current zone,
37 they could just move forward and do that. If they were interested in something
38 that was in this plan or even something different, that would require a separate
39 land use application and process with the Planning Commission and City
40 Council. So the current zoning; anything in the current zoning could proceed
41 under normal process without a zone change. If it's different than that, then it
42 would require a zone change and General Plan Amendment most likely and that
43 would go forward for separate individual review.

44
45 **CHAIR VAN NATTA** – So what you saying then is that the overlay is more of
46 wish list than a mandate?

1 **COMMUNITY & ECONOMIC DEVELOPMENT DIRECTOR TERELL** – Yes I
2 think that's a good characterization. It's a wish list is as good as anything. It's
3 a... I would call it a vision plan as opposed... because it doesn't actually change
4 the existing land use.

5
6 **CHAIR VAN NATTA** – But if for example we had residential zoning north of the
7 freeway and we approved a plan that calls for logistics north of the freeway, then
8 are you saying that would be considered favored; that would be favored then
9 over the existing zoning?

10
11 **COMMUNITY & ECONOMIC DEVELOPMENT DIRECTOR TERELL** – If that
12 was the recommendation of the Planning Commission and the City Council, then
13 when somebody came in and said I'd like to build logistics on the north side of
14 the freeway we'd say well that's been considered by the policymakers and they
15 are open to looking at it. That would be as far as it would go because you would
16 have to look at all the detailed, environmental and site based information on that.
17 You'd want to look at a site plan. You'd want to look at a lot of different things
18 before you said yes we actually want to do that, so...

19
20 **CHAIR VAN NATTA** – And they would have to request a zone change then for
21 whatever use they wanted to use. The overlay doesn't by itself approve a zone
22 change?

23
24 **COMMUNITY & ECONOMIC DEVELOPMENT DIRECTOR TERELL** – Correct.

25
26 **VICE CHAIR GIBA** – Two more quick questions so that I can clarify, so that I can
27 have better understanding. So if this doesn't change any zoning, this doesn't
28 change anything and it is a wish list and just kind of a guidance document is what
29 you are telling me about it, then why can't we just go forward with business as
30 usual as we continue to refine this document?

31
32 **COMMUNITY & ECONOMIC DEVELOPMENT DIRECTOR TERELL** – You
33 could do that. Again I'm just operating under the direction from the City Council.
34 They wanted to see this study back before the moratorium expired. So that was
35 the direction that was given to me.

36
37 **VICE CHAIR GIBA** – So if the moratorium expired and nothing necessarily
38 changes then nothing changes and we can continue to work on this document,
39 refine it and get it a much better document without having to worry about a
40 moratorium if that's all it is.

41
42 **COMMUNITY & ECONOMIC DEVELOPMENT DIRECTOR TERELL** – And
43 certainly to be very honest and again we're kind of verging kind of the
44 deliberation...

45
46 **VICE CHAIR GIBA** – And a Study Session too

1 **COMMUNITY & ECONOMIC DEVELOPMENT DIRECTOR TERELL** – Umm... is
2 that certainly the Planning Commission could consider a recommendation saying
3 you know we looked at it, we got this input, we have these comments, we'd
4 recommend to you City Council that you continue to study this and not adopt
5 anything without further public input as an example.
6

7 **VICE CHAIR GIBA** – That's good. And my second question then was what is it
8 you would want us to do this evening because you kind of gave a little suggestion
9 there as well. What are we approving here?
10

11 **COMMUNITY & ECONOMIC DEVELOPMENT DIRECTOR TERELL** – You
12 would be basically getting public input and providing input on what you would see
13 as an appropriate vision for this area and that could be everything from we think
14 one of these alternatives is wonderful. We want to blend these alternatives into a
15 different preferred alternative or as I said we don't have enough information and
16 we'd like to review it further before a final decision is made.
17

18 **VICE CHAIR GIBA** – Thank you John
19

20 **CHAIR VAN NATTA** – At this point I would like to open it up to Public Comment,
21 so the consultants can have a seat please. We might be calling you back up
22 later for more information. Our first speaker is Hans Wolterbeek.
23

24 **SPEAKER WOLTERBEEK** – Good evening. I hope you have received and read
25 my report on the Raimi Study of the SR East Corridor Rezoning. The report by
26 Raimi is a good understandable technical report. It is much more credible than
27 the DEIR report from the WLC. However I do have a problem with the SR 60
28 absorption rates that you mentioned. The consideration by the City Council in
29 Ordinances 859 and 861 for the health, safety and welfare of the citizens in
30 Moreno Valley is noted and appreciated. The sobering forecast study report of
31 only 76,000 jobs in all of Riverside County and 4500 new jobs in Moreno Valley
32 for the period through 2020 must be taken seriously into account.
33

34 There appears to be no need for the City to speed any consideration of any
35 rezoning for new development projects such as the WLC which do not provide
36 immediate long term jobs other than construction. It appears that the study's
37 estimate for jobs in Moreno Valley is probably on the low side considering the
38 recent wins of Harbor Freight and Amazon, but how much is to low? I think it is
39 anybody's guess. All of Riverside County expects to build 55 million square feet
40 of commercial real estate through 2020. Let's look at that. Currently Moreno
41 Valley is considering an addition of 46 million square feet in just warehouses, 5
42 million square feet of which is already in or near study area 2. Only 1.6 million
43 square feet is from the proposed WLC or being considered. Reasonable or is it a
44 pipe dream?
45

1 The only way Moreno Valley will get more jobs and can afford to proceed with
2 additional commercial real estate is to take business away from our competitors;
3 other cities. We need to take market share. Moreno Valley must consider an
4 independent study; another study to determine the methodology to capture
5 market share for the entire City; not just the east corridor. Our major growth
6 areas are in education and health services and transportation and warehouses.
7 Education and health services are outlined as a primary target in this study. This
8 study should emphasize the advantages of all of Moreno Valley such as the
9 proximity to March Air Base which is why we want Amazon and the existence of
10 strong health service components in the City which we do.

11
12 The study should include comments from the community early in the study as
13 you mentioned sir. I appreciate that and not late in the study as in the East
14 Corridor Study. We met on October the 22nd. So as to balance the fiscal need of
15 the City with the desires of the community and I appreciate your comments sir. I
16 go along with the study plan one recommendation as the best option even
17 though I would have preferred that the zoning of the logistics area would be east
18 of Redlands. By law I understand that we can extend the moratorium by another
19 10 months and 15 days. Maybe you get in more studies. We could extend the
20 moratorium, stop the building or stop this moratorium and then do the study.

21
22 **CHAIR VAN NATTA** – Mr. Wolterbeek thank you very much for your comments
23 but your time is up. Okay our next speaker is Louise Palomarez. Oh excuse me,
24 I'm sorry it popped up. I'm getting used to this here. It is actually... oh you
25 switched it around. We missed Christopher Baca.

26
27 **INTERIM PLANNING OFFICIAL ORMSBY** – We'll pick him up. I would go
28 ahead with Louise.

29
30 **CHAIR VAN NATTA** – Okay Baca is on his way up. We're still getting used to
31 the computer when names pop up on it and everything on it; sorry.

32
33 **SPEAKER BACA** – Good evening Commissioners. Thank you for allowing me
34 to voice my opinion as far as the matter at hand. When considering community
35 input, I'd like you to consider the vast community, not just the specific small
36 amount of community of people involved. Let's look at the demographics of
37 Moreno Valley. I believe it is 60 percent Hispanic, 30 percent African-American
38 and 20 something percent Anglo. The average age in Moreno Valley is
39 approximately 28 to 38 years old. Okay, now who are we building or considering
40 such development to benefit. It would be the vast majority of people and not just
41 a small minority of nimbi's who usually come out and oppose the same old thing
42 over and over. They oppose the Sketchers, they oppose the Walmart Center as
43 well as the Auto Mall that is there. You know if you go way back to the 80's they
44 opposed certain growth and there is always the opposition; the same old nimbi,
45 so I'd like you to consider... I don't mean to be disrespectful to a nimbi but you
46 know in all reality whose backyard is it really? It is everybody's backyard.

1 With that consideration, I'd like you to really look into the community input and if
2 you are going to consider the actual close community that is opposed to it; let's
3 consider them only and not all the vocal people that come from all areas of the
4 City, but I believe you should consider the entire community's view of this, not
5 only a certain amount of vocal people. Thank you very much.

6
7 **CHAIR VAN NATTA** – Thank you... Louise Palomarez

8
9 **SPEAKER LOUISE PALOMAREZ** – Louise Palomarez, activist and advocate in
10 the community here. I've been here for 25 years. Like I said we came out here to
11 buy our dream house to the land of milk and honey 25 year ago. My husband
12 commuted for over at least five or six years to another County. Now you know
13 that is one generation. We've got my children. They all work in other counties.
14 They are in their 30's and early 40's. That is the second generation. I've got my
15 grandkids. One came back from the marines already who was out there in the
16 Middle East. He's back. No jobs. He is in college; four granddaughters in
17 college here. Where are going to be their jobs when they get out of school, so I
18 mean we're talking about all these things and I think they're great? The
19 presentation I think is good, we've just got to find out where the best place for
20 them on the east end. We need stuff out there in the east end. We need to
21 develop it, but we need jobs also, because even if we develop the hotels, the
22 stores and Victoria Mall like that and extend the Auto Mall it is all great, but we
23 need jobs to be able to spend in those places. Like I said, the nimbis, they don't
24 want nothing out of my backyard. Well gee it's in my backyard and I like it there.
25 I don't have a problem with it because you've got to think about it. All the way
26 from Day Street, there are houses all along the 60, but their backyards are the 60
27 freeway and I bet all those people on the other side of Nason I would say west of
28 Nason and north of the 60, they go shopping in all those stores. They're all
29 there, so I mean I'm sure we need more housing also but we need jobs. We do
30 need a logistics center back there. I mean it is all the way up to the end. We do
31 need a Victoria Gardens. We do need a hotel back there. We do need all these
32 things, so I hope you know we get all together and do all these things. You know
33 these people that come out here, I'm sure they live in that area, but I do too. I've
34 got a daughter that lives out there; I've got two daughters, so wow. I mean oh
35 wow. They said something about the entire community. I mean you know you
36 want to retire and you don't want anybody in your backyard, go to Sun City.
37 Thank you.

38
39 **CHAIR VAN NATTA** – Thank you. Our next speaker is Bob Palomarez

40
41 **SPEAKER BOB PALOMAREZ** - Good evening again Commission. I think is a
42 great idea. Eventually something is going to be built out there. It is going to
43 happen. It's going to come, but I think we really need to look at it from top to
44 bottom and from bottom to top. Like you were saying Mr. Giba you know where
45 are the people; their comments and that's what we need to do. This way we turn
46 over every rock out there. Then we won't have anybody... well there is always

1 going to be opposition, but we did our job. You did your job. City Council did it.
2 Staff did it... the developer and there it is, because it is going to come. It is just a
3 matter of when and how we proceed. Thank you.

4
5 **CHAIR VAN NATTA** – Thank you. Our next speaker is Ruthee Goldkorn.

6
7 **SPEAKER GOLDKORN** – Thank you again. Ruthee Goldkorn, consultant,
8 private and public entities on compliance of building standards and civil rights
9 statutes. This is a very extensive report. I think this is one of the... and I don't
10 mean to be disrespectful, we are saying that tonight. Those words are coming
11 out of everybody's mouth. This is one of the few times that I can absolutely,
12 positively, 1,000 percent look anybody in the eye and say this is money well
13 spent. This is a very balanced presentation of various options for a very, very
14 defined area that has an extremely controversial and negative image in the City.
15 Some people call it Iddoland, some people call it Benzeeville, and some people
16 call it home; a lot of people call it home. We have HUD requirements for
17 housing, multi-family, densities, low income housing. In real estate, what it is it...
18 location, location, location. I look at this and the approximately and correct me if
19 I'm wrong, but I seem to remember that we are approximately 53 square miles
20 that is Moreno Valley. We need positive public policy. I look at this study as the
21 jumping off point. I didn't see or hear one negative comment. I don't think you
22 read any negative comments in your packet that we are not privy to. This is a
23 jumping off point. This is where we start; yes. Mr. Vice Chair, how many people
24 were spoken to. I don't know. I look at this as a jumping off point. This is the
25 start. This is where we go from here. This is how we present structure and
26 common sense to the community and we say okay, these are the things that the
27 experts; the people who went to school. This is what they do for a living. This is
28 what they see as Econ 101, Econ 101 and Econ 101 and how we balance that
29 with family, family and family in your location, location, location. Those are the
30 fundamentals of public policy and the highest and best use of land. We have
31 seemingly a lot of it, we have a little of it. That depends on your perspective.
32 How is it used, how it benefits the community, it is for everyone, not someone or
33 anyone. That is how we look at universal design standards. That's how I look at
34 various parcels of the City and I'd really like to see a similar study in the
35 Edgemont area, highest and best land uses. There is no negativity here. This is
36 an excellent presentation. It is balanced. It is extensive and there are options,
37 which is what we want for our City and for our residents to be able to say okay,
38 like you said Madam Chair, one from column A, one from column B, let's make a
39 hybrid. What is the best use? Thank you. I appreciate the time.

40
41 **CHAIR VAN NATTA** – Thank you very much for your comments. Thank you.
42 Our next speaker is Brandon Carn.

43
44 **SPEAKER CARN** – Hi, good evening Commissioners. My name is Brandon
45 Carn. I do think you should as Commissioner Giba did say, table this item until
46 after the Federal investigation of our City Council is complete. I believe the idea

1 that this item even went forward was for an ulterior motive because if you look at
2 the parcels mentioned and the original land map that was drafted in January,
3 land maps and parcel uses were all subpoenaed by the FBI back during the
4 summertime and also the second to last City Council meeting. They were all
5 subpoenaed and they are under investigation as evidence in grand jury going on
6 in downtown Riverside every Wednesday. It is also suggested Marcelo Co's
7 affidavit, when he pleads guilty to 2.3 million dollars in bribery last week. He
8 mentions a similar idea of getting a consultant. I have nothing against the
9 consultant. They have done a very professional study; very unbiased. They did
10 everything they needed in the time frame the Council gave them. I believe the
11 Council was acting in a process that is not ethical. I believe when it was
12 mentioned it was intended to be a way of preventing any land use north of the
13 freeway to not be entered into industrial zoning and not prevent competition with
14 both logistics center. How good is that to create jobs? There is no job creation.

15
16 That is bias and skewing the free market in order to favor one developer and his
17 ability to compete. Everything south of the freeway is largely owned; 1,600 acres
18 by Iddo Benzeevi through several deals and LC's he owns or it is also owned by
19 Jerry Stevens, also in the northern portions on the other side of the freeway near
20 Moreno Beach and the Auto Mall. This is being done for an ulterior motive. I say
21 do not favor or forward this process at this point until this investigation is
22 complete. I also believe that for a second point this study does not include any
23 land uses for agricultural uses. How many times have we gone through San
24 Timoteo Canyon or the Citrus Park in Riverside or Redlands and we see that
25 some of that is being used for active citrus production and it is actually being
26 used at large times. You can't sell citrus grown in California to Californians
27 because it is a trade issue, but you can donate a lot of that to food banks and to
28 charity and things like that. Even Huell Howser on PBS once did a special about
29 the conservatory in San Timoteo Canyon and Redlands advocating balancing
30 urban and conservative uses for preserving citrus. If you change the land
31 ordinances in all of these different areas and zones, that's the last actual use of
32 public citrus land or agricultural land in the entire City. It's gone and you're not
33 getting it back but you also have an option that maybe someday like in the cities
34 like Loma Linda; like Redlands; like Riverside that somebody want to create a
35 conservatory in which they can actually preserve the citrus. We have a
36 significant citrus heritage. The Mission Inn used to... Frank Miller the owner of
37 the Mission Inn used to own land here. It was also the home to the largest citrus
38 grove in the world in the 1890's, so you should make a stab to preserve some
39 agricultural use in this plan. Thank you.

40
41 **CHAIR VAN NATTA** – Thank you for your comments. Our next speak is David
42 Marquez

43
44 **SPEAKER MARQUEZ** – Good evening Planning Commission, Staff, viewers
45 here and viewers out there in TV land. My name is David Marquez. I've been a
46 resident for over 30 years in Moreno Valley. I also live in the east part of town.

1 My understanding of all this layover is they proposed one these deals and you
2 agree to take one, two or three, that this would require a zone change, but now
3 listening to some of the speakers and you Commissioners up there. I'm
4 confused. What is this for? I mean a zone change? Is it for a vision for what
5 you want to see in the future? If it is a vision that the City wants to see in the
6 future, the only thing that I have a problem is with I keep hearing about this
7 warehousing. I don't see any warehousing in part of these plans; these
8 proposals. Why isn't it included? I don't understand. I just don't want to see
9 these proposals be jammed down our throats, just like the City Council did with
10 the appointment of Dr. Gutierrez. I'm asking the City or the Planning
11 Commission to put this aside, this one proposal of this one plan and put it aside
12 and wait; let's wait for maybe the first of the year to bring it back. Let's wait and
13 see what happens with our City Council. You know Marcelo Co said a lot of
14 things. They might be true. They might be false. We don't know. I don't know
15 and you probably don't know, but the way the City Council has been performing
16 lately, I'm asking you the Commissioners up there to table this plan and wait till
17 sometime beginning next year and see what direction the City Council goes,
18 because once this is given to the City Council, who knows what is going to
19 happen. Who knows? I just don't want to be in that predicament with what they
20 did with the appointment. I know the City spent 50 thousand dollars, but come
21 on honestly, the City has spent more money and wasted more money than this
22 50 thousand dollars. We can wait. Also, I want to say thank you to the Moreno
23 Valley Educator's Association; 1,694 certified members and what these people
24 voted for... not voted but motioned for the support of the whole City Council and I
25 thank them for doing that. Thank you.

26
27 **CHAIR VAN NATTA** – Thank you for your comments. Our next speaker is Pat
28 Cavanagh

29
30 **SPEAKER CAVANAGH** – Good evening Planning Commission Council. I'm Pat
31 Cavanagh. I'm with Prologis and we are the owner of approximately 120 acres.
32 It is on the south side of the 60 freeway that is part of the study zone that we
33 have owned since 2007 and we bought that property at that time with the intent
34 of developing it into an industrial park and at that time we had great support from
35 Council and we made a decision to move forward based on that. Then along
36 came a recession and we decided to table our project and the entitlement
37 process that goes with it because of the cost of doing it and the fact that we
38 couldn't feel very comfortable predicting how long the recession was going to last
39 so we put that on hold and in mid-2011 we decided to move forward again with
40 the project. A lot has happened since 2007. We have a new Council. We have a
41 Highland Fairview project that is entitle 40 million feet and I want to make it
42 perfectly clear that Prologis is a publicly traded company and has no
43 involvement, no attachment and no connection to Highland Fairview. We are not
44 in any way connected with them. Our project is a project that we felt good about,
45 still feel good about; feel it is a great job creation center for the City.
46

1 Just in the way of background, Prologis is the largest industrial development
2 company in the world. We have a lot at stake with our reputation. We pride
3 ourselves with doing great projects and feel that this project would be one that
4 the City would be proud of if we can get to that point. The frustration has been
5 enormous. We were advised that there was a moratorium put on a parcel of land
6 that included us. We were the only site below the 60 other than a couple of out
7 parcels that were included in that. Highland Fairview was not included in that.
8 That didn't feel very good and didn't sit too well with us. We weren't advised of
9 that in advance, but we met with Mayor Owings and his Staff after the
10 moratorium was announced and we were told that it was only a 45 day
11 moratorium and not to worry about it.

12
13 There was another subsequent meeting where we found out that a 10 month
14 extension of that moratorium was put in place and we weren't advised of that
15 either. So we feel that there has been some things that have taken place that
16 have been troubling to us and we've sat by and watched this. We are still sitting
17 by and watching it. The recommendations that the consultant made were in my
18 mind pretty favorable for what we felt all along, that the project is well suited and
19 the highest and best use is what we had intended to do. The expansion of the
20 Auto Mall is market driven and if the demand is there, so be it and we sit by and
21 wait patiently but do hope that... especially the fact that the overlay and this
22 whole concept as John referred to a wish list with no demands put on anybody.
23 It leaves the zoning alone. It leaves every project to stand on its own and be
24 supported on its own merit, that to continue to delay this thing and delay this
25 thing to us is a pretty difficult pill to swallow.

26
27 **CHAIR VAN NATTA** – Okay, before you sit down, can we have the map back up
28 on the screen for a moment whoever is working that; the overlay plan... maybe
29 the preferred alternative.

30
31 **SPEAKER CAVANAGH** – The first alternative is the...

32
33 **CHAIR VAN NATTA** - Can you show us on the map there exactly where the
34 Prologis property is?

35
36 **SPEAKER CAVANAGH** – So the property that we own is effectively this property
37 and this Auto Mall designation and that mall designation are partially ours. This
38 piece down here is not ours. This piece down here is not ours, so our property
39 kind of is that block of space. It is approximately 120 gross acres. The useable
40 acreage is about 109 acres, so our plan was to improve Eucalyptus through the
41 property and then as you may know Ridge has ownership of this property that is
42 fully entitled for industrial use and then is the Sketchers site.

43
44 **CHAIR VAN NATTA** – So does it go down into that low... how far down into that
45 lower section does it go?

46

1 **SPEAKER CAVANAGH** – That’s the end of our property right there.

2
3 **CHAIR VAN NATTA** – So the preferred alternative is the one that leaves most of
4 your property for industrial logistics overlay

5
6 **SPEAKER CAVANAGH** – That’s correct ... yes

7
8 **CHAIR VAN NATTA** – Okay, thank you. Our next speaker is Kathleen Dale.

9
10 **SPEAKER DALE** – Yes my name is Kathleen Dale. I’ve basically been a lifelong
11 resident of Moreno Valley and I’ve for 33 years worked as a Planner and an
12 Environmental Consultant. I guess I didn’t know we were going to be subject to
13 the same time limit that we are subject to at Council so before I get cut off, I just
14 want to say I wholeheartedly support Commissioner Giba’s suggestion that there
15 is no need to rush this and this be tabled and we should do this right. I don’t
16 think this information provides anything that the Council needs in order to
17 address the moratorium and let Prologis get on with their process, so I hope
18 that’s where this ends up tonight. I provided you some written materials and the
19 first part of it kind of addresses what we’ve all heard is the confusion about what
20 on earth this is. Is this an overlay? Is this a vision? Is this a land use change?
21 Is this policy guidance? The record that was put out to support this meeting
22 tonight characterizes this at least ten different ways that I’ve outlined for you
23 there and I think that the bottom line is this isn’t an overlay.

24
25 An overlay is a zoning tool that refines the uses of underlying district. This plan,
26 although you have to really dig into it to find out because there is no analysis of
27 the change in the existing land use designations and zoning, changes intensities,
28 it changes uses. That is something that has to be done by amending your
29 General Plan and your zoning if you are going to it formally. I think that the vision
30 that is represented in this report; it is a very detailed map with very detailed uses
31 on specific properties and it goes far enough that anybody who picks this report
32 up three months from now or three years from now is going to open it up to that
33 preferred plan and assume that those uses are endorsed, so I think it has to be
34 looked at that that way and if that is the case then this triggers CEQA analysis
35 now and you need to also do some CEQA analysis before any affirmative action
36 is taken on this plan.

37
38 I wanted to just address quickly the economic study and I read through it three
39 times. I think I understand what it says, but in the end it seems to assign 70 to
40 80 percent of basically the retail and hospitality uses to this 400 acre part of the
41 City, which is 50 square miles and as the Commissioner indicated, there is a lot
42 of underutilized and vacant properties in other parts of the City where some of
43 this development could be directed. It’s just not enough time. This is a big issue
44 and a big concern and there is a lot that really needs to be addressed. I think the
45 preferred land use plan; there are a few aspects that need closer attention.

46

1 The OC that's recommended at Redlands Boulevard north of the freeway doesn't
2 really seem to be feasible because of the access restrictions that are going to be
3 there because of the Cal Trans ramps. The multi-family and experiential
4 commercial adjacent to that established residential community east of Petit
5 seems to be an issue. The Auto Mall expansion; there is really no analysis to
6 show that there is any demand for that other than the assumption that our
7 population is going to double, so we might need more area and I think that the
8 endorsement of the changes for the Prologis Project which I'm not making any
9 statement about whether I support that project, but it seems to be inappropriate
10 to endorse something that endorses those changes while that project is active. I
11 mean that is still an active application before the City. It doesn't seem
12 appropriate that you should endorse it here before it comes before you. It has an
13 EIR that has been out for public review before it comes before you and the
14 Council. That's as much as I could get through I guess through the time. Thank
15 you very much.

16
17 **CHAIR VAN NATTA** – Okay thank you for your comments. And our last
18 speaker, Tracy Hodge.

19
20 **SPEAKER HODGE** – Good evening. I am Tracy Hodge. I have been here in the
21 community for just over 20 years and I've got some mixed emotions about being
22 here tonight because I've really been waiting to see what is rolled out to us as a
23 community. I'm one of the first neighborhoods south of south 60 freeway off of
24 Redlands Boulevard and I never hear anything about anything going on in the
25 east end of town yet I'm the very first neighborhood that most development is
26 going to affect and so unless I'm hearing it on Facebook or through other
27 individuals in the community I don't know what's going on and I would love to
28 know what's going on in the east end of town. Off the cuff, I would say that the
29 preferred alternative is a great potential vision for where we do go because I do
30 think that our community does need to have the highest and best economic
31 sustainability for whatever development that we do and the one thing that I'm
32 really confused about is I thought there was tons of World Logistics Center that
33 was going out on the east end of town and the preferred alternative shows
34 nothing about industrial building, which I absolutely would support 100 percent
35 what the consultants had presented here tonight because logistics don't belong
36 on the east end of town. It belongs over there off of the 215 with the most
37 appropriate freeway access for those trucks, so thank you and I do ask that you
38 do blend some of these different concepts together because the preferred
39 alternative isn't a perfect plan but it definitely gives us some guidance to building
40 some economic sustainability for our community. Thanks.

41
42 **CHAIR VAN NATTA** – Thank you for your comments. I don't see any other
43 speakers here so I'm going to close the Public Comments and we'll go into
44 Commissioner Discussion.

45

1 **COMMISSIONER LOWELL** – I have a question for you Mr. Terell. It looks as
2 though there is no implementation of the 60; the SR60 Study. Is that correct or
3 is...?

4
5 **COMMUNITY & ECONOMIC DEVELOPMENT DIRECTOR TERELL** – Yes there
6 is no implementation identified. That would be a future... either a future action
7 direction by the City Council or individual actions by individual property owners.

8
9 **COMMISSIONER LOWELL** – So if this is accepted today the next step it would
10 go to City Council and if they accepted it, then what would happen. It would just
11 be hey this is our pipe dream for what we want the City to look like and we'll have
12 to amend our Specific Plan later or our General Plan or what's the...

13
14 **COMMUNITY & ECONOMIC DEVELOPMENT DIRECTOR TERELL** – Yes it
15 would be hopefully we're not smoking something that would be a pipe dream, but
16 hopefully it's a vision plan and again the Planning Commission and City Council
17 could give direction on whether they want to proceed with a more in-depth study
18 or implementation of one or all parts of this.

19
20 **COMMISSIONER LOWELL** – And the other thing is I firmly believe that this is a
21 pretty in-depth study and I personally would like a little more time to review it
22 before we actually vote yes or no. There is just a lot of meat in here to digest
23 and we've had it for a few days and I'd like a little more time on it.

24
25 **COMMISSIONER SIMS** – I'd like to ask a question. If the Planning Commission;
26 if this was to be tabled and we have this moratorium, so what is the mechanism
27 that the City... does the moratorium die on its own or is there an action that the
28 Council takes to release the moratorium.

29
30 **CITY ATTORNEY BRYANT** – The moratorium has an end date I believe in
31 January and it will die on its own unless it is extended in some fashion. There is
32 no application before you tonight, so there is no voting yes or no. It's more of a
33 receiving a report, giving your comments on it and putting your input into the
34 results of the study, so when you talk about tabling something, a tabling of a
35 motion basically takes that off of the Agenda. It doesn't come back unless it is
36 specifically requested in some fashion, so perhaps tabling is not an option that
37 you would really want to think about in this situation. Perhaps you're looking for
38 more time to digest it and look into it, but tabling it essentially would kill it.

39
40 **COMMISSIONER SIMS** – So I guess to respond to that, I totally get that. It's the
41 recommendation on the Planning Commission Staff Report on page 149, says
42 recommend the SR60 East Corridor Study to the City Council, so I'm not sure
43 what that means. Is that a statement by the Planning Commission that we
44 validate this; it's a recommendation or is it we see it and it just goes you know, so
45 I'm not quite sure what that means and that's why I was kind of leaning

1 towards... when I see the word recommend, then that means that we are trying
2 to do something here.

3
4 **CITY ATTORNEY BRYANT**- And I understood the recommendation was to
5 receive in the study from the consultant, accept it as it is received and then just
6 go ahead and file it. That means that the City Council would also have the ability
7 to receive it in, look at, comment on it, take further comments on it and then if it is
8 filed, then it would go to the Planning Department for them to you know share it
9 as Mr. Terrell has indicated.

10
11 **INTERIM PLANNING OFFICIAL ORMSBY** – The specific recommendation if I
12 may is actually on page 156, which is consistent with what Suzanne just
13 described.

14
15 **COMMISSIONER SIMS** – I apologize. I was looking at the front page and
16 getting back to that page there. It had a little bit more depth to it, but I get that.

17
18 **COMMUNITY & ECONOMIC DEVELOPMENT DIRECTOR TERELL** – And I did
19 want to point out as Suzanne mentioned, I don't think the Planning Commission
20 is in the position to table it. It will go to City Council and when Vice Chair Giba
21 asked earlier, that's kind of the types of recommendations that are possible; yes,
22 no, something in-between or we haven't come to a conclusion because we'd like
23 more time.

24
25 **COMMISSIONER SIMS** – Okay, well I guess just as a comment, this is a lot of
26 information and I think that it's a very significant... I think it's a significant
27 document. If you've got to prepare for 50 thousand dollars or whatever the
28 budget; if that is what the budget is for, a lot of work went into this and I think
29 there is a lot good points. I think there is a lot of good in the preferred alternative.
30 I don't want to minimize the effort that went into the thinking. A lot of that has
31 some very good vision thinking of a lot of good that could happen, however, I
32 just, I personally as a Planning Commissioner would like to have been involved
33 more in a Joint Study to have seen and heard more of the vision from what the
34 Council was and from the community at large on this, so that's just my two cents
35 on that.

36
37 **VICE CHAIR GIBA** – Ruthie, thank you because you know sometimes I'm not as
38 articulate as I should be but, I had this written at the top. It says this is a citywide
39 study you are trying to apply to one small area. It doesn't encompass everything
40 with our City, so Chris' comments about bringing in more of the community was
41 something that I had noted and written down also. It affects a lot of people. I like
42 it. I mean the study is really in-depth. You got your money's worth. You guys
43 should have worked with Claudia who was doing the other study and you guys
44 could have shared information very well together. I know nothing about what
45 Brandon Carn brought up, but that's neither here nor there. Meli made a very
46 valid point about cut and paste. Can we take this or that, so what I'm seeing

1 here is it continues to lead down the same direction. We've got a document here
2 that we want to maybe to apply, but we definitely need to have a lot more valid
3 input. We want a good document. I mean it's good to have something like this,
4 but I think we need more input from more of the community. I think we need
5 more input from the stakeholders whoever they are and I think we just need a
6 little more time. I don't see a rush for it to be honest with you. I think John you
7 made it very clear that this isn't going to really affect a whole lot if we wait. If the
8 moratorium isn't till January, we still have another month or so, so I would
9 probably be in the position of recommending it. We don't have enough time.
10 We'd like to have more studies. We'd like to sit down together and have these
11 discussions with them because they did such a good job, so don't ever think
12 we're kind of picking on you or anything, but I still want to see how it all applies to
13 the entire community at large and not just this one little area, because we are a
14 community and I'd like buy in from everybody so they'll all be happy with what
15 they have or not everybody you know...

16
17 **CHAIR VAN NATTA** – Carlos, anything to say?

18
19 **COMMISSIONER RAMIREZ** – Well I appreciate everybody's comments tonight.
20 This is a very important matter because whatever we build today will be here
21 long after we're gone for our kids and our grandkids, so we have to take
22 everybody's stake into consideration; everybody from the landowners to the
23 community, to our kids, so personally I think we do need more time. We do more
24 input and I mean this isn't a bad thing that we're trying to do. We're trying to
25 improve our community. We're trying to find a way to get our community so we
26 can provide more funding for our public service, for our Police Department, so we
27 can improve the way we live here and if there is any way that we can extend this
28 or recommend to the City Council that we can extend this, I think that would be
29 appropriate, given everything that is taking place in the light right now, so I
30 personally I think that we should find a way to find more time; we need more time
31 to further evaluate this properly. Thank you.

32
33 **CHAIR VAN NATTA** – I don't really think we have more time. It is going to go to
34 the City Council. They are going to make their decision. You know, I think our
35 opportunity now is to look at the alternatives we have and pass it on to the City
36 Council with our thoughts as to which we feel most palatable of the alternatives.
37 Because am I right in that the City Council can take whatever action they want
38 regardless of our recommendation?

39
40 **COMMUNITY & ECONOMIC DEVELOPMENT DIRECTOR TEREEL** – Well the
41 Council can always... is the final authority.

42
43 **CHAIR VAN NATTA** – Yes and yet we have people who are waiting on action
44 being taken on a moratorium being released before they can go ahead with plans
45 for their project which has been a long time coming too, so yes I would have
46 preferred to be in a position where we had that special Study Session with the

1 Council which was scheduled at least four different times and cancelled for
2 various different reasons and I would have liked to have been able to sit down
3 with them and go over this as the Planning Commission in concert with the City
4 Council, but we have seen before where we've made a recommendation and
5 they've made a completely different decision than what our recommendation
6 was. I think it's important that the Council hear from us if they are going to adopt
7 one of these overlays that they hear from us which one we feel would be the
8 most appropriate one.

9
10 Personally I like the preferred alternative because it doesn't put any logistics
11 north of the freeway and I think residential north of the freeway should be
12 preserved. It also preserves the rights of the Prologis people and the property
13 that they had already gotten initially the green light on it before the economics
14 came in. Now as to whether anything is actually going to be built according to this
15 plan, a lot of that is going to depend what people want to do with their own land.
16 You know if we designate an area and we say okay we want this to be
17 entertainment and commercial or engagement commercial or whatever you want
18 to call it and nobody comes along who has a project that wants to put that there
19 and it may end up being something completely different when somebody who
20 owns that land comes up with an idea of what they would like to do with it. I think
21 the fact that this is not a change in the General Plan, that this is not changing the
22 existing zoning, that this is just giving a suggestion of as you called you called it,
23 a vision; somebody else called it a pipe dream. I called it a wish list. It is just
24 giving some direction as to what we would like to see go in in those areas.

25
26 I think the preferred alternative is the one that most protects the existing land use
27 and most follows the existing zoning and General Plan for that area and we're
28 not in a position really of approving it, but of just making a recommendation to the
29 Council. In a perfect world we would have had plenty of time for meetings and
30 going over it but I'm inclined to let the Council know that the preferred alternative
31 is the one that seems to have the best options and the best application for that
32 side of town and all we're doing is just accepting and filing the study and it
33 doesn't make any concrete changes.

34
35 **INTERIM PLANNING OFFICIAL ORMSBY** – Chair Van Natta, it's just a point of
36 order... we did have one Speaker Slip that came in. I know that basically it was
37 already closed as far as the Public Comment period but I just wanted to bring it to
38 the Commission's attention in the event that you wanted to hear...

39
40 **CHAIR VAN NATTA** – I don't have a problem with reopening the Public
41 Comment Hearing to hear from a Speaker. Do you have name... Thomas Hines.

42
43 **SPEAKER HINES** – If this guy has been waiting for six years and of course the
44 economy was part of the reason, can't we just go ahead and expedite him. The
45 zoning was already done for him. Everything is already ready for him. Can't we

1 just make an exception for him, so we can get a few jobs here in town? That's
2 all.

3
4 **CHAIR VAN NATTA** – Thank you for your comments.

5
6 **COMMUNITY & ECONOMIC DEVELOPMENT DIRECTOR TERELL** – Just to
7 clarify, the thing that is holding up their application is the moratorium and their
8 proposal would require a General Plan Amendment and a Zone Change, so that
9 item would come to the Planning Commission and City Council for you to review
10 and make a recommendation on after the moratorium is over.

11
12 **CHAIR VAN NATTA** – Yes but can the Council, if they see an overlay in place
13 and they approve it, they could lift the moratorium could they not?
14

15 **COMMUNITY & ECONOMIC DEVELOPMENT DIRECTOR TERELL** – Well
16 currently the choices they have is to let the moratorium expire or to extend the
17 moratorium and so those are the two options they have. I wouldn't presume to...
18 I'm not quite sure I understand. You are saying if they extended the moratorium,
19 yes they could get; they could end it at any point in time.
20

21 **CHAIR VAN NATTA** - Yes, that's what I'm saying. Could they shorten the
22 moratorium from the time that it is, but I mean if it is only going to January, that is
23 only a month and half away.
24

25 **COMMUNITY & ECONOMIC DEVELOPMENT DIRECTOR TERELL** – Right, at
26 this point in time that really doesn't make a difference because nothing really
27 could be scheduled for Planning Commission before it expires anyways. It's not
28 that close.
29

30 **CHAIR VAN NATTA** – I'm just concerned that if we urge them to not make a
31 decision on this overlay that they may feel that it is necessary to extend the
32 moratorium until the overlay has been fully vetted.
33

34 **COMMISSIONER BAKER** – You know my feeling on this... you know when we
35 got and I've been on here the longest of any of you guys, so we got into this and
36 the thing was my take was to protect that Auto Mall. If we box it in and I think the
37 follow from Prologis and that is in this preferred alternative, we do have Auto
38 Mall. I don't if that is enough acreage there, but it is more than we've got now.
39 That's the one thing and the other thing was no industrial north of the freeway,
40 which that preferred alternative gives and we've got a little bit of industrial and
41 logistics in there and I know the one lady pointed out about the entertainment
42 center and I don't quite understand that around Moreno Beach, but generally
43 people want to go where there is easy access off of the freeway, which you do
44 have there and maybe I'm missing something on that, but I guess that
45 entertainment center is what that AC is and that was one thing and the hotel spot
46 that is pretty decent.

1 I think this preferred alternative, rather than just put this on the shelf, we've got to
2 do something to the City Council and we can't... You know the thing here is...
3 here is my take on it on this and I've lived here 28 or 30 years, we can't make
4 every decision on the City on what is going on with the corruption deal and I'm
5 not for or against that one way, but we have to move forward here on these
6 decisions whether you like it or not.

7
8 We've got a town here of 200 thousand and I'm not preaching to the choir here in
9 any way, but I really think this is just a suggestion and we have to send
10 something over to the City Council. We can't just say hey we don't like it and
11 these guys have done a whale of a job. I'll tell you what, I don't know if any of
12 you have worked to get permits within cities. I have. I have worked for a
13 National restaurant chain. It is a real pain in the butt when you get tied up in
14 deals like this; trust me and what happens is you go down the street where it is a
15 little easier, so I really think and here is my opinion being the senior member
16 here, I think we need to not just... I think we need to put over if this preferred
17 alternative is something that we can all get together on and I think that is kind of
18 the general consensus. We have the three. It looks like the one to go with and
19 I'm not trying to take floor around, but we can't push this down the street. Our
20 Federal Government on this... too much of this pushing the can down the street.
21 We just cannot do that. And this is just a vision, but there is a lot of good visions
22 in here and I took a list here, we have a lot more plusses than there are
23 negatives. I really wish we could have talked more like you call the stakeholders,
24 but unfortunately I guess they weren't contacted and I assume maybe the owner
25 of Stone Ridge would have been in that. Do we have a list of those
26 stakeholders? Are they listed in here somewhere? I couldn't find them.

27
28 **COMMUNITY & ECONOMIC DEVELOPMENT DIRECTOR TERELL** – I believe
29 they are listed in the Staff Report and Mark did remind me that we did send
30 notice to the stakeholders of this meeting as well as the October meeting.

31
32 **COMMISSIONER BAKER** – Really the only one that is here is Prologis right?

33
34 **COMMUNITY & ECONOMIC DEVELOPMENT DIRECTOR TERELL** – No, the
35 only one that is here is not Prologis; others have chosen not to speak to you
36 publicly.

37
38 **COMMISSIONER BAKER** – But they're here

39
40 **COMMUNITY & ECONOMIC DEVELOPMENT DIRECTOR TERELL** – They're
41 here and several of them sent written comments; emails regarding this and many
42 of them were at the October meeting, in addition to whatever conversations they
43 had with the consultant and that I what we wanted. We wanted them to be able
44 to give their comments unvarnished to the consultant not worrying about what
45 Staff or somebody else thought about it. So that is the reason why. I don't want

1 to call it deep cover, but it was background information for the consultants to use
2 for their professional work that wasn't colored by the judgment of Staff or others.

3
4 **VICE CHAIR GIBA** – Can I get a point of clarity Chair? This moratorium was set
5 because they wanted to do this specific overlay. Is that correct? Is that why that
6 moratorium was established to begin with?

7
8 **COMMUNITY & ECONOMIC DEVELOPMENT DIRECTOR TERELL** – They
9 wanted to take a ... I guess the answer is yes they wanted to look in more detail
10 at this area prior to considering any projects that were in process or might be in
11 process.

12
13 **VICE CHAIR GIBA** – So the moratorium I think Suzanne you said that it will
14 expire on its own in January. Can they take it off the table, the moratorium
15 before January or are they going to have to wait till January, so I don't know if
16 they could...?

17
18 **CITY ATTORNEY BRYANT** - Well I think we only have two more meetings of the
19 City Council before January.

20
21 **COMMISSIONER BAKER** – You've got the holidays in there; doesn't make any
22 difference in there anyhow.

23
24 **VICE CHAIR GIBA** – I'll tell you where I'm going with this if you just let me finish
25 my train of thought... so what we do here and any recommendation that you
26 send to the City Council is really not going to make any difference on the
27 moratorium for all intents and purposes and then they have the choice whether to
28 renew the moratorium or just let it die, so that would be in their choice of hands.
29 Am I correct on that?

30
31 **CITY ATTORNEY BRYANT** – Yes and I believe...

32
33 **VICE CHAIR GIBA** – Okay, so we've already said this document really is nothing
34 more than guidance and nothing changes, so nothing changes and the
35 moratorium is not controlled by us, it is controlled by the City Council and it
36 doesn't hurt to have more information put in, so I don't see a rush to judgment on
37 that piece of paper, so if the moratorium is the big concern here to allow the
38 building go place with Prologis or whatever, then the City Council has a choice to
39 just say hey nothing changes, let's keep fixing this document, let's look at it a
40 little bit closer, let's improve on it, let the moratorium die, let them build Prologis if
41 that's what they chose to do because nothing changes. Am I correct on that or
42 am I misinterpreting something?

43
44 **CITY ATTORNEY BRYANT** – I think you could say that that is correct. I believe
45 part of the purpose of the moratorium was to enable the time to get this study
46 performed.

1 **VICE CHAIR GIBA** – And everyone wants to accomplish that for all intents and
2 purposes I think.

3
4 **CITY ATTORNEY BRYANT** – Right, I mean here is the presentation of the study
5 and then it will be presented to the City Council.

6
7 **VICE CHAIR GIBA** – And as Ruthie mentioned this is a beginning point this
8 starting... you know when I was in research, we would have all these documents
9 and get all this data and I mentioned that before, now we begin the analysis, but
10 what you are asking us to do right now is to come to a conclusion without really
11 having analyzed all the data completely. I mean that's the world I used to come
12 from. That's why many times maybe I am a stickler about this, so I just wanted to
13 clarify that. Whether we approve this or not approve this, the City Council can do
14 whatever they want.

15
16 **CITY ATTORNEY BRYANT** – Right and it also will be... it's a document that's
17 available so the landowners can also refer to it as look someone has already
18 studied. What is the highest and best use for this property? Maybe that will
19 affect what they present as an application to the Planning Department.

20
21 **VICE CHAIR GIBA** – This could also be considered a living document at this
22 point. We could continue to work on it. It continues to improve. They could still
23 refer to it and say we'd like to follow this document choice; City Council or the
24 City Council could just approve it as it is and say yes this is our document we
25 want to follow from now on? Am I correct on that?

26
27 **COMMUNITY & ECONOMIC DEVELOPMENT DIRECTOR TERELL** – Yes and
28 again it has been said, the action of the Council would be to receive and file as
29 well.

30
31 **VICE CHAIR GIBA** – And so the receive and file, would be receive and file and
32 this document as it stands right now with these recommendations, with these
33 suggestions and these priorities and if we felt the community at large and the
34 Planning Commission felt that we still don't have enough information, then we
35 couldn't necessarily file it as it is right now, but it could still worked on. Am I
36 correct?

37
38 **COMMUNITY & ECONOMIC DEVELOPMENT DIRECTOR TERELL** – Well
39 there are some contractual that are wrapped up in that statement, but yes it could
40 be received and filed and still be as you said a document that would be subject to
41 future study.

42
43 **VICE CHAIR GIBA** – Right, so we would be part of that recommendation in
44 saying City Council this is a great starting point, let's keep going, but I don't
45 agree with recommending to filing it as it is right now because I don't think it is
46 complete yet. It's a starting point. Can we do that as well? I don't even know

1 how to suggest what we do here unless each one of us make a comment of
2 some kind.

3
4 **COMMUNITY & ECONOMIC DEVELOPMENT DIRECTOR TERELL** – At the
5 end of the day you need to work it out among yourselves but you don't
6 technically have to take any action.

7
8 **CHAIR VAN NATTA** – No but accepting it and filing it is not putting into stone
9 any particular development or any particular land use. We still have the General
10 Plan. We still have the zoning. This is just a recommendation for this is how we
11 would like to have it go out and as Commissioner Baker said, this does preserve
12 the residential on the north side of the freeway. It allows for some logistics but
13 not an overwhelming amount as far as what is in this corridor study area, but I
14 think the main thing is engineers and people who have an engineer's mind want
15 every little piece in place. They want every little question answered and
16 sometimes we are going with a concept that we have to move forward with in
17 order to accomplish an objective and I think yes we could study it for another
18 three weeks and someone would still feel that oh we don't have enough study,
19 we don't have enough information, but when you are looking at it and you're
20 saying okay this looks like overall a forward thinking plan to be used in planning
21 for future development, you say yes we can receive it, we can accept it and we
22 can file. That does not etch it in stone and the additional adjustments can be
23 made even after it has been filed. We've got the study. The study has been
24 done. The landowners; the stakeholders in that area had the opportunity to
25 make comments and some of them did by email and of the comments that I've
26 seen more of them seemed to prefer the preferred alternative and I would be all
27 for just going ahead and passing it on to the Council and say okay we've
28 accepted and filed it.

29
30 Let the Council make a decision and if they also accept it and file it, as each
31 project comes up for approval it is going to go through all the steps that it would
32 have to if there had been no overlay, but with a little additional guidance to
33 people who are coming in and thinking well you know maybe I can get a change
34 and put a warehouse on the north side of the freeway or something and we're
35 saying no this is our vision and try to come up with something that is going to fit
36 in with that.

37
38 **CITY ATTORNEY BRYANT** – If I could also add... since Staff was tasked with
39 going out, getting a consultant and to study this area, another way of looking at it
40 is here are the results of Staff's work to get that consultant. Here is the product
41 that the City was able to get and this is the opportunity to present it to the
42 Planning Commission and to the City Council.

43
44 **CHAIR VAN NATTA** – Are there any other comments?
45

1 **COMMISSIONER SIMS** – Everything you said I hear you Commissioner Van
2 Natta. I just think that you know... the moratorium... the extension of a
3 moratorium or not, from what I understand, from what the City Attorney just said
4 is that it will without action from Council go away unless there is affirmative action
5 by the Council to extend it and so I think is within their right to do or decision to
6 do. I would feel more comfortable as a suggestion is to recommend to Council
7 not to take action on this East Corridor Study until a Joint Planning Study is held
8 with the Planning Commission and with the provision that the moratorium would
9 not be extended. That would give time for this very difficult meeting to get
10 scheduled that has been over a year to have been able to schedule this meeting,
11 is get this Joint Study done. We could roll through this and get some more input
12 and it gives time and the decision to do the moratorium... There is really no
13 urgency to do this except for Prologis... I may have messed that up; your
14 company, but in a month a half or so this moratorium will go away unless the
15 Council re-ups it and if Prologis goes forward under the current zoning it is going
16 to go through the process anyhow, so if we say yes let's go and push an
17 alternative, I get that it doesn't change the zoning and they are still going to go
18 through the process, but I just think for a transparency and for what the City
19 needs right now is complete transparency and it goes through the Joint Study is
20 a proper step that we should do.

21
22 **CHAIR VAN NATTA** – I think my concern is that the City Council if they feel like
23 we're very much opposed to this study, either the overlay or whatever and we are
24 insisting on having a Joint Meeting before we take any action on it, they may feel
25 that they need to extend the moratorium until some sort of a consensus is
26 reached on the overlay.

27
28 **COMMISSIONER SIMS** – And I think everything I read in the study that there is
29 not going to be a rush to entitle out all the acreage out there.

30
31 **VICE CHAIR GIBA** – And I don't see a problem. The Council is a wise bunch of
32 people. If they're wise in what they are doing they'll understand that we're trying
33 to assist in the process and we're not trying to hold anything up, but it doesn't
34 hold anything up, so I don't see that. I just think as I've said before it is not quite
35 a complete document yet. That's all I'm saying and we need a little bit more time
36 to finish the document appropriately so that the Staff's hard work and the
37 consultant's hard work has been put into good play as Jeff said; as
38 Commissioner Jeff said, we have a good transparency in the things that we are
39 doing and everybody is as happy as we can make them and the world is not
40 always going to be happy but enough people have their say so that they are
41 going to be very satisfied. Because I've heard a lot of satisfaction out here from
42 those. There are things they like, things they don't like and some that do like and
43 some that don't like and so if we flush it out a little bit more and the fact that we
44 have this many people here this evening and the newspaper is actually
45 advertising it, we're getting more notification about it, more people will be able to
46 get involved themselves and I think that's what this City needs a little bit more

1 personal involvement on it. That is going to be my position. The way I look at is I
2 suggest they give us a little more time to finish this up and maybe get a Joint
3 Session on that and the public more involved in that.

4
5 **CHAIR VAN NATTA** – And what reasonable expectation on getting a Joint Study
6 Session when we went months trying to get one scheduled and it didn't happen.

7
8 **COMMISSIONER SIMS** – I think how you get there Commissioner Van Natta is
9 that is what we recommend and that is our vote is that we recommend that the
10 Council not take the action until they do the Joint Planning Study and if they
11 chose to do something different, well okay, we've made a recommendation. That
12 is our job to make a recommendation.

13
14 **CHAIR VAN NATTA** – Well I was disappointed we weren't able to get together
15 with them and have that Study but...

16
17 **COMMISSIONER SIMS** – Can I make a recommendation? I'll throw one out
18 and...

19
20 **CHAIR VAN NATTA** – You can make a motion to recommend and word it how
21 you wish and we'll...

22
23 **COMMISSIONER SIMS** – Okay this could be wordsmithed, so I'll make a
24 **RECOMMENDATION** that Council not take action on the East Corridor Study
25 until a Joint Planning Study is held with the Planning Commission and to not
26 extend the moratorium.

27
28 **VICE CHAIR GIBA** – And can we add in there that we have more outreach to the
29 community too.

30
31 **COMMISSIONER SIMS** – As amended.

32
33 **VICE CHAIR GIBA** – I'll second that if we are seconding anything.

34
35 **CHAIR VAN NATTA** – Okay we have a motion and a second. Can we have a
36 roll call vote?

37
38 **COMMISSIONER SIMS** – Aye

39
40 **COMMISSIONER LOWELL** – Nay

41
42 **COMMISSIONER BAKER** – Nay

43
44 **COMMISSIONER RAMIREZ** – Aye

45
46 **VICE CHAIR GIBA** – Aye

1 **CHAIR VAN NATTA** – Nay. Don't tell what to do.
2
3 **UNKNOWN SPEAKER** – This is not an emergency. This is what is happening in
4 our City. You don't involve the community. There is no transparency. Where is
5 it? We don't get it from our City Council and we're not getting it from you right
6 now. This isn't an emergency.
7
8 **CHAIR VAN NATTA** – It's not an emergency and we were transparent. Can you
9 sit down please?
10
11 **UNKNOWN SPEAKER** – You are not being a team player
12
13 **CHAIR VAN NATTA** – Okay so the results of the vote are...
14
15 **INTERIM PLANNING OFFICIAL ORMSBY** – I had the vote as 2 to 4... 4 nays
16
17 **CHAIR VAN NATTA** – It's 3 to 3
18
19 **INTERIM PLANNING OFFICIAL ORMSBY** – 3 to 3... It fails
20
21 **CITY ATTORNEY BRYANT** – The motion fails
22
23 **INTERIM PLANNING OFFICIAL ORMSBY** – The motion failed
24
25 **CHAIR VAN NATTA** – Okay so that motion has failed and do we have a wrap up
26 now from Staff as to what will happen next.
27
28 **CITY ATTORNEY BRYANT** – Well you can still have a motion if you wanted to
29 still receive, accept and file this study.
30
31 **CHAIR VAN NATTA** – So we have to come up with a motion that we can pass
32
33 **CITY ATTORNEY BRYANT** – Or you don't have to do anything
34
35 **COMMUNITY & ECONOMIC DEVELOPMENT DIRECTOR TERELL** – You don't
36 have to do anything. You don't have to do anything. You try to come up and
37 craft a recommendation that you all feel comfortable with or we would just
38 forward it saying that no action was taken.
39
40 **CHAIR VAN NATTA** – What they wanted to say was no action was taken.
41
42 **CITY ATTORNEY BRYANT** – We would also probably include what the motion
43 was and that it failed.
44
45 **COMMUNITY & ECONOMIC DEVELOPMENT DIRECTOR TERELL** – Yes
46 they'll get...

1 **VICE CHAIR GIBA** – They'll get our recommendations on that John...

2

3 **COMMUNITY & ECONOMIC DEVELOPMENT DIRECTOR TERELL** – Well
4 they'll get a set of your minutes is what they'll get...

5

6 **VICE CHAIR GIBA** – Do they actually...

7

8 **COMMUNITY & ECONOMIC DEVELOPMENT DIRECTOR TERELL** – Well
9 some do and some don't

10

11 **VICE CHAIR GIBA** – I'm more concerned about the community's involvement on
12 something like this and I never considered this a rush to get it done, but the
13 Council can make their decisions as they'll make them and we made our
14 recommendations.

15

16 **COMMUNITY & ECONOMIC DEVELOPMENT DIRECTOR TERELL** – Right and
17 what we normally do is we'd obviously say that on a 3 to 3 or whatever, the
18 motion failed and that no action was taken if that is what you chose to do and we
19 would generally characterize that several people came and generally
20 characterize what you said tonight is that some Commissioners had a concern
21 that they would like more time and others felt comfortable with the Study as
22 presented and we can certainly characterize that and the minutes will be there so
23 that they can actually get the blow by blow if they choose to read them.

24

25 **COMMISSIONER LOWELL** – Can I interject. Even if this just a book report, it's
26 a study of what the ideal situation of the City should be. This does not include
27 the World Logistics Center. It's an area that I live in and I'm directly affected
28 along with several of my other Commissioners. I'd like to make a
29 recommendation that the City Council receive and accept this report and file it as
30 it is, given that there is no implementation. I say I'd like to make a motion that
31 the City Council **RECEIVE, ACCEPT AND FILE** the SR 60 East Corridor Study.

32

33 **CHAIR VAN NATTA** – Okay we have a motion. Do we have a second?

34

35 **COMMISSIONER BAKER** – And I'll second that.

36

37 **CHAIR VAN NATTA** – We have a motion and second. Can we have a roll call
38 vote again please?

39

40 **COMMISSIONER SIMS** – No

41

42 **COMMISSIONER LOWELL** – Yes

43

44 **COMMISSIONER BAKER** – Yes

45

46 **COMMISSIONER RAMIREZ** – No

1 **VICE CHAIR GIBA** – No

2
3 **CHAIR VAN NATTA** - Yes

4
5 **INTERIM PLANNING OFFICIAL** – Okay, well it's still a 3 to 3 vote, so no action.

6
7 **CITY ATTORNEY BRYANT** – The motion fails

8
9 **COMMUNITY & ECONOMIC DEVELOPMENT DIRECTOR TERELL** – And
10 obviously I've been working with the Commissions for a long time. This is
11 certainly not the first time that we've had a tie vote and I appreciate you both
12 three's putting the reasons; their motions forward, so that gives the Council there
13 two motions, this was the vote and still and correct me I'm wrong, characterize
14 the Commissioners that do not want to move forward at this time, that really your
15 concern is not that the study is in error, it's just that it hasn't been fully vetted.

16
17 **VICE CHAIR GIBA** – It's not flawed, there is nothing wrong, it's just that I don't
18 see it complete yet and that completion means more input from the community,
19 so yes you've got that right John, thank you.

20
21 **COMMUNITY & ECONOMIC DEVELOPMENT DIRECTOR TERELL** – Okay,
22 move on to the next item.

23
24 **CHAIR VAN NATTA** – Okay do we have any next items?

25
26
27
28 **STAFF COMMENTS**

29
30 **INTERIM PLANNING OFFICIAL ORMSBY** – We do have some Staff Comments
31 as far as future items for the Agenda and those would include pretty much a full
32 Agenda for the next meeting. We have a Plot Plan for... (Interruption by a
33 member of the public).

34
35 **CHAIR VAN NATTA** – (Interruption by a member of the public) You are out of
36 order. Could you please leave?

37
38 **INTERIM PLANNING OFFICIAL ORMSBY** – We have a Plot Plan proposed for
39 a 12,000 square foot dialysis center in close proximity to the existing Kaiser
40 Hospital on Iris Avenue. Also on the Agenda is a 400,000 square foot
41 warehouse in the Moreno Valley Industrial Area that would be in the vicinity of
42 Perris and San Michel and that would project would include an Environmental
43 Impact Report and then also we've or I've mentioned at a previous meeting that
44 we might have an 8 lot Tentative Tract Map for your review which is a Habitat
45 project and we should have it this time for December and that is located on
46 Myers Street and then also a Conditional Use Permit for a telecommunications

This page intentionally left blank.

Mr. Gross:

Please accept this paper submittal of my report to the Planning Commission on my review of the SR-60 East Corridor Study. I have previously submitted an electronic copy to you via email and requested that you forward the report to all members of the Planning Committee.

Thank you,

Sincerely,



Hans Wolterbeek


hww@roadrunner.com

951-488-1708

RECEIVED

NOV 13 2013

CITY OF MORENO VALLEY
Planning Division

1:58 pm 

**Report to Planning Commission on Review of SR-60 East Corridor Study
(11.14.2013)**

Hans Wolterbeek

1-Introduction:

This report is the result of this author's review of the recently submitted report on the SR-60 Corridor Study for Moreno Valley dated November 4, 2013, by RAMI and Associates. A review of said report showed the relative poor growth prospects for Moreno Valley until 2020. In addition, this author noted that recent events involving the plea deal of ex-City Councilman Co must be taken into account in evaluating the validity and value of this study to Moreno Valley.

This author, consequently, set out to do a more in depth review of the results presented in the study report and to correlate the resulting conclusions with the anticipated rezoning prospects of the area east of Redlands. The review included, to some extent, the impact on the economics on the SR-60 East corridor from the marketability of the area near March Air Base.

The report by RAMI is a good, understandable, technical report. It is much more credible than the DEIR report for the WLC. This author recommends that the city consider working with this contractor in the future.

This contractor seems very knowledgeable and appears to use up-to-date resources. This does not mean that this author agrees with the entire report. The report takes some liberties in what one might call the political arena, in comments about the WLC, and in the assumed SR-60 absorption rate of the expected new business areas in Moreno Valley. No reason was given for the high absorption rates of 70% to 80%. Moreno Valley has a lot of acreage available for business use near March Air Base.

2-Summary:

A- The consideration by the City Council in Ordinances 859 and 861 for the health, safety and welfare of the citizens in Moreno Valley is noted and appreciated,

B- The sobering forecast in the study report of only 4,500 new jobs for the period through 2020 must be taken seriously by the city. There appears to be no need for the city to speed up consideration for new development projects,

C - The only way Moreno Valley will get more jobs and can afford to proceed with additional commercial real estate is to take business away from other cities (take market share). Moreno Valley must become more competitive,

D- It is imperative that Moreno Valley order an independent study (possibly by RAMI and Associates) for Moreno Valley which specifically suggests a methodology for the city to capture market share in the major growth areas in Moreno Valley such as education and health services. The study should also include transportation and warehousing since it is possible that Moreno Valley may become more competitive in this area. The study needs to be realistic in its forecast so that the city can definitively determine how the city needs to rezone its commercial real estate. **The forecast in the DEIR for the WLC is inadequate for this purpose and must be disregarded,**

E - If the city approves the Prologis and Aidi projects at this time, the city needs to consider slowing down additional development east of Redlands due to apparent lack of marketability,

F- Study Plan One recommended in the study is the best option, even though this author would have preferred that the zoning for the logistics area be east of Redlands,

G- The political overhang on the Planning Commission from the FBI affidavit dated November 5, 2013, should cause the Planning Commission to be very careful in making any recommendations to the City Council.

3-Recommendations:

A - The study report by RAMI and Associates is a good report and this author recommends that the Planning Commission and the City Council accept the report for what it is: a Study,

B – It is suggested that the City Council fund an independent study to establish an overall methodology for the city to capture market share in the growth areas in Moreno Valley such as education and health services, as well as transportation and warehousing.

C- It is suggested that the city negotiate with the land owners and the Air Quality Maintenance Board to locate an air pollution monitor in the SR-60 East Corridor area,

D- It is suggested that the Planning Commission recuse itself from making a recommendation on this study and forward the study directly to the City Council.

4-Discussion:

The remainder of this report is organized into the following sections:

- A- Appreciation for Concerns,
- B- Economic Forecasts in the Study for Moreno Valley,
- C- Possible Strategy to Gain Market Share,
- D- SR-60 Real Estate Allocation According to the Study,
- E- Analysis of the Land Use Proposal,
- F- Projects Stopped by the Moratorium,
- G- It is OK to Say NO.

A-Appreciation for Concerns:

On January 22, and February 26, 2013, the City Council approved Ordinances 859 and 861, which stopped building in four specific areas for 45 days and then for 10 months and 15 days due to health, safety, and welfare concerns of the citizens. These concerns are hereby acknowledged and the City Council's concern for our citizens is appreciated. This author is sure that the Planning Commission and the City Council will be as concerned for the citizens in their consideration of the WLC project when it is considered in 2014 or 2015.

“Health” is defined by the World Health Organization as “state of complete physical, mental and social well-being and not merely the absence of disease or

infirmity". In the sense of the SR-60 rezoning, this implies ensuring that Moreno Valley residents will not be subjected to excessive air pollution, traffic, or noise.

"Safety" is according to Webster, "freedom from danger or hazard, injury, or loss". In the sense of the SR-60 rezoning, this implies that Moreno Valley residents not be subjected to crime (adequate police protection) and that the zoning will be designed to reduce the probability of car accidents.

"Welfare" of people is defined in the Merriam-Webster dictionary as "the state of doing well especially in respect to good fortune, happiness, and well being." This definition would include having a job, having access to good transportation, being close to a good shopping area, and having access to good recreation. In the sense of the SR-60 rezoning, this implies that Moreno Valley residents are not subjected to excessive car or truck traffic; that residents can live close to accessible shopping areas; and that residents can live close to job prospects.

B-Economic Forecast in the Study for Moreno Valley:

The Economic Study for the SR-60 East Corridor (Attachment 3 of the Study) shows relatively low growth prospects for the entire Riverside County based on information from the Employment Development Department (EDD). The total number of new jobs that will be generated in Riverside County between 2011 and 2020 is estimated in Table III-2 to be only about 76,000. The report estimates in Table III-4 that Moreno Valley will capture about 6% of these new jobs or about 4,500 new jobs (this number includes all employment categories including logistics and warehousing and office). The report took into account location specific factors which favor certain job prospects in such areas as education and health services, and retail trade.

The report is rather sobering in its outlook for Moreno Valley. Sadly, real economic growth (jobs) for Moreno Valley does not appear to exist. **City planners must take this study to heart.** While certain estimates may be too low, it seems that the **fiduciary duty of the Planning Commission and the City Council is such that they cannot ignore** these sobering statistics. The report was based on

universally accepted data sources such as information from Dun and Bradstreet and the EDD.

Wishing the data is wrong, does not make it so. Hoping jobs will come, does not make the jobs come. Jobs do not appear out of nothing. Our city's economic success depends on regional and national demand for manufacturing, construction, warehousing, professional services, and education and health services.

C-Possible Strategy to Gain Market Share:

We must take to heart that the employment growth in Riverside County will only be 76,000 new jobs until 2020. The only apparent strategy for growth in Moreno Valley, that may work, is that the city captures goods and services from our regional competitors (**i.e. gain market share**). This includes such categories as education and health services, and possibly wholesale trade, and transportation and warehousing. The city needs to determine how to become more competitive in all of these areas.

However, to assume that just **building many new facilities** of various kinds, be it warehouses, hospitals, offices etc., in Moreno Valley **will increase market share** in these areas is **naïve**. Moreno Valley needs to use a systematic, consistent approach. Merely changing the zoning of any large area of the city for a particular use or developer is foolhardy and costly to the citizens of Moreno Valley.

The city is planning to rezone the entire area east of Redlands up to the city boundaries for a warehousing cutout (10% of the city area). **This is not in line with the economic forecasts reflected in this study.** It is strongly suggested that the city proceed here with caution since the expected warehousing west of Redlands (Prologis and probably additional warehousing in that area) will add about 5 msqft of warehousing. When this is added to the targeted warehousing rezoning of the WLC of almost 42 msqft, the **city's northeast cutout for warehousing will be 46 msqft.**

While the projected number for the marketability for warehousing appears to be too low (based on current experiences such as the Amazon win), rezoning for 46

msqft for warehousing is not realistic. This approach **will lock up land for warehousing in a pristine area of Moreno Valley** that will probably remain empty for a very long time, and could be used in the future for other possibilities.

Rezoning of a smaller area east of Redlands seems more appropriate.

It is suggested that the city **engage another study to determine the specific methodology to gain market share in the education and health services, wholesale trade, and warehousing and transportation.** This study should also include a realistic estimate of need and a timeline of the potential true marketability of any options.

Only when such a study is completed, will the planners of Moreno Valley be equipped to make realistic long term plans for true growth in Moreno Valley. Only then, will it make sense for Moreno Valley to consider approving large rezoning such as is anticipated for the WLC.

Rezoning for logistics in the Study Area 2 of the RAMI study can probably be done at this time since the total of new land for warehousing is not that far out of line with the studies' projections for warehousing. However, the city planners must realize that this new warehousing allocation must be taken into account when the city considers additional rezoning for warehousing for the WLC.

D - SR-60 Commercial Real Estate Allocation according to the Study:

The Economic Strategy section of the Economic Study includes recent Employment Development Department (EDD) forecasts for employment in Riverside County in 2020. The EDD forecasts that by 2020, the county as a whole will gain just over 76,000 new jobs. The report then applied a planning factor on the number of square feet required per employee associated with each industrial category. Using this approach, the report forecast that the net growth of the 76,000 new jobs in the county will result in demand for just over **55 million square feet of commercial real estate in the county.** The report states that some of this demand would be absorbed by existing vacancies in the market.

The Economic Study then quotes Dun & Bradstreet that Moreno Valley has about 25,500 employees, or 4.8% of the county's total employment, and states that this is consistent with Moreno Valley's role as a residential community.

In Table III-2 of the Economic Study, the estimated total additional demand for commercial real estate in Riverside County during the period of 2011-2020 is calculated by determining the number of anticipated new employees and then converting this to the amount of new commercial real estate needed. As such, the study report states that Riverside County, in its entirety, can anticipate an additional number of employees of 76,000. The total number of new employees in the major employment categories in Riverside County is as follows:

Anticipated Increase in Employees in Riverside County	No. of Employees
Transportation, Warehousing, & Utilities	4,547
Professional and Business Services	11,092
Wholesale Trade	3,877
Retail Trade	16,920
Hospitality	14,112
Education and Health Services	12,000

This was translated into new real estate requirements of 55,203,314 square feet for Riverside County. The new square footage calculated for the major areas in Riverside County is as follows in Table III-3:

Anticipated Increase in Commercial Real Estate in Riverside County	Square Feet
Transportation, Warehousing, & Utilities	18,188,589
Professional and Business Services	1,774,742
Wholesale Trade	7,753,498
Retail Trade	17,207,902
Hospitality	4,939,247
Education and Health Services	3,601,614

The report then used the above information to establish a forecast for Moreno Valley in 2020, by using the location quota formula, $LQ(i) = (e(i)/e) / (E(i)/E)$ where: $LQ(i)$ is the location quotient for a sector in the regional economy; $e(i)$ is the

employment sector in the local economy; $E(i)$ =employment in industry (i) in the regional economy; and E is the total employment in the regional economy.

The resulting forecast for employment growth and the corresponding need for Moreno Valley are given in Table III-4 of the study. This report indicates a total anticipated employment growth in Moreno Valley of 4,500 new jobs. The major categories of the expected new growth are:

Anticipated Increase in Employees in Moreno Valley	No. of Employees
Transportation & Warehousing	207
Professional and Business Services	914
Wholesale Trade	108
Retail Trade	1,071
Hospitality	420
Education and Health Services	1,130

These employment numbers were then translated into the need for new commercial real estate in Table III-5 of the study for Moreno Valley. The total calculated number was 2,840,551 square feet. The number of square footage for the major categories is shown below:

Anticipated Increase in Commercial Real Estate in Moreno Valley	Square Feet
Transportation & Warehousing	826,998
Professional and Business Services	146,290
Wholesale Trade	215,072
Retail Trade	1,086,681
Hospitality	147,037
Education and Health Services	146,290

The report noted the strong location quotients in Moreno Valley for education and health services, and retail trade and states that these are expected to be the largest gainers in terms of net new jobs in Moreno Valley.

Two things are noteworthy:

1) The total expected amount of commercial real estate in Riverside County to 2020 is only 55,203,314 square feet. It seems very “un-businesslike” for the Planning Commission and the City Council to assume that Moreno Valley needs to build almost as much (**46,000,000 square feet in warehouse space in the next ten years**), as the entire county is expected to need for all categories of commercial real estate.

2) The anticipated amount in the study of new commercial real estate in transportation and warehousing is only 826,998 for all of Moreno Valley. The study report does – *not* - consider wholesale trade, or transportation and warehousing as exceptional growth areas for Moreno Valley.

To wit, Table II-10 in the study report states that Moreno Valley currently has 15,749,100 sqft of industrial inventory and a current vacancy rate of 10% (1.5 msqft). The algorithms in the report are influenced by the current numbers in the various categories. It is this author’s opinion that the recent wins by the city of Harbor Freight and Amazon may indicate that the study’s forecasts for wholesale trade and warehousing and transportation are too low and that the city has possibilities in these areas.

The question is “how much too low?” The Amazon win seems to have been based on proximity to March Air Force Base (a competitive advantage for Moreno Valley).

It is possible that high cube warehouses may help the competitive advantage of Moreno Valley. However, how much of a competitive advantage?

This author believes that the **RAMO study is based on reputable data sources and that its conclusions must be considered valid.** It is suggested that the city’s fiduciary duty requires that the **Planning Commission and the City Council proceed cautiously with rezoning the eastern section of Moreno Valley for**

warehousing and transportation. (This includes the expected Prologic warehousing in the study plan zone).

It is suggested that the city Planning Commission recommend that the City Council initiate another, independent study, to determine the realistic need for future warehousing in Moreno Valley which is based on all competitive advantages of Moreno Valley. This author believes that the RAMO study shows that Moreno Valley does not need 46 msqft of warehousing (41.6 msqft for the proposal of the WLC and 5 msqft of any warehousing west of Redlands (in or near study area 2 of the RAMO study)) and warehousing near March Air Force Base (possibly as large as 10 msqft).

E-Analysis of the land Use Proposal

In the proposed zoning for **Study Area One**, this author agrees with the concept of the retention areas, and the re-zoning of R1, just north of the retention areas. This author agrees with this modified plan, anchored by office/commercial along Moreno Beach, Redlands, and Theodore. The city should plan to make the retention areas into park-like areas that can be used by residents and visitors for such activities as baseball, soccer and family parties.

In the proposed zoning for **Study Area Two**, this author agrees with the concept of increasing the area of the auto mall to increase dealer competition, by encouraging other car dealers to relocate. This author also agrees with the relocation of the M/F housing away from the logistics area of Prologic and away from the freeway. However, this author does not believe that warehouses west of Redlands are needed based on the projections of the study.

The plan for **Study Area Three** is great. It would be nice to have a hotel and restaurants in this area.

The plan for **Study Area Four** has a problem in that it includes multifamily housing within 500 feet from SR-60. The report itself states that health concerns from vehicle emissions have led to a recommended buffer distance of 500 feet from

freeways for new residential development. Such multifamily housing might be better placed south of Cottonwood.

Relocating the residential areas in **Study Area Two** away from the Business Park/Light Industrial area and farther away from SR-60 would satisfy the health concerns raised by the City Council relating to noise and air pollution of the few customers being added at this time.

However, relocating M/F housing to **Study Area Four** directly north of SR-60 tends to cause one to question the deepness of this concern.

It must be stated that the rezoning for **Study Area Two**, apparently, was done to promote the Prologis proposal, not the concern of the health of the citizens. But if this project is taken by itself (without consideration of the proposed WLC project), the suggested zoning in **Study Area Two** is acceptable.

Note that the study report indicates the long range plan is for the city to rezone the area east of Prologis, west of Redlands to additional warehouse space. As such, this author assumes that the total warehouse space planned by the city west of Redlands will be about 5 msqft.

The WLC proposal, for property east of Redland is the elephant in the room. The Planning Commission must realize that the prospective zone changes in this study that **Study Area Two** is within the sphere of influence of the proposed 3000 acre WLC project.

Together with the Prologis project, the proposed Aidi Foods Project and possibly other projects, south of Aidi, the proposed WLC project will greatly affect air pollution in these and other areas, more so than is projected in the DEIR for the WLC. This total degradation of health quality for the citizens of Moreno Valley needs to be addressed before the WLC is approved. A smaller version of the WLC may have to be considered.

Due to the forthcoming pollution problem, the city must negotiate with the land owners and the Air Quality Maintenance Board to locate an air

pollution monitor in the SR-60 East Corridor area, possibly in study area 1, east Redlands, south of Hemlock, north of SR-60.

F-Projects Stopped by the Moratorium:

Mr. Barry Foster on January 8, 2013, suggested that the City fund an economic study of the Eastern Corridor of SR-60 in order to "examine future development opportunities along the SR-60 East corridor". Subsequently, the City Council placed a moratorium via Ordinances 859 and 861 for "health, safety, and welfare reasons" on all building in the study areas.

It is the understanding of this author that there were two properties with active building projects which were directly affected by the moratorium (proposed building stopped). These were the proposed Prologis building in Study Area Two and the vacant land of a private individual on the far west side of Study Area Four.

The proposed rezoned properties will change the zoning of the land owned by the private individual from residential to M/S and M/F and the proposed Prologis area from mixed logistics to an enlarged logistics area.

There are other parcels in Study Area Two that are rezoned from residential to M/F. It is this author understanding that these properties did not have active building projects.

This author suggests that the conversions from residential to M/S zoning are appropriate due to the larger distance from SR-60. However, the conversion of residential to M/F for the properties directly along the SR-60 must be questioned for health reasons.

G-OK to Say No:

The recent FBI Affidavit, Attachment B in the Plea Agreement of Defendant Co, dated November 5, 2013, includes the following paraphrased statements attributed to former City Councilman Co:

"Defendant (Councilman Co) ...as a member of the City Council, he had already appointed his (Defendant's) people to the planning commission and once he (defendant) got his candidates elected to the City Council, he could pass any project he wanted."

"Defendant revealed that to change the General Plan, Defendant needed money to fund candidates that will support his (Defendant's) plan..."

"During the meeting on April 13, 2012, UCE (FBI informant) gave Defendant \$10,000 in cash and Defendant promised to always vote 'yes' on UCE's projects."

"On December 4, 2012 Defendant met with UCE. Defendant told UCE that he, the two City Council members he had supported in the election, a local real estate broker, and a large land developer had been meeting together discussing their plans to change the City of Moreno Valley. Defendant told UCE that he had the three votes he needed to make any changes he wanted. Defendant referred to himself and the two City Council members he had supported in the election as 'club 3-0'."

"Defendant explained to UCE that instead of changing the General Plan for Moreno Valley, Defendant and his supporters were going to do a zoning overlay of Moreno Valley. Defendant explained that the overlay process was much quicker and cheaper to accomplish than a General Plan change."

This author suggests that since this FBI affidavit was released, a reasonable man may question the true facts and motives behind the requested rezoning of the Eastern corridor of SR-60. This author suggests that members of the Planning Commission may want to consider a recent statement from Minnesota Senator Amy Klobuchar ..."courage is going to be whether or not you are willing to stand next to someone you don't always agree with for the betterment of this country".

This author further suggests that members of the Planning Commission recuse them from any action on this matter and pass the study directly on to the City Council. It is OK to **JUST SAY NO.**

Characterization of proposed action

The materials provided for tonight's meeting are not clear as to the intent of this study or the intended action/use. The following summarizes the various study titles, intents and purposes stated in the documents posted with the agenda on the City's website.

1. Recommend the study to the City Council (Recommendation in summary at top page 1 of staff report)
2. Staff report SUMMARY - "The study will not change land use or zoning within the study area but will provide policy guidance that can be used by the City Council, Planning Commission and staff when reviewing land use modifications".
3. First paragraph under Project Description on Page 2 of the staff report notes Council approved funding for State Route 60 Corridor Overlay Study (January 8, 2013). This is the terminology that was reflected in the Council's action to approve hiring of a consultant. In that report, the intended action was characterized as an overlay zone. Subsequent references to the consultant's work in the timeline on page 2 refer to the work as the Highway 60 Corridor Study, SR60 East Corridor Study, SR 60 Corridor Study. On page 3 in the introduction of the study purposes it is referred to again as the SR 60 East Corridor Overlay Study.
4. Under Project on page 2 of the staff report the report - "identifies land use alternatives for vacant and underutilized parcels within four subareas of the corridor with consideration of highest and best use."
5. Under Project bottom of page 2: Policy guidance document that focuses on the benefits and key elements of the alternative ultimately selected by that City Council and provide a land use vision for the study area.
6. Page 4 of staff report just above Study recommendations – "The study will provide policy guidance that can be used by the City Council, Planning Commission and staff in the event of future land use change proposals for properties in the Study area".
7. The description of the results of the preferred alternative under Summary and Conclusion on page 7 of the staff report reads as if the plan is establishing future land use designations: "it offers the most complete blend of new businesses, job opportunities and housing options and presents the best option of introducing experience-oriented retail uses to the area. The plan also provides for the most logical expansion of the auto mall to the east and minimizes freeway-adjacent residential."
8. Under Environmental on page 8 of staff report – the proposed Study suggests land use information and alternatives for four sub-areas but does not implement land use changes or projects associated with development.
9. Display ad published in newspaper – states that the study identifies a preferred plan and advised the public that the Planning Commission may consider any appropriate modifications or alternatives to the "amendment".

10. Raimi report, page 7 characterizes the study as conceptual and that will be received/considered and filed.

What is confusing here is that the genesis of the study was the desire to establish an overlay zone. However, an overlay zone only refines uses within a base zoning designation; it may not relax standards or criteria of the base zone (see attached APA Overlay synopsis). In this case, the study recommends wholesale changes in the types of land uses. This goes well beyond what can be accomplished with an overlay and requires amendment of the General Plan and ultimately, rezoning.

Economic Study

Page 4 of staff report characterizes the economic study. I do not find several of the purported content requirements in the attached MR+E study –example are information about transient occupancy tax and analysis of land and building values within the study area. It also suggests that the economic analysis provides data to compare the land use alternatives – this is not evident nor is it explained in the staff report.

The economic analysis study as presented has little value for the purposes of supporting any land use decisions, much less those depicted in any of the alternatives. The Reader's Digest summary is that approximately half of the report is irrelevant and likely outdated socioeconomic data. Much of the remainder presents a disaggregation of County-wide employment projections to create an assumed number of added jobs by sector within the City for 2020, and translation of those employment projections into square footages of building area that would be required to support that number of employees. With the very shaky foundation of these projected demands for building area in various employment sectors, the study then assumes that **all demand would be met by new construction and that 70 to 80 percent of the City-wide demand for office, industrial, retail and hospitality/recreation uses will be met in this 400-acre area of the City. These findings are highly irresponsible, and misleading**, when you take into consideration the underutilized properties in the immediate area and along the balance of the SR 60 corridor, as well as vacant land elsewhere in the City already designated for the uses proposed in the various recommended alternatives,. **A more reasonable interpretation of the study findings is that there is no compelling need to look at land uses in this area for the foreseeable future.**

The report then concludes with recommendations that market demand points to retail developments near Redlands and Moreno Beach, community and region-serving retail, and mixed retail/office/multi-family development. It is completely unclear how these conclusions are derived from the information in the balance of the study.

A final important point regarding the economic study is that the report is completely silent as to any demand for expansion of the auto mall. When I asked staff about this at the workshop, the explanation

was that the City population is ultimately expected to double, so it is reasonable that the auto mall could double in size.

Raimi Study

The staff report (page 4) claims the land use study analyzes existing land use designations. This is not evident and is one of the major deficiencies of the study and the staff report. There is no clear disclosure of the changes in existing land use pattern under any of the alternatives.

The preferred Alternative (and other two for that matter) identifies land use changes that are an intensification of use or density from the currently adopted General Plan and zoning. These are not actions that can be accomplished with an overlay vehicle (if that is what the Commission and Council intended this to be).

The characterizations of significant physical features on page 11 and views on page 24 omit recognition of the physical attributes and views oriented to the south – including Mount Russell and Mystic lake/San Jacinto Valley.

Page 23 – the auto mall boundaries are misrepresented on the map – looks like confusion between the retail operation and the old (?) specific plan. The statement regarding the draw effect of Skechers is inappropriate given the existing General Plan and zoning designations and the pending WLC project.

Page 26 – the role of SR60 as a connection to I-10 is inappropriately overstated given the current condition of the freeway through the Badlands and at the junction in Beaumont. Studies for improvement of the freeway through the Badlands are in very early stages and it is certain to be decades before lanes are added.

Page 37 refers to the Ironwood corridor and page 38 presents a recommendation for the east Moreno Beach frontage extending north of the study area boundary. The intent of these recommendations should be clarified and, as appropriate, they should be reflected in the exhibits.

Page 52 acknowledges that there are significant infrastructure constraints in this area – roads, water sewer and storm drains are essentially absent. It is irresponsible to suggest changes in land use designations without further evaluation of these basic constraints.

CEQA

The staff report (page 4) explains that environmental analysis will be deferred to any future land use change proposals. On page 8 there is a conclusory statement that the proposal – whatever that is – is exempt under a provision of CEQA known as the General Rule. There is no explanation as to how the proposed action qualifies for this exemption provision.

The confusion as to what this study is and how it is to be used aside, the stated recommended action is for the Planning Commission to recommend that the Council "Receive, Accept and File" the study. The study that would be "filed" recommends a very specific land use proposal that identifies specific land uses for specific parcels. These recommended land uses entail intensification of use and intensity over the existing General Plan land use designations and zoning.

CEQA applies to "projects" which are defined in the California Public Resources Code and implementing regulation known as the CEQA Guidelines (see attached Project definition from 2013 CEQA Guidelines, Section 15378). Considering the specificity of land use designation changes depicted in the study as presented and the characterization of the intended use as policy guidance, action by the City to receive and file this study would constitute a project under CEQA.

The staff has concluded that this project qualifies for a general exemption from CEQA compliance because there is no potential for impacts. The stated reason for this is that the City will not take the step of formally amending the General Plan or zoning at this time. However, CEQA is clear that such piece-mealing is not appropriate – Guidelines Section 15378 (c) states that "project" may be subject to several discretionary approvals and does not mean each separate approval. Further 15378 (d) explains that land use actions are to consider ultimate development in accordance with the proposal.

The proposed land use changes would intensify residential densities in proximity to major roads and freeways, establish commercial uses and higher density residential uses adjacent to established lower density residential communities, establish traffic patterns with potential conflicts between truck and auto traffic, and establish commercial uses at locations where access is constrained. There are also substantial infrastructure deficiencies – the impacts of providing adequate infrastructure to support the recommended land uses is also required.

In summary, endorsement of the preferred land use plan presents potential for impacts associated with noise, air quality, traffic, land use compatibility, hydrology, biological resources, and public facilities. Any affirmative action with respect to this study would clearly not be exempt from CEQA. An initial study is warranted to determine the appropriate level of CEQA compliance documentation.

Summary and Recommendations

The staff report and supporting materials posted with the Planning Commission agenda provide no clarity as to what the City is proposing, nor peace of mind that this is merely a vision study. The "economic study" purportedly supporting the recommended land use plan actually demonstrates that there is no compelling reason for a City-sponsored re-evaluation of land use designations or zoning in this area at this time. The preferred alternative intensifies land use type and intensity for numerous properties within the study area. This goes well beyond the refinements of underlying zoning provisions

with an overlay. The materials as presented for the Planning Commission meeting do nothing to alleviate the community's concern that this proposal is exactly the type of land use amendment short-cut mentioned in the FBI affidavit.

Specific recommended land uses that require further consideration:

1. OC at Redlands Boulevard north of freeway due to access constraints and safety
2. MF and EC adjacent to established residential community east of Petit
3. Auto Mall expansion
4. Substantial endorsement of the changes for the ProLogis proposal while applications are pending

The appropriate course of action based upon the public record before you is:

1. Continue this item for readvertisement to clearly disclose the nature of the intended action
2. Direct staff to revise the staff report and land use study to clearly characterize the intended action
3. If the intent is to endorse changes in the existing General Plan, then the recommendation to the City Council should be to initiate the required General Plan Amendment and/or Zone Change, including preparation of an accompanying CEQA document. Based upon the potential environmental impacts noted above, land use modifications of the nature reflected in the Preferred Alternative would not qualify for any statutory exemption, categorical exemption or the General Rule exemption under CEQA.

Grace Espino-Salcedo

From: Mark Gross
Sent: Thursday, November 14, 2013 2:56 PM
To: Grace Espino-Salcedo
Cc: John Terell; Chris Ormsby
Subject: FW: SR 60 East Corridor Study - Advance Items for Tonight's Meeting

Hi Grace,

Here is another comment e-mail for the second item on the PC agenda.

Thank you.

Mark...

From: Kathleen Dale [mailto:kdalenmn@aol.com]
Sent: Thursday, November 14, 2013 1:39 PM
To: Mark Gross
Subject: SR 60 East Corridor Study - Advance Items for Tonight's Meeting

Mark - I wanted to call to your attention some of specific aspects of the raimi+associates study that came up as I was looking at the Planning Commission materials. I will have further comments for tonight's meeting.

Kathy Dale

1. There is no clear disclosure of the changes from existing General Plan and zoning for the various alternatives.
2. The description and depiction of significant physical features on page 11 and views on page 24 omit recognition of the physical attributes and views oriented to the south – including Mount Russell and Mystic Lake/San Jacinto Valley.
3. Page 23 – the auto mall boundaries are misrepresented on the map. Looks like confusion between the retail operation and the old (?) specific plan. The statement regarding the draw effect of Skechers is inappropriate given the existing General Plan and zoning designations and the pending WLC project.
4. Page 26 – the role of SR60 as a connection to I-10 is inappropriately overstated given the current condition of the freeway through the Badlands and at the junction in Beaumont. Studies for improvement of the freeway through the Badlands are in very early stages and it is certain to be decades before lanes are added.
5. Clarify study boundaries - page 37 refers to the Ironwood corridor and page 38 presents a recommendation for the east Moreno Beach frontage extending north of the study area boundary. The intent of these recommendations should be clarified and, as appropriate, they should be reflected in the exhibits.
6. Page 52 acknowledges that there are significant infrastructure constraints in this area – roads, water sewer and storm drains are essentially absent. It is irresponsible to suggest changes in land use designations without further evaluation of these basic constraints.

Mark Gross

From: John Terell
Sent: Wednesday, November 13, 2013 2:56 PM
To: Mark Gross
Cc: Chris Ormsby
Subject: FW: SR-60 Corridor PA13-003

FYI

From: Jerry Stephens [<mailto:jerry@div-re.com>]
Sent: Wednesday, November 13, 2013 2:26 PM
To: John Terell
Subject: SR-60 Corridor PA13-003

To Whom it May Concern: I wish to voice my support for the Preferred Alternative for the above referenced Study. I live on Moreno Beach Dr approx.. 2 miles to the North of the Study Area. I have lived and operated a small Business in MV since 1980.

Thank You,
Jerry Stephens
Diversified Realty Inc.
11370 Moreno Beach Dr
Rancho Belago CA., 92555
Cell: (951) 567-3849
Office: (951)924-3315
Email- jerry@div-re.com
BROKER DRE# 00546372

Mark Gross

From: John Terell
Sent: Wednesday, November 13, 2013 3:37 PM
To: Mark Gross
Cc: Chris Ormsby
Subject: FW: SR-60 East Corridor, PA13-003

FYI

From: Joseph Chen [<mailto:joseph.jp.chen@gmail.com>]
Sent: Wednesday, November 13, 2013 11:13 AM
To: John Terell
Cc: Joseph Chen; Jerry Stephens
Subject: SR-60 East Corridor, PA13-003

Dear John:

Thanks for the great effort of your staff. I support the preferred alternative for the study area 4.

Joseph Chen

Winchester Associates, Inc.

R.C.E 23099 P.L.S. 4724
23640 Tower Street, Suite 3
Moreno Valley, CA 92553
Telephone: (951)924-5425 Fax: (951)924-2980
slawson@wai-eng.com

RECEIVED
NOV 14 2013
CITY OF MORENO VALLEY
Planning Division

NOV 14 2013

November 14, 2013

Mr. John Terell
Community and Economic Development Director
City of Moreno Valley
Moreno Valley, CA.

Re: Support of Hwy. 60 Overlay Preferred Alternative

Dear Mr. Terell:

As you are aware Winchester Associates has provided civil engineering, planning and land surveying services in Moreno Valley for over 30 years. During that time we have performed nearly a thousand projects, almost exclusively in the the City. While most of these projects were lot surveys, flood certifications, and custom home grading plans for individual property owners, we have probably prepared more tract and parcel maps (subdivision maps) in the City than any other engineering firm. This, combined with the fact that I personally have lived in the City since 1978, served as a City Planning Commissioner for 7 years, and served on the EMWD Board of Directors for 19 years, has given our firm an acute awareness and sensitivity to the needs of the community and the physical and environmental constraints related to land development. With this in mind, and understanding that Richard Chado is a client, I would like to offer some general and specific comments related to the proposed overlay as it affects his property and others.

Regarding the plan in its entirety, it is necessary to assess the long term needs of the community and consider the economic, social, and environmental conditions. The preferred alternative seems to properly assess and address these, and takes it one step further by embracing a Smart-Growth planning concept by incorporating mixed-use zoning to provide the community with needed amenities, and addressing transportation, access to commercial uses, and transitional land uses to

ensure compatibility. The proposed "experiential commercial" overlay use is particularly exciting in that its architectural design and pedestrian-friendly scale will create centers that are attractive to local residents and tourists alike. This approach properly expertly addresses economic and social considerations and any environmental issues can be mitigated at the time of specific project review.

While our firm previously proposed a mixed-use concept for planning area 2, which provided a transition from commercial uses to large residential lots to the south, thus ensuring compatibility, the preferred alternative is nonetheless acceptable considering Eucalyptus Avenue will act as both a buffer and demarcation for the existing residents.

Considering the above I fully support the preferred alternative and urge the Planning Commission to recommend its approval.

Respectively submitted,

WINCHESTER ASSOCIATES, INC.



David J. Slawson
President

c. Planning Commissioners

Nov. 14, 2013

Mr. John Terell
Director of Community Development
City of Moreno Valley
14177 Frederick Street
Moreno Valley, CA 92552-0805

Re: East SR-60 Corridor Study

Dear Mr. Terell:

I am Nelson Chung, the manager of LCTH, which is the owner of 120 acres+ within the East SR-60 Corridor study.

We appreciate and support the city takes the initiative to perform a land use evaluation for the last freeway frontage in the city. As we all know, we are not making more land. This stretch may be the most important assets city has in the foreseeable future.

At the mean time, I do notice there may be opportunity worthy for further study. For instance, there are few homeowners on the East of Quincy, south of Ironwood, west of Theodore, which presents an opportunity for more freeway commercial type of uses for the area while not having a negative impact on those existing residents.

Also, the location and shape of the detention basins may deserve additional studies since it have a huge impact on the land use and the value for the underlying owners.

We understand the study is a vehicle to generate comments and ideas from residents and professionals.

It is not all inclusive or conclusive. We certainly like to be involved along the progress.

Thank you again for giving the consideration and see you soon!



Nelson Chung

manager of LCTH Investment, LP

Grace Espino-Salcedo

From: Mark Gross
Sent: Thursday, November 14, 2013 2:52 PM
To: Grace Espino-Salcedo
Cc: John Terell; Chris Ormsby
Subject: RE: SR60 East Corridor Study comments & EDITORIAL: Council lacks credibility on land-use changes | Opinion | PE.com

Hi Grace,

Please see comments for the second item on the PC meeting agenda.

Thank you.

Mark...

From: George Hague [mailto:gbhague@gmail.com]
Sent: Thursday, November 14, 2013 2:41 PM
To: Mark Gross
Cc: John Terell; Chris Ormsby
Subject: SR60 East Corridor Study comments & EDITORIAL: Council lacks credibility on land-use changes | Opinion | PE.com

<http://www.pe.com/opinion/editorials-headlines/20131113-editorial-council-lacks-credibility-on-land-use-changes.ece>

Good afternoon Mr Gross,

Re: SR60 East Corridor Study and November 14th Planning Commission meeting

Please make sure the Planning Commission has the below Press-Enterprise Editorial for today which includes the land uses along the SR-60 East Corridor Study.

Good evening Planning Commissioners,

I question using CEQA section 15061 as justifications for an exemption and this item should be considered a project. While it appears you are only going to file this and maybe not vote on it, you should still be asking questions of staff. You should also read the below Press-Enterprise Editorial which discusses this project. Voting to file it, is moving the project along as is wanted by different forces in this City. Any multifamily units could be used to offset some of those which would not be built under our current General Plan if the World Logistic Center is approved on those lands.

Take care,

George Hague

EDITORIAL: Council lacks credibility on land-use changes



Moreno Valley needs to provide a comprehensive explanation of the public benefits of proposed new development guidelines.

A Text Size ▲ ▼

THE PRESS-ENTERPRISE
November 13, 2013; 04:56 PM

Comments (2)

Transparency, a necessity for any city government, is doubly crucial for a city council under an ethical cloud. Moreno Valley should not push ahead on new development guidelines without providing a comprehensive explanation of the purported public benefits involved.

Such land use decisions appear to play a central role in an ongoing corruption investigation, and the city cannot simply assume residents will accept planning changes without question.

The city's Planning Commission is scheduled today to discuss a planning study for land along the Highway 60 corridor in the eastern part of Moreno Valley. The document proposes to set out the best land-use options for the 464 acres of mostly vacant land, and includes potential zoning changes.

Such long-range planning is typically a sensible idea, and in most cities, would raise little public outcry. But Moreno Valley labors under constraints that most other cities do not face. The FBI in April raided council members' homes, the offices of the city's favored developer, Iddo Benzeevi, and the home of a politically connected real estate broker. While the full extent of the corruption investigation remains confidential, the city's development decisions are clearly part of the focus. A federal grand jury in June subpoenaed city documents relating to the Highway 60 corridor plans. And the grand jury subpoenaed records involving other projects in the area last month.

And this month, former Councilman Marcelo Co agreed to plead guilty to taking a \$2.36 million bribe from an undercover federal agent. Land use and zoning issues play a prominent role in the allegations against Co. According the FBI affidavit, Co promised favorable zone changes and planning decisions in return for money — and boasted he could get a majority of the council to support such decisions.

The city's planning process faced questions long before the feds showed up, however. The council has a history of catering to Benzeevi, who is also a big donor to local political campaigns. The council in 2011, for example, approved \$75 million for street improvements around a Benzeevi project, by redirecting money away from street repairs in the rest of the city. And the city has acted as a cheerleader for Benzeevi's massive World Logistics Center warehouse project, rather than as an objective watchdog for the public interest.

The council's penchant for bypassing proper government process also generates skepticism from residents. The council in September appointed a replacement for Co without ever seeking applications from the public and without any public discussion of the choice.

That cumulative record gives residents little reason for confidence in the council's motives on planning decisions and other matters. The new development guidelines may offer a significant improvement over the existing zoning, but the city cannot simply assume the public agrees. The discussion needs to be detailed and clear about what the public might gain from the changes — and blunt about who else has a stake in the outcome. Otherwise, residents will have just one more reason to distrust their City Council

Grace Espino-Salcedo

From: Mark Gross
Sent: Thursday, November 14, 2013 4:50 PM
To: 'mbreitkreuz@aol.com'
Cc: John Terell; Chris Ormsby; Grace Espino-Salcedo
Subject: RE: Highway 60 Corridor Meeting

Hi Margie,

Thank you very much for your comments. We will pass your comments along to the Planning Commission for this evening's meeting.

Mark Gross, AICP
Senior Planner
City of Moreno Valley
Community & Economic Development Department
Planning Division
14177 Frederick Street
P.O. Box 88005
Moreno Valley, CA 92552-0805
Tel: (951) 413-3215
Fax: (951) 413-3210
E-mail: markg@moval.org
Web site: www.moreno-valley.ca.us

From: mbreitkreuz@aol.com [<mailto:mbreitkreuz@aol.com>]
Sent: Thursday, November 14, 2013 4:10 PM
To: Mark Gross
Subject: Highway 60 Corridor Meeting

Mark

I will be attending an awards ceremony this evening and will unfortunately miss the planning study for the Highway 60 corridor. The comments I made at the October meeting on this issue still remain.

I cannot understand why this issue is being brought forward at this time. At our last meeting it was stated that the current plan will "stay put" so to speak. What compels the city to have residents "decide" on the best of the three plans changing zoning and/or land use at this time?

At the October meeting, easels were placed by the three optional plans for participant input. Unfortunately no input was wanted from those in attendance regarding the current plan, as there was not easel in place until I put a sheet of paper there.

Most comments on that sheet indicated that those present wanted the current plan to stand, except for one comment witnessed being made by an individual who had potential economic gain with a zoning/land use changes. Getting residents to approve one of the three alternative plans "just in case a developer wants to see what is possible" is reprehensible.

The citizens currently do not want a change of land-use. We feel like you are making us chose, then will throw it in our face stating it's a plan we agreed on. If transparency is indeed the new Moreno Valley "logo, this is certainly a step in the wrong direction.

Margie Breitreuz

Grace Espino-Salcedo

From: Mark Gross
Sent: Thursday, November 14, 2013 4:52 PM
To: 'Timothy Ralston'; Chris Ormsby; John Terell; Jesse Molina; Richard Stewart; Tom Owings; Yxstian Gutierrez; Victoria Baca
Cc: Kim A Wilcox; Jeff Kraus; Jan L Wildman; Bill Lee; Chuck Rowley (chuck.rowley@ucr.edu); Grace Espino-Salcedo; Chris Ormsby
Subject: RE: UCR letter to Moreno Valley Planning Commission

Thank you very much for your comments. We will pass your comments along to the Planning Commission for this evening's meeting.

Mark Gross, AICP
Senior Planner
City of Moreno Valley
Community & Economic Development Department
Planning Division
14177 Frederick Street
P.O. Box 88005
Moreno Valley, CA 92552-0805
Tel: (951) 413-3215
Fax: (951) 413-3210
E-mail: markg@moval.org
Web site: www.moreno-valley.ca.us

From: Timothy Ralston [<mailto:timothy.ralston@ucr.edu>]
Sent: Thursday, November 14, 2013 4:18 PM
To: Chris Ormsby; Mark Gross; John Terell; Jesse Molina; Richard Stewart; Tom Owings; Yxstian Gutierrez; Victoria Baca
Cc: Kim A Wilcox; Jeff Kraus; Jan L Wildman; Timothy Ralston; Bill Lee; Chuck Rowley (chuck.rowley@ucr.edu)
Subject: UCR letter to Moreno Valley Planning Commission
Importance: High

Moreno Valley Planning Commission,

Please find attached to this note a letter from UCR expressing our concerns re: State Route 60 Corridor Study (Planning Case PA13-0003) to be considered at tonight's Planning Commission Meeting. Also attached for reference is an aerial photo of acreage owned by UCR's foundation.

I am requesting that the attached documents are provided to all the Planning Commission members. If you have any questions regarding the attached, please do not hesitate to contact me.

Thanks in advance for the opportunity to offer comment on behalf of UCR. Tim

Timothy Ralston, AIA
Associate Vice Chancellor



APPROVALS	
BUDGET OFFICER	<i>me</i>
CITY ATTORNEY	<i>SMB</i>
CITY MANAGER	<i>d</i>

Report to City Council

TO: Mayor and City Council

FROM: Richard Teichert, Chief Financial Officer

AGENDA DATE: January 14, 2014

TITLE: RECEIVE THE ANNUAL REPORT ON DEVELOPMENT IMPACT FEES FOR FISCAL YEAR 2012-13

RECOMMENDED ACTION

Recommendations:

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

SUMMARY

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

DISCUSSION

Government Code Section 66006 requires municipalities imposing impact fees to undertake an annual accounting of such fees within 180 days of the fiscal year end. The Code also requires that the accounting be made available for public review. The accounting must provide the beginning and ending balances for the fiscal year; receipts; disbursements; interest earned and any other income; a description of how the fees

were expended during the past year; and any refunds or allocations pursuant to Government Code Section 66001(f). If fees are unexpended, whether committed or uncommitted for a period of five or more years, the report must include a finding regarding the continuing need for the fees. If a continuing need cannot be shown, State law requires that the City refund the unused, uncommitted fees. The City's report contains no such instances of unexpended and uncommitted Development Impact Fees.

The attached Annual Report on Development Impact Fees is for the fiscal year ended June 30, 2013. This report is prepared in compliance with the California Government Code Section 66006 regarding the annual accounting of impact fees. The accounting was complete and the required information was available to the public within the required time frame, 180 days subsequent to fiscal year end and has been available for public review more than 15 days prior to being considered by the City Council.

On June 25, 2013 the City Council approved Resolution 2013-59 which provided short-term loans from the General Fund to address negative cash balances in the Police (\$3,000,000), Recreation Center (\$145,000) and Animal Shelter (\$175,000) DIF funds. The loan agreement calls for repayment by June 30, 2014 or if the funds are not repaid the issue is to be reconsidered by the City Council.

This report does not include any findings for unexpended, uncommitted fees. All funds collected and held by the City as of June 30, 2013 within each of the 15 respective Development Impact Fee funds are designated for specific capital projects, consistent with the Development Impact Fee Study Final Report approved by the City Council on December 11, 2012, and the Capital Improvement Plan approved by the City Council on June 11, 2013.

This report, however, does make a finding for continuing to hold previously collected development impact fees. This finding is supported by fact that all fees collected and held by the City as of June 30, 2013 are designated for specific capital projects, consistent with the Development Impact Fee Study Final Report approved by the City Council on December 11, 2012, and the Capital Improvement Plan approved by the City Council on June 11, 2013.

Interest earnings attributable to the DIF funds totaled \$242,587 for the year. Of the public improvements which were funded during FY 2012-13 approximately 14% were paid for using DIF Funds.

ALTERNATIVES

The following alternatives are available to the City Council:

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

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

FISCAL IMPACT

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

CITY COUNCIL GOALS

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

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

NOTIFICATION

Publication of the agenda and the report was made available for public review on December 10, 2013.

ATTACHMENTS

Attachment 1: Annual Report on Development Impact Fees for the Fiscal Year Ended June 30, 2013

Attachment 2: Fee Schedule – Development Impact Fees FY 2012-13

Prepared By:
Brooke McKinney
Treasury Operations Division Manager

Department Head Approval:
Richard Teichert
Chief Financial Officer

This page intentionally left blank.

City of Moreno Valley
Annual Report on Development Impact Fees
For the Fiscal Year Ended June 30, 2013

Pursuant to Government Code Section 66006, the following report on the receipt, use and retention of development impact fees for fiscal year ended June 30, 2013 is hereby presented to the City Council for review and approval.

Fund Number Fund Name (Old Fund Number)	Beginning Fund Balance July 1, 2012	Receipts	Disbursements	Ending Fund Balance June 30, 2013
2901 (00201) Arterial Streets Development Impact Fee	\$ 1,950,328	\$ 178,247	\$ (1,679,700)	\$ 448,875
2902 (00202) Traffic Signal Development Impact Fee	\$ 999,631	\$ 229,490	\$ (902,000)	\$ 327,121
2903 (00203) Fire Facility Development Impact Fee	\$ 597,162	\$ 192,691	\$ (254,000)	\$ 535,853
2904 (00204) Police Facility Development Impact Fee	\$ (2,325,917)	\$ 101,799	\$ (676,800)	\$(2,900,918)
2905 (00205) Parkland Facilities Development Impact Fee	\$ 3,042,266	\$ 59,482	\$ (70,000)	\$ 3,031,748
2906 (00206) Quimby In-Lieu Park Fee	\$ 2,661,453	\$ 47,513	\$ (621,300)	\$ 2,087,666
2907 (00207) Recreation Center Development Impact Fee	\$ (144,060)	\$ 193	\$ -	\$ (143,867)
2908 (00208) Libraries Development Impact Fee	\$ 4,332,426	\$ 29,352	\$ -	\$ 4,361,778
2909 (00209) City Hall Development Impact Fee	\$ 2,522,152	\$ 106,792	\$ (400,000)	\$ 2,228,944
2910 (00210) Corporate Yard Development Impact Fee	\$ 2,571,556	\$ 121,654	\$ -	\$ 2,693,210
2911 (00211) Interchange Improvements Development Impact Fee	\$ 118,935	\$ 212,062	\$ (138,000)	\$ 192,997
2912 (00212) Maintenance Equipment Development Impact Fee	\$ 83,412	\$ 25,897	\$ -	\$ 109,309
2913 (00213) Animal Shelter Development Impact Fee	\$ (172,524)	\$ 152	\$ -	\$ (172,372)
2914 Administration Development Impact Fee	\$ -	\$ 12,190		\$ 12,190
3001 (00413) Capital Improvement Fund	\$ 38,487	\$ -	\$ -	\$ 38,487

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

<u>Fund 2901 (00201)- Arterial Streets Development Impact Fee</u>	<u>% Funded by Impact Fees</u>	
<u>Fund Balance Designations:</u>		
Future Arterial Streets Development	\$ 448,875	
Unreserved Fund Balance	None	
Funds unexpended or uncommitted for five years or more	None	
<u>Disbursements:</u>		
Cactus-I215 to Veterans	560,000	48%
Debt Service – 2005 Lease Revenue Bonds Current Year	1,119,700	100%
	<u>\$ 1,679,700</u>	
<u>Fund 2902 (00202) Traffic Signal Development Impact Fee</u>	<u>% Funded by Impact Fees</u>	
<u>Fund Balance Designations:</u>		
Future Traffic Signal Development	\$ 327,121	
Unreserved Fund Balance	None	
Funds unexpended or uncommitted for five years or more	None	
<u>Disbursements:</u>		
ITS Deployment Phase I A	500,000	97%
Transportation Management System	216,000	46%
Sunnymead Blvd / SR-60 On-Ramp from Perris Blvd Traffic Signal	125,000	88%
JFK/Las Brisas Traffic Signal	61,000	22%
	<u>\$ 902,000</u>	

Fund 2903 (00203) Fire Facility Development Impact Fees**% Funded by
Impact Fees**Fund Balance Designations:

Future Fire Facility	<u>\$ 535,853</u>	
----------------------	-------------------	--

Unreserved Fund Balance	None	
-------------------------	------	--

Funds unexpended or uncommitted for five years or more	None	
--	------	--

Disbursements:

Debt Service – 2005 Lease Revenue Bonds Current Year	<u>254,000</u>	100%
	<u>\$ 254,000</u>	

Fund 2904 (00204) Police Facility Development Impact Fee**% Funded by
Impact Fees**Fund Balance Designations:

Future Police Facility	<u>\$ (2,900,918)</u>	
------------------------	-----------------------	--

Unreserved Fund Balance	None	
-------------------------	------	--

Funds unexpended or uncommitted for five years or more	None	
--	------	--

Disbursements:

Debt Service – 2005 Lease Revenue Bonds Current Year	<u>676,800</u>	100%
	<u>\$ 676,800</u>	

Fund 2905 (00205) Parkland Facilities Development Impact Fee**% Funded by
Impact Fees**Fund Balance Designations:

Future Parkland Facility	<u>\$ 3,031,748</u>	
--------------------------	---------------------	--

Unreserved Fund Balance	None	
-------------------------	------	--

Funds unexpended or uncommitted for five years or more	None	
--	------	--

Disbursements:

Musco Control Link Automated Lighting System	10,000	50%
Cottonwood Recreation Center Renovation	30,000	50%
Dog Park Improvements	15,000	50%
Towngate II Park Ceremony Venue	15,000	50%
	<u>\$ 70,000</u>	

Fund 2906 (00206) Quimby In-Lieu Park Fee

Fund Balance Designations:

Future Parkland	<u>\$ 2,087,666</u>
Unreserved Fund Balance	None
Funds unexpended or uncommitted for five years or more	None

Disbursements:

		<u>% Funded by Impact Fees</u>
Park Monument Signs	1,300	100%
Musco Control Link Automated Lighting System	10,000	50%
Cottonwood Recreation Center Renovation	30,000	50%
Dog Park Improvements	15,000	50%
Towngate II Park Ceremony Venue	15,000	50%
Playground Equipment	450,000	100%
Annual ADA Park Improvements	100,000	100%
	<u>\$ 621,300</u>	

Fund 2907 (00207) Recreation Center Development Impact Fee

Fund Balance Designations:

Future Recreation Center	<u>\$ (143,867)</u>
Unreserved Fund Balance	None
Funds unexpended or uncommitted for five years or more	None

Disbursements:

		<u>% Funded by Impact Fees</u>
No Disbursements	-	
	<u>\$ -</u>	

Fund 2908 (00208) Libraries Development Impact Fee

Fund Balance Designations:

Future Libraries	<u>\$ 4,361,778</u>
Unreserved Fund Balance	None
Funds unexpended or uncommitted for five years or more	None

Disbursements:

		<u>% Funded by Impact Fees</u>
No Disbursements	-	
	<u>\$ -</u>	

Fund 2909 (00209) City Hall Development Impact Fee

Fund Balance Designations:

Future City Hall	<u>\$ 2,228,944</u>
Unreserved Fund Balance	None
Funds unexpended or uncommitted for five years or more	None

Disbursements:

City Hall Annex 1 Renovation Project	400,000	% Funded by Impact Fees
	<u>\$ 400,000</u>	<u>21%</u>

Fund 2910 (00210) Corporate Yard Development Impact Fee

Fund Balance Designations:

Future Corporate Yard	<u>\$ 2,693,210</u>
Unreserved Fund Balance	None
Funds unexpended or uncommitted for five years or more	None

Disbursements:

No Disbursements	-	% Funded by Impact Fees
	<u>\$ -</u>	<u>-</u>

Fund 2911 (00211) Interchange Improvements

Fund Balance Designations:

Future Interchange Improvements	<u>\$ 192,997</u>
Unreserved Fund Balance	None
Funds unexpended or uncommitted for five years or more	None

Disbursements:

SR 60/Theodore Interchange	138,000	% Funded by Impact Fees
	<u>\$ 138,000</u>	<u>100%</u>

Fund 2912 (00212) Maintenance Equipment Development Impact Fee

Fund Balance Designations:

Future Maintenance Equipment	\$ 109,309
Unreserved Fund Balance	None
Funds unexpended or uncommitted for five years or more	None

Disbursements:

No Disbursements	-	<u>% Funded by Impact Fees</u>
	\$ -	

Fund 2913 (00213) Animal Shelter Development Impact Fee

Fund Balance Designations:

Future Animal Shelter	\$ (172,372)
Unreserved Fund Balance	None
Funds unexpended or uncommitted for five years or more	None

Disbursements:

No Disbursements	-	<u>% Funded by Impact Fees</u>
	\$ -	

Fund 2914 Administration Development Impact Fee

Fund Balance Designations:

Future Development Impact Fee Study	\$ 12,190
Unreserved Fund Balance	None
Funds unexpended or uncommitted for five years or more	None

Disbursements:

No Disbursements	-	<u>% Funded by Impact Fees</u>
	\$ -	

Fund 3001 (00413) Capital Improvement Fund

Fund Balance Designations:

Future Animal Shelter	\$ 38,487
	<u> </u>

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

Fund Balance Designations	
Long Term Receivable - Koll-Oleander	38,487
	<u>\$ 38,487</u>

Disbursements:

No Disbursements	-
	<u>\$ -</u>

**% Funded by
Impact Fees**

This page intentionally left blank.

Section 11 - Development Impact Fees

Date Adopted:
07/09/2013

Unit	Residential				Commercial		Industrial		Office
	Single Family	Affordable Single Family	Multi-Family	Affordable Multi-Family	General	Regional	General	High-Cube	
	DU	DU	DU	DU	KSF	KSF	KSF	KSF	KSF
Transportation Uniform Mitigation Fees (TUMF)	\$ 8,873.00	\$ -	\$ 6,231.00	\$ -	\$ 10,490.00	\$ 10,490.00	\$ 1,730.00	See note [5]	\$ 2,190.00
Arterial Streets	\$ 1,125.00	\$ 563.00	\$ 788.00	\$ 394.00	\$ 1,480.00	\$ 1,298.00	\$ 730.00	\$ 171.00	\$ 1,023.00
Traffic Signals	\$ 765.00	\$ 382.00	\$ 535.00	\$ 268.00	\$ 1,006.00	\$ 882.00	\$ 496.00	\$ 116.00	\$ 695.00
Interchange Improvement	\$ 701.00	\$ 350.00	\$ 491.00	\$ 245.00	\$ 922.00	\$ 808.00	\$ 455.00	\$ 106.00	\$ 637.00
Fire Facilities	\$ 981.00	\$ 490.00	\$ 262.00	\$ 131.00	\$ 360.00	\$ 360.00	\$ 257.00	\$ 257.00	\$ 300.00
Police Facilities	\$ 494.00	\$ 247.00	\$ 192.00	\$ 96.00	\$ 646.00	\$ 553.00	\$ 116.00	\$ 116.00	\$ 247.00
Park Improvements	\$ 2,729.00	\$ 1,364.00	\$ 2,332.00	\$ 1,166.00	\$ -	\$ -	\$ -	\$ -	\$ -
Recreation Centers	\$ 694.00	\$ 347.00	\$ 593.00	\$ 297.00	\$ -	\$ -	\$ -	\$ -	\$ -
Libraries and Materials	\$ 328.00	\$ 164.00	\$ 280.00	\$ 140.00	\$ -	\$ -	\$ -	\$ -	\$ -
Animal Shelter	\$ 197.00	\$ 98.00	\$ 168.00	\$ 84.00	\$ -	\$ -	\$ -	\$ -	\$ -
Maintenance Equipment	\$ 152.00	\$ 76.00	\$ 41.00	\$ 20.00	\$ 56.00	\$ 56.00	\$ 40.00	\$ 40.00	\$ 47.00
City Hall	\$ 181.00	\$ 90.00	\$ 48.00	\$ 24.00	\$ 66.00	\$ 66.00	\$ 47.00	\$ 47.00	\$ 55.00
Corporate Yard	\$ 543.00	\$ 272.00	\$ 145.00	\$ 72.00	\$ 200.00	\$ 200.00	\$ 143.00	\$ 143.00	\$ 166.00
Total	\$ 17,763.00	\$ 4,443.00	\$ 12,106.00	\$ 2,937.00	\$ 15,226.00	\$ 14,713.00	\$ 4,014.00	\$ 996.00	\$ 5,360.00
2% Admin Fee	\$ 177.00	\$ 88.86	\$ 117.50	\$ 58.74	\$ 94.72	\$ 84.46	\$ 45.68	\$ 19.92	\$ 63.40
TOTAL	\$ 17,940.00	\$ 4,531.86	\$ 12,223.50	\$ 2,995.74	\$ 15,320.72	\$ 14,797.46	\$ 4,059.68	\$ 1,015.92	\$ 5,423.40

NOTES:

- The general policy is that all impact fees will be adjusted annually.
- The fees will be adjusted to reflect the annual increase using the Council approved 20-City Average Building Code Index of the Engineering News Record.
- TUMF fees are set by the Western Riverside County Organization of Governments (WRCOG). MSHCP and SKR mitigation fees also apply. MSHCP mitigation fees are set by the Western Riverside County-Regional Conservation Authority. SKR mitigation fees are set by the Riverside County Habitat Conservation Agency.
- High Cube Warehouse and Distribution Centers are defined as those with a minimum gross floor area of more than 200,000 square feet, a minimum ceiling height of 24 feet, and a minimum of dock-high door loading ratio of 1 door per 10,000 square feet.
- TUMF fees will apply. The TUMF fee for high cube is calculated based on an adjusted square footage which is determined by multiplying the building square footage exceeding 200,000 square feet by 0.24, and then adding 200,000. The adjusted square footage is then multiplied by the adopted TUMF industrial fee (currently \$1.73 per square foot).

UNITS LEGEND

DU = Dwelling Unit for residential Development types

KSF = 1,000 gross square feet of building area for commercial, industrial and office development types

IMPLEMENTATION NOTES:

All development impact fees shall be charged at 100% of the fees as calculated in the Development Impact Fee Update Study Report (nexus study).

With respect to Residential Affordable Single-Family and Residential Affordable Multi-Family, these fees shall be collected at the Council-approved reduced amount. These fees do not increase the impacts on other residential developments.

This page intentionally left blank.

ORDINANCE NO. 872

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MORENO VALLEY, CALIFORNIA APPROVING P11-061, THE SIXTH AMENDMENT TO THE TOWNGATE SPECIFIC PLAN (SP NO. 200) TO PERMIT SENIOR HOUSING FACILITIES AND CONDITIONALLY PERMIT HOTELS AND ASSISTED LIVING FACILITIES IN THE OFFICE COMMERCIAL LAND USE DISTRICT OF THE PLAN, INCLUDING DEVELOPMENT AND PARKING STANDARDS, AND UPDATED HANDICAP ACCESSIBLE PARKING STANDARDS

The City Council of the City of Moreno Valley does ordain as follows:

SECTION 1: RECITALS

1.1 Pursuant to the provisions of law, public hearings were held before the City of Moreno Valley Planning Commission and the City Council.

1.2 The matter was fully discussed and the public and other agencies presented testimony and documentation.

1.3 The ordinance amendment is attached hereto and revised Specific Plan language has been incorporated herein and attached as Exhibit A.

1.4 The item was heard as a public hearing by the City Council on December 10, 2013.

SECTION 2: FINDINGS

2.1 Based upon substantial evidence presented to this City Council during the above-referenced meeting on December 10 2013, including written and oral staff reports, and the record from the public hearing, this City Council hereby specifically finds as follows:

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

FACT: The proposed Specific Plan amendment is consistent with the General Plan goals, objectives, policies and programs. The proposed amendment to the Towngate Specific Plan No. 200 proposes additions of hotels, senior housing and assisted living uses within the existing Office Commercial land use category and is consistent with existing General Plan goals, objectives, policies and programs.

2. **Conformance with the Zoning Regulations** – The proposed Specific Plan amendment is consistent with the purposes and intent of Title 9 of the City of Moreno Valley Municipal Code.

FACT: The proposed Specific Plan amendment to include additional land uses within the Office Commercial land use district of the Specific plan as well as the addition of development and parking standards for each, and updated handicap accessible parking standards within the Plan is consistent with current zoning regulations, including the purposes and intent of Title 9 of the City of Moreno Valley Municipal Code. The proposed amendment to the Towngate Specific Plan No. 200 proposes minor additions of land use and development code standards into the Office Commercial category of the specific plan. The inclusion of the three land uses into the Towngate Specific Plan is consistent with existing Municipal Code standards. Hotels, and assisted Living facilities are considered as conditionally permitted land uses within the Community Commercial zoning category of the Municipal Code. Senior housing uses are automatically permitted in the Office Commercial land use category within the Municipal Code. The uses would provide a transition from existing residential single-family, apartment and condominium land uses to the east and south of Planning Area 7B and the retail supermarket use currently existing to the west and north of the site in Planning Area 7A of the Plan.

3. **Health, Safety and Welfare** – The proposed amendment will not be detrimental to the public health, safety or welfare.

FACT: The proposed amendment to the Towngate Specific Plan No. 200 will not be detrimental to public health safety or welfare for the surrounding community, or the overall environment. All existing land use designations and proposed minor modifications to the Towngate Specific Plan Amendment are consistent and compatible with surrounding land uses included in the specific plan.

SECTION 3: ADOPTION

Based on the foregoing recitals and findings, the City Council of the City of Moreno Valley does hereby adopt and approve the ordinance amendment attached hereto as Exhibit A.

SECTION 4: EFFECT OF ENACTMENT:

Except as specifically provided herein, nothing contained in this ordinance shall be deemed to modify or supersede any prior enactment of the City Council which addresses the same subject addressed herein.

SECTION 5: NOTICE OF ADOPTION:

Within fifteen days after the date of adoption hereof, the City Clerk shall certify to the adoption of this ordinance and cause it to be posted in three public places within the city.

SECTION 6: EFFECTIVE DATE:

This ordinance shall take effect thirty days after the date of its adoption.

APPROVED AND ADOPTED this 14th day of January, 2014.

Mayor

ATTEST:

City Clerk

APPROVED AS TO FORM:

City Attorney

3
Ordinance No. 872
Date Adopted: January 14, 2013

ORDINANCE JURAT

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

I, Jane Halstead, City Clerk of the City of Moreno Valley, California, do hereby certify that Ordinance No. 872 had its first reading on December 10, 2013 and had its second reading on January 14, 2014, and was duly and regularly adopted by the City Council of the City of Moreno Valley at a regular meeting thereof held on the 14th day of January, 2014, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

(Council Members, Mayor Pro Tem and Mayor)

CITY CLERK

(SEAL)

- (12) Pharmacies
 - (13) Private clubs, fraternal organizations and lodges
 - (14) Restaurants and other eating establishments
 - (15) Travel bureaus
 - (16) Senior housing
 - (17) Other uses which in the opinion of the Director of Developmental Services are of a similar nature to the above uses.
- (4) Uses Permitted with a Conditional Use Permit:
- (1) Hotels, resort hotels, and motels
 - (2) Assisted living and nursing homes
- (5) Temporary Uses Permitted
- (a) Christmas tree and Halloween pumpkin sales
 - (b) Temporary construction facilities during construction
- (6) Accessory Uses Permitted:
- (a) All accessory uses customarily incidental to the foregoing permitted uses
 - (b) Pedestrian and bicycle trails
- (7) Site Development Standards
- (a) Minimum street setback shall be 15 feet from street right-of-way
 - (b) Minimum side setback shall be 5 feet except that an additional 3 feet per story shall be provided for buildings over 2 stories. Street side setbacks shall be equivalent to front set-backs.
 - (c) Minimum rear yard setbacks shall be 15 feet except that an additional 3 feet per story shall be provided for buildings over 2 stories. If the rear lot line adjoins a street, the rear setback requirement shall be the same as required for a front setback.
 - (d) Minimum building separation shall be 10 feet for 1 and 2-story buildings and 15 feet for buildings with more than 2 stories
 - (e) Building coverage on any given lot shall not exceed 50% on interior lots and 60% on corner lots. Standards for the maximum amount of impervious surfaces to be provided in the Moreno Valley Mixed Use Development Design Handbook.
 - (f) Landscaping. Prior to the issuance of any building permits, a complete landscaping plan for the site shall be prepared in conformance with the landscape design standards of the Moreno Valley Mixed Use Development Design Handbook and shall be submitted for Planning department review and approval.

- (g) Parking requirements shall be those set forth in Section V.B.4 of these Regulations and Standards for Development.
 - (h) Fencing, walls, patio covers and other similar accessory structures shall be designed according to the standards and guidelines set forth in the Moreno Valley Mixed Use Development Design Handbook.
 - (i) Signage, lighting and refuse disposal areas shall be governed by the standards and guidelines set forth in the Moreno Valley Mixed Use Development Design Handbook.
 - (j) Standards for the screening of outside storage and loading areas shall be as provided in the Moreno Valley Mixed Use Development Design Handbook.
 - (k) All roof-mounted mechanical equipment shall be screened from surrounding ground elevation views as provided in the Moreno Valley Mixed Use Development Design Handbook.
 - (l) Projects shall conform to the architectural design standards and guidelines as set forth in the Moreno Valley Mixed Use Development Design Handbook
- (8) Senior Housing, Assisted Living and Skilled Nursing Homes Development Standards
- a) Residential occupancy for active senior housing shall be limited to single persons at least fifty (55) years old, or to a cohabiting couples of which one is at least fifty-five (55) years old. Any differing age criteria set by state or federal law shall prevail over any inconsistencies within this section.
 - b) Property Development Standards:
 - i. Density shall not exceed 30 dwelling units per gross acre for Senior Housing.
 - ii. Each dwelling unit shall consist of individual rooms that contain a full bathroom and may contain small efficiency kitchens. If provided, any common kitchens, and dining facilities must be adequate to serve all residents.
 - iii. Common living space and recreational facilities must be adequate to serve all residents
 - iv. Adequate external lighting shall be provided for security purposes. The lighting shall be stationary, directed away from adjacent properties and public right-of-way and compatible with the neighborhood
 - v. The development shall provide laundry facilities adequate for the number of residents
 - vi. A senior housing facility may allow as an accessory use one or more of the following uses within the facility without drive-thru lanes which may be exclusive of the residents of the project or may be open to the general public and residents:
 - i. Beauty salon, barber shop, nail salon, day spa (under 2,000 SF)
 - ii. Small scale pharmacy (under 2,000 SF)
 - iii. Small scale store selling daily needs such as groceries, gifts, clothing (under 2,000 SF)
 - iv. Dining facilities, Café, Coffee shops shall be limited at or under 3,500 square feet if they are open to the public. Dining Facilities,

cafés and coffee shops that are open to the public shall follow the parking requirements for the Specific Plan at 4.75 per 1000 square feet.

- v. Personal training and physical therapy (under 3,000 SF)
 - vi. Transportation, maintained and operated by the facility
 - vii. Recreation center
 - viii. Other facilities for the sole enjoyment of residents
- c) Senior Housing units shall not be less than four hundred fifteen (415) square feet in floor area for efficiency units and five hundred forty (540) square feet for one bedroom units, or as otherwise approved by the planning commission. For assisted living and skilled nursing care facilities, minimum unit size shall conform to state law for licensing of these facilities.
- d) Parking facilities shall be designed to provide security for residents, guests, and employees and shall be integrated into the architecture of the facility.

Family dwelling, driveways which are more than 100 feet long or which lead to parking areas with more than 10 parking spaces shall be not less than 24 feet wide. All other driveways shall be not less than 10 feet wide.

d. Number of Spaces Required

The minimum number of off-street parking spaces to be provided is established as follows:

- (1) One-family dwellings, two family dwelling units, two enclosed spaces for each family units.
- (2) Multi-family dwelling and apartment houses, one and one-half spaces for each unit plus one guest space for each 4 units. One space per units must be covered.
- (3) For senior housing facilities, 1 parking space per dwelling unit shall be provided plus 0.25 parking spaces per unit for guests and employees. 50% of the required dwelling unit parking spaces shall be covered (garages, carports or parking structures).
- (4) Hotels, motels, clubs, guest ranches, and similar uses, one space for each guest room or apartment
- (5) Churches, auditoriums, stadiums, nightclubs, school multipurpose rooms and other places of public assembly, 8 spaces for each 1000 sq. ft. of building area.
- (6) Hospitals, one space for each three beds and one space for each staff member and employee on the largest shift.
- (7) Homes for the skilled nursing, one space for each 3 beds. Parking may be reduced per a parking study on approval from the Director of Developmental Services.
- (8) For assisted living facilities, 0.5 parking spaces shall be provided per unit, none of which is required to be covered. Parking may be reduced per a parking study as approved by the Community and Economic Development Director.
- (9) General retail commercial, 4.75 spaces for each 1000 square feet of building area.
- (10) Theaters, when an independent use, 8 spaces for each 1000 square fete of building area. If contained within an integrated retail-service shopping center

- larger than six acres, the parking standard for general retail commercial shall take precedence.
- (11) Furniture and appliance stores, one space for each 500 square feet of building area.
 - (12) Automobile, boat, mobile home or trailer sales or rental; retail nurseries and other commercial uses not in a building or structure, one space for each 2000 square feet of display area
 - (13) Bowling alleys, 5 spaces for each alley
 - (14) Office
 - a. Offices, business and professional (excluding medical or dental offices), 2.5 spaces for each 1000 square feet of floor area in the building
 - b. Medical and dental offices and medical clinics, 5 ½ spaces for each 1000 square feet of floor area in the building
 - (15) Dining rooms, bars, taverns, restaurants, cafes and similar uses involving the seating and serving of the public, 10 parking spaces for each 1000 square feet of building area. When any such use is contained within an integrated retail-service shopping center larger than 6 acres, the parking
 - (16) Drive-in restaurants, 10 spaces for each 1000 square feet of gross floor area in the building. Vehicular storage shall be provided for 8 vehicles at 25 feet per vehicle prior to the order pick up location. When any such use is contained within an integrated retail-service shopping center larger than 6 acres, the parking standard for “general retail commercial” shall take precedence.
 - (17) In industrial uses, one space for each two employees on the largest shift, plus one space for each vehicle kept in connection with the use. However, if the number of workers cannot be determined, the required parking shall include: One (1) space for every 250 square feet of office area, one (1) space for every 500 square feet of fabrication area, one (1) space fore every 1000 square feet of storage area, and one space fore every 500 square feet of floor plan which is uncommitted to any type of use.
 - (18) Day child care centers, one space fore each two employees, plus one space fore each five children the facility is designed to accommodate.
 - (19) Schools, Elementary and Intermediate: One (1) space fore each classroom or one (1) space fore every three (3) seats in the auditorium or multipurpose room, whichever is greater, plus off-street loading space for at least two school buses.
 - (20) Business, professional and trade schools, one space for each two students, which the facility is, designed to accommodate.
 - (21) Accesible parking spaces shall be provided per City requirements.