



## **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  
MORENO VALLEY PUBLIC FINANCING AUTHORITY  
BOARD OF LIBRARY TRUSTEES**

**October 1, 2019**

### **REGULAR MEETING – 6:00 PM**

#### **City Council Study Sessions**

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

#### **City Council Meetings**

Special Presentations – 5:30 P.M.

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

#### **City Council Closed Session**

*Will be scheduled as needed at 4:30 p.m.*

City Hall Council Chamber – 14177 Frederick Street

*Upon request, this agenda will be made available in appropriate alternative formats to persons with disabilities, in compliance with the Americans with Disabilities Act of 1990. Any person with a disability who requires a modification or accommodation in order to participate in a meeting should direct such request to Guy Pegan, ADA Coordinator, at 951.413.3120 at least 72 hours before the meeting. The 72-hour notification will enable the City to make reasonable arrangements to ensure accessibility to this meeting.*

Dr. Yxstian A. Gutierrez, Mayor

Victoria Baca, Mayor Pro Tem  
Ulises Cabrera, Council Member

David Marquez, Council Member  
Dr. Carla J. Thornton, Council Member

**AGENDA**  
**CITY COUNCIL OF THE CITY OF MORENO VALLEY**  
**October 1, 2019**

**CALL TO ORDER - 5:30 PM**

**SPECIAL PRESENTATIONS**

1. Business Spotlight
2. Public Power Week Proclamation
3. Fire Prevention Week Proclamation
4. Community Planning Month Proclamation

**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  
MORENO VALLEY PUBLIC FINANCING AUTHORITY  
AND THE BOARD OF LIBRARY TRUSTEES**

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

**REGULAR MEETING – 6:00 PM  
OCTOBER 1, 2019**

**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**

**INVOCATION**

Pastor Abel Cordero, Moreno Hills Seventh-Day Adventist Church

**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 Sergeant-at-Arms. 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.

## JOINT CONSENT CALENDARS (SECTIONS A-E)

All items listed under the Consent Calendars, Sections A, B, C, D, and E 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 - THE MOTION TO ADOPT AN ORDINANCE LISTED ON THE CONSENT CALENDAR INCLUDES WAIVER OF FULL READING OF THE ORDINANCE.

**Recommendation:** Waive reading of all Ordinances.

- A.2. MINUTES - CITY COUNCIL - REGULAR MEETING - SEP 17, 2019 6:00 PM

**Recommendation:** Approve as submitted.

- A.3. MAYORAL APPOINTMENT TO THE TRAFFIC SAFETY COMMISSION  
(Report of: City Clerk)

**Recommendation:**

1. Receive and confirm the following Mayoral appointment:

#### **TRAFFIC SAFETY COMMISSION**

<u>Name</u>	<u>Position</u>	<u>Term</u>
Marla A. Matime	Member	Ending 06/30/21

- A.4. COUNCIL DISCRETIONARY EXPENDITURE REPORTS FOR FISCAL YEAR 2019/2020 AS OF JULY 1, 2019 THROUGH AUGUST 31, 2019  
(Report of: City Clerk)

**Recommendation:**

1. Receive and file the Fiscal Year 2019/2020 Council Discretionary Expenditure Report for July 1, 2019 through August 31, 2019.

- A.5. APPROVE THE SALE PRICE FOR APN 485-163-027-2 AND SIGNATURE ON THE ASSOCIATED AGREEMENT FOR A TAX-DEFAULT ACQUISITION BY THE RIVERSIDE COUNTY FLOOD CONTROL & WATER CONSERVATION DISTRICT (Report of: Public Works)

**Recommendations:**

1. Agree to the sale price of APN 485-163-027-2 in the amount of \$3,947.67 to be purchased by the Riverside County Flood Control & Water Conservation District through a tax-default acquisition; and
2. Authorize the Mayor to sign the Agreement to Purchase Tax-Defaulted Property between the Board of Supervisors of Riverside County and Riverside County Flood Control & Water Conservation District.

- A.6. MASTER LICENSE AGREEMENT FOR WIRELESS FACILITIES IN THE RIGHT OF WAY BETWEEN THE CITY OF MORENO VALLEY AND NEW CINGULAR WIRELESS PCS, LLC (Report of: Public Works)

**Recommendation:**

1. Approve the Master License Agreement for Wireless Facilities in the Right of Way between the City of Moreno Valley and New Cingular Wireless PCS, LLC;
2. Authorize the City Manager or designee to execute the Master License Agreement for Wireless Facilities in the Right of Way between the City of Moreno Valley and New Cingular Wireless PCS, LLC, subject to City Attorney approval;
3. Authorize the City Manager or designee to execute amendments to the Agreement, subject to the approval of the City Attorney; and
4. Authorize the Public Works Director/City Engineer or designee to execute the Supplemental License Agreements with New Cingular Wireless PCS, LLC.

- A.7. LIST OF PERSONNEL CHANGES (Report of: Human Resources)

**Recommendation:**

1. Ratify the list of personnel changes as described.

A.8. AUTHORIZATION TO AWARD A CONSTRUCTION CONTRACT TO ONYX PAVING COMPANY INC FOR PAVEMENT REHABILITATION FOR VARIOUS LOCAL STREETS - CDBG FISCAL YEAR 2019/20 – PROJECT NO. 801 0084 (Report of: Public Works)

**Recommendations:**

1. Award a construction contract to Onyx Paving Company, Inc., 2890 East La Cresta Avenue, Anaheim, CA 92806, for the Pavement Rehabilitation for Various Local Streets - CDBG Fiscal Year 2019/20 Project and authorize the City Manager to execute a contract with Onyx Paving Company, Inc. in substantial conformance with the attached contract in the amount of \$1,528,000.00;
2. Authorize the issuance of a Purchase Order for Onyx Paving Company, Inc. in the amount of \$1,604,400.00 (\$1,528,000.00 bid amount plus 5% contingency) when the contract has been signed by all parties;
3. Authorize the Public Works Director/City Engineer to execute any subsequent related change orders to the contract, but not exceeding the total contingency of \$76,400.00 subject to the approval of the City Attorney; and
4. Authorize a budget adjustment as set forth in the Fiscal Impact section of this report.

A.9. ADOPTION OF RESOLUTION FOR UPDATE OF THE CITY USER FEE SCHEDULE - MISCELLANEOUS (NON-DEVELOPMENT) FEES FOR FY 2019/20 (Report of: Financial & Management Services)

**Recommendation:**

1. That the City Council adopt Resolution 2019-XX approving the increase in Miscellaneous (Non-Development) User Fees

A.10. ADOPT A RESOLUTION SETTING THE LOCAL MORENO VALLEY COMMERCIAL CANNABIS ACTIVITY TAX PURSUANT TO MUNICIPAL CODE 3.28.030 (Report of: Financial & Management Services)

**Recommendation:**

1. Adopt Resolution No. 2019-XX, a Resolution of the City Council of the City of Moreno Valley, California, setting the Local Moreno Valley Commercial Cannabis Activity Tax initial rate at 5% of gross revenues, 1% of gross revenues for Testing facilities and \$7.00 per square foot for Cultivation.

A.11. PEN17-0128 (TR 37369) – APPROVE TRACT MAP 37369 LOCATED ON EUCALYPTUS AVENUE EAST OF INDIAN STREET. DEVELOPER: SILVIA E. ROMERO, HECTOR E. ROMERO, AND MICHAEL B. STREET (Report of: Public Works)

**Recommendations:**

1. Approve Tract Map.
2. Authorize the City Clerk to sign the map and transmit said map to the County Recorder’s Office for recordation.

A.12. ORDINANCE AMENDING CHAPTER 2.18 PLANNING COMMISSION (Report of: City Attorney)

**Recommendation:**

It is recommended that the City Council introduce and conduct the first reading by title only, of Ordinance, amending Chapter 2.18 of the Municipal Code to reinstate Planning Commission to 7 members.

A.13. AUTHORIZATION TO AWARD PROJECT-RELATED SERVICES AGREEMENT FOR A COMPREHENSIVE GENERAL PLAN UPDATE, NEW ENVIRONMENTAL JUSTICE AND ECONOMIC DEVELOPMENT ELEMENTS, AND ENVIRONMENTAL IMPACT REPORT (Report of: Community Development)

**Recommendation:**

1. Approve and award a Project-Related Services Agreement with a “Not-to-Exceed” fee with Dyett and Bhatia to provide services to complete a Comprehensive General Plan Update, New Environmental Justice and Economic Development Elements, and an Environmental Impact Report.
2. Authorize the City Manager, or his designee, to complete the development of scope of service and execute a Project-Related Services Agreement with Dyett and Bhatia, subject to the approval of the City Attorney.
3. Authorize the Chief Financial Officer to approve a purchase order with a “Not-to-Exceed” amount of \$1,498,500 to Dyett and Bhatia, in accordance with approved terms of the Agreement.

- A.14. APPROVE AND EXECUTE FIRST AMENDMENT TO THE AGREEMENT WITH THINK TOGETHER, INC. FOR OPERATION OF THE CITY'S FY 19/20 AFTER SCHOOL EDUCATION AND SAFETY (ASES) EXPANDED LEARNING PROGRAM (Report of: Parks & Community Services)

**Recommendations:**

1. Authorize the Executive Director to execute the First Amendment to the Agreement with Think Together, Inc. to utilize additional per-student funding authorized in the California State Budget for Fiscal Year 2019/20 for the After School Education and Safety (ASES) program.
2. Authorize the Executive Director to execute any subsequent related Extensions or Amendments to the Agreement, subject to the approval of the City Attorney.
3. Authorize the budget adjustment as set forth in the Fiscal Impact section of this report, to appropriate the additional 69 cents of State funding per student for the ASES Expanded Learning Program, totaling an additional \$474,692.40.

**B. CONSENT CALENDAR-COMMUNITY SERVICES DISTRICT**

- B.1. ORDINANCES - READING BY TITLE ONLY - THE MOTION TO ADOPT AN ORDINANCE LISTED ON THE CONSENT CALENDAR INCLUDES WAIVER OF FULL READING OF THE ORDINANCE.

**Recommendation:** Waive reading of all Ordinances.

- B.2. MINUTES - REGULAR MEETING OF SEP 17, 2019 6:00 PM (See A.2)

**Recommendation:** Approve as submitted.

**C. CONSENT CALENDAR - HOUSING AUTHORITY**

- C.1. ORDINANCES - READING BY TITLE ONLY - THE MOTION TO ADOPT AN ORDINANCE LISTED ON THE CONSENT CALENDAR INCLUDES WAIVER OF FULL READING OF THE ORDINANCE.

**Recommendation:** Waive reading of all Ordinances.

- C.2. MINUTES - REGULAR MEETING OF SEP 17, 2019 6:00 PM (See A.2)

**Recommendation:** Approve as submitted.



**D. CONSENT CALENDAR - BOARD OF LIBRARY TRUSTEES**

- D.1. ORDINANCES - READING BY TITLE ONLY - THE MOTION TO ADOPT AN ORDINANCE LISTED ON THE CONSENT CALENDAR INCLUDES WAIVER OF FULL READING OF THE ORDINANCE.

**Recommendation:** Waive reading of all Ordinances.

- D.2. MINUTES - REGULAR MEETING OF SEP 17, 2019 6:00 PM (See A.2)

**Recommendation:** Approve as submitted.

**E. CONSENT CALENDAR - PUBLIC FINANCING AUTHORITY**

- E.1. ORDINANCES - READING BY TITLE ONLY - THE MOTION TO ADOPT AN ORDINANCE LISTED ON THE CONSENT CALENDAR INCLUDES WAIVER OF FULL READING OF THE ORDINANCE.

**Recommendation:** Waive reading of all Ordinances.

- E.2. MINUTES - REGULAR MEETING OF SEP 17, 2019 6:00 PM (See A.2)

**Recommendation:** Approve as submitted.

**F. PUBLIC HEARINGS – NONE**

**G. GENERAL BUSINESS – NONE**

**H. ITEMS REMOVED FROM CONSENT CALENDARS FOR DISCUSSION OR SEPARATE ACTION**

**I. REPORTS**

- I.1. CITY COUNCIL REPORTS

(Informational Oral Presentation - not for Council action)

March Joint Powers Commission (JPC)

Riverside County Habitat Conservation Agency (RCHCA)

Riverside County Transportation Commission (RCTC)

Riverside Transit Agency (RTA)

Western Riverside Council of Governments (WRCOG)

Western Riverside County Regional Conservation Authority (RCA)

School District/City Joint Task Force

I.2. CITY MANAGER'S REPORT

(Informational Oral Presentation - not for Council action)

I.3. CITY ATTORNEY'S REPORT

(Informational Oral Presentation - not for Council action)

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

**ADJOURNMENT**

**PUBLIC INSPECTION**

The contents of the agenda packet are available for public inspection on the City's website at [www.moval.org](http://www.moval.org) and in the City Clerk's office at 14177 Frederick Street during normal business hours.

Any written information related to an open session agenda item that is known by the City to have been distributed to all or a majority of the City Council less than 72 hours prior to this meeting will be made available for public inspection on the City's website at [www.moval.org](http://www.moval.org) and in the City Clerk's office at 14177 Frederick Street during normal business hours.

**CERTIFICATION**

I, Pat Jacquez-Nares, City Clerk of the City of Moreno Valley, California, certify that 72 hours prior to this Regular Meeting, the City Council Agenda was posted on the City's website at: [www.moval.org](http://www.moval.org) and in the following three public places pursuant to City of Moreno 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

Pat Jacquez-Nares, CMC & CERA  
City Clerk

Date Posted: September 26, 2019

**TO:**

**FROM:** Pat Jacquez-Nares, City Clerk

**AGENDA DATE:** October 1, 2019

**TITLE:** BUSINESS SPOTLIGHT

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**RECOMMENDED ACTION**

**CITY COUNCIL GOALS**

None

**CITY COUNCIL STRATEGIC PRIORITIES**

1. Economic Development
2. Public Safety
3. Library
4. Infrastructure
5. Beautification, Community Engagement, and Quality of Life
6. Youth Programs

**ATTACHMENTS**

None

**APPROVALS**

**TO:**  
**FROM:** Pat Jacquez-Nares, City Clerk  
**AGENDA DATE:** October 1, 2019  
**TITLE:** PUBLIC POWER WEEK PROCLAMATION

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**RECOMMENDED ACTION**

**CITY COUNCIL GOALS**

None

**CITY COUNCIL STRATEGIC PRIORITIES**

1. Economic Development
2. Public Safety
3. Library
4. Infrastructure
5. Beautification, Community Engagement, and Quality of Life
6. Youth Programs

**ATTACHMENTS**

None

**APPROVALS**

**TO:**

**FROM:** Pat Jacquez-Nares, City Clerk

**AGENDA DATE:** October 1, 2019

**TITLE:** FIRE PREVENTION WEEK PROCLAMATION

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**RECOMMENDED ACTION**

**CITY COUNCIL GOALS**

None

**CITY COUNCIL STRATEGIC PRIORITIES**

1. Economic Development
2. Public Safety
3. Library
4. Infrastructure
5. Beautification, Community Engagement, and Quality of Life
6. Youth Programs

**ATTACHMENTS**

None

**APPROVALS**

**TO:**

**FROM:** Pat Jacquez-Nares, City Clerk

**AGENDA DATE:** October 1, 2019

**TITLE:** COMMUNITY PLANNING MONTH PROCLAMATION

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**RECOMMENDED ACTION**

**CITY COUNCIL GOALS**

None

**CITY COUNCIL STRATEGIC PRIORITIES**

1. Economic Development
2. Public Safety
3. Library
4. Infrastructure
5. Beautification, Community Engagement, and Quality of Life
6. Youth Programs

**ATTACHMENTS**

None

**APPROVALS**

**MINUTES  
CITY COUNCIL REGULAR MEETING OF THE CITY OF MORENO VALLEY  
September 17, 2019**

**CALL TO ORDER - 5:30 PM**

**SPECIAL PRESENTATIONS**

1. CAFR & PAFR Award
2. Employee of the 2nd Quarter
3. Clean Air Day Proclamation
4. Animal Services Division Update

**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**

**REGULAR MEETING – 6:00 PM  
September 17, 2019**

**CALL TO ORDER**

The Joint Meeting of the City Council, Community Services District, City as Successor Agency for the Community Redevelopment Agency of the City of Moreno Valley, Moreno Valley Housing Authority, Moreno Valley Public Financing Authority and the Board of Library Trustees was called to order at 6:10 p.m. by Mayor Gutierrez in the Council Chamber located at 14177 Frederick Street.

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

**PLEDGE OF ALLEGIANCE**

The Pledge of Allegiance was led by Rafael Brugueras.

**INVOCATION**

Pastor Jeff White, Sandals Church

**ROLL CALL**

Council:	Dr. Yxstian A. Gutierrez	Mayor
	Victoria Baca	Mayor Pro Tem
	David Marquez	Council Member
	Ulises Cabrera	Council Member
	Dr. Carla J. Thornton	Council Member

**INTRODUCTIONS**

Staff:	Pat Jacquez-Nares	City Clerk
	Jessica Lambarena	Administrative Assistant
	Marshall Eyerman	Chief Financial Officer/City Treasurer
	Martin Koczanowicz	City Attorney

Minutes Acceptance: Minutes of Sep 17, 2019 6:00 PM (CONSENT CALENDAR-CITY COUNCIL)



Tom DeSantis	City Manager
Allen Brock	Assistant City Manager
Richard Sandzimier	Community Development Director
Dave Lelevier	Acting Chief of Police
Kathleen Sanchez	Human Resources Director
Patti Solano	Parks and Community Services Director
Michael Wolfe	Public Works Director/City Engineer

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

### Angel Lopez

1. Thanked Council Member Thornton, Council Member Cabrera, and Council Member Marquez for observing the anniversary of the 9/11 attacks and acknowledging the first responders.
2. Suggested that the City Council reduce or waive the fees associated with the Military Banner Program for veterans and active duty military personnel.

### Barbara Baxter

1. Encouraged everyone to attend the Disaster Preparedness Expo on September 21, 2019.

### Jaclyn Thomas

1. Thanked the City and the Parks and Recreation department for their partnership with Hope Vision Center to provide basketball, golf, and visual and performing arts summer camps.

### Shirley Elder

1. Thanked the City Council for their support of the Hope Vision Center's summer performing arts program.

### Manuel Topete

1. Unsatisfied with the City's response regarding the lack of lighting in the Edgemont community.

## **JOINT CONSENT CALENDARS (SECTIONS A-E)**

Mayor Gutierrez recused himself from Item No. B.5 as he serves on the organization's board.

Mayor Gutierrez opened the Consent Agenda items for public comments, which were received from Martin Morfin (Opposes Item No. A.14), and Raul Guedea Jr. (Opposes Community Workforce Agreements which only allow union members).

**RESULT:** APPROVED [4 TO 1]  
**MOVER:** Victoria Baca, Mayor Pro Tem  
**SECONDER:** Ulises Cabrera, Council Member  
**AYES:** Dr. Yxstian A. Gutierrez, Victoria Baca, Ulises Cabrera, Dr. Carla J. Thornton  
**NAYS:** David Marquez

**A. CONSENT CALENDAR-CITY COUNCIL**

A.1. ORDINANCES - READING BY TITLE ONLY - THE MOTION TO ADOPT AN ORDINANCE LISTED ON THE CONSENT CALENDAR INCLUDES WAIVER OF FULL READING OF THE ORDINANCE.

**Recommendation:** Waive reading of all Ordinances.

A.2. City Council - Closed Session - Sep 3, 2019 4:30 PM

**Recommendation:** Approve as submitted.

A.3. City Council - Regular Meeting - Sep 3, 2019 6:00 PM

**Recommendation:** Approve as submitted.

A.4. APPROVAL OF PARKS AND COMMUNITY SERVICES COMMITTEE PRIMARY AND ALTERNATE MEMBERS AND THE MEETING SCHEDULE (Report of: City Clerk)

**Recommendation:**

1. Confirm the recommended primary and alternate committee members as follows:

**Primary Members:**

Mayor Gutierrez  
Mayor Pro Tem Baca

**Alternate Members:**

1<sup>st</sup> Council Member Thornton  
2<sup>nd</sup> Council Member Cabrera

2. Set and approve the reoccurring meetings on the first Tuesday of each month at 3:00 p.m. in the second floor training room at City hall.

A.5. ACCEPTANCE OF CHILD DEVELOPMENT PROGRAM FUNDS FROM THE CALIFORNIA DEPARTMENT OF EDUCATION, CHILD DEVELOPMENT SERVICES, TO OPERATE CHILD CARE SERVICES FOR FISCAL YEAR 2019/20 AND ADOPTION OF THE RESOLUTION TO CERTIFY APPROVAL OF THE GOVERNING BOARD (AGMT. NO. 2019-445, RESO. NO. CSD 2019-23) (Report of: Parks & Community Services)

**Recommendations:**

1. Authorize the acceptance of child development program funds in the

amount of \$788,340 and any subsequent amendments for Fiscal Year (FY) 2019/20 from the California Department of Education, Child Development Division, for the purpose of providing school age child care and development services; and

2. Adopt Resolution No. CSD 2019-23. A resolution of the Moreno Valley Community Services District of the City of Moreno Valley, California, certifying approval of the governing board to enter into this transaction with the California Department of Education for the purpose of providing child care and development services and to authorize designated personnel to sign contract documents for FY 2019/20.

- A.6. ACCEPTANCE OF THE FISCAL YEAR 2019 BUREAU OF JUSTICE ASSISTANCE EDWARD BYRNE MEMORIAL JUSTICE ASSISTANCE GRANT PROGRAM AWARD (AGMT. NOS. 2018-353 AND 2019-446) (Report of: Community Development)

**Recommendations:**

1. Accept the Fiscal Year 2018 Bureau of Justice Assistance Edward Byrne Memorial Justice Assistance Grant Program revised grant award of \$46,875.
2. Accept the Fiscal Year 2019 Bureau of Justice Assistance Edward Byrne Memorial Justice Assistance Grant Program grant award of \$48,570 through the Riverside County Sheriff's Department.
3. Authorize the City Manager, or his designee, to execute for and on behalf of the City of Moreno Valley, agreements and other related documents required by the Bureau of Justice Assistance for participation in the Edward Byrne Memorial Justice Assistance Grant Program, subject to the approval of the City Attorney.
4. Authorize the Chief Financial Officer, or his designee, to make any necessary budget adjustments as recommended in the Fiscal Impact section of this report.

- A.7. Second Reading and Adoption of Ordinance 959, amending Chapters 9.02, 9.08, 9.09 and 9.14 of Title 9 of the Municipal Code (Report of: Community Development)

**Recommendation:**

1. Staff recommends that the City Council conduct the second reading by title only and adopt Ordinance No. 959.

- A.8. INTRODUCTION OF AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MORENO VALLEY, CALIFORNIA ADDING SECTION 10.02.115 AND AMENDING SECTION 10.02.010 OF THE CITY OF MORENO VALLEY MUNICIPAL CODE PROHIBITING THE HARASSMENT AND FEEDING OF UNDOMESTICATED BURROS (ORD. NO. 960) (Report of: Community Development)

**Recommendations: That the City Council:**

1. Introduce and conduct the first reading of Ordinance 960 adding Section 10.02.115 and amending Section 10.02.010 of the City of Moreno Valley Municipal Code prohibiting the harassment and feeding of undomesticated burros.
2. Schedule the second reading and adoption of Ordinance 960 for the next regular Council meeting.

- A.9. Adoption of Updated City Rules and Procedures to Implement the California Environmental Quality Act (CEQA) (RESO. NO. 2019-54) (Report of: Community Development)

**Recommendations:**

That the City Council APPROVE Resolution 2019-54, and thereby:

1. CERTIFY that the adoption of the City of Moreno Valley Rules and Procedures for the Implementation of the California Environmental Quality Act is exempt in accordance with CEQA Guidelines based on the common sense exemption, Section 15061(b)(3); and
2. ADOPT the City of Moreno Valley Rules and Procedures for the Implementation of the California Environmental Quality Act based on the findings contained in Resolution 2019-XX and the attached Exhibit A.

- A.10. LIST OF PERSONNEL CHANGES (Report of: Human Resources)

**Recommendation:**

1. Ratify the list of personnel changes as described.

- A.11. REPORT OF APPROVED SALARY CHANGES (Report of: Human Resources)

**Recommendation:**

1. Receive and file the attached Report of Approved Salary Changes.

- A.12. AUTHORIZATION TO AMEND GRANT SUPPORT SERVICES AGREEMENT WITH AVANT-GARDE, INC. (AGMT. NO. 2018-77-03)  
(Report of: Financial & Management Services)

**Recommendations: That the City Council:**

1. Amend the Agreement for Professional Services between the City and Avant-Garde, Inc. to provide grant support services.
2. Approve budget adjustments as set forth in the Fiscal Impact section of this report.
3. Authorize the City Manager to execute the Third Amendment, subject to approval as to form by the City Attorney, and subsequent amendments to the Agreement, including the authority to approve purchase orders in accordance with the terms of the Agreement, provided sufficient funding appropriations have been approved by the City Council.

- A.13. PAYMENT REGISTER - JULY 2019 (Report of: Financial & Management Services)

**Recommendation:**

1. Receive and file the Payment Register.

- A.14. AUTHORIZE THE AWARD OF THE CONSTRUCTION CONTRACT TO HOT LINE CONSTRUCTION, INC. FOR THE DAY STREET LINE EXTENSION IMPROVEMENTS, PROJECT NUMBER 805 0049 (AGMT. NO. 2019-447)  
(Report of: Financial & Management Services)

**Recommendations:**

1. Award the construction contract to Hot Line Construction, Inc., 9020 Brentwood Boulevard, Suite H, Brentwood, CA 94513, the lowest, responsible bidder, for the Day Street Line Extension Project.
2. Authorize the City Manager to execute a contract with Hot Line Construction, Inc.
3. Authorize the issuance of a Purchase Order to Hot Line Construction, Inc. for the amount of \$2,854,680 (\$2,283,744 bid amount plus 25% contingency) when the contract has been signed by all parties.
4. Authorize the Chief Financial Officer/City Treasurer to execute any subsequent related minor change orders to the contract with Hot Line Construction, Inc. up to, but not exceeding, the 25% contingency amount of \$570,936, subject to the approval of the City Attorney.

- A.15. APPROVE AND EXECUTE AGREEMENT FOR ON-SITE AND/OR PROFESSIONAL SERVICES BETWEEN CITY OF MORENO VALLEY AND BRIGHTON HILL ACADEMY SPORTS AND LEARNING CENTER DBA THE FIRST TEE OF THE INLAND EMPIRE (AGMT. NO. 2019-448) (Report of: Parks & Community Services)

**Recommendation:**

1. Approve the Agreement for On-site and/or Professional Services for Brighton Hill Sports Academy (BHA) and Learning Center DBA The First Tee of the Inland Empire (TFTIE).

- A.16. Approve an Agreement for Laserfiche Cloud Subscription Services (AGMT. NO. 2019-449) (Report of: City Clerk)

**Recommendation:**

That the Mayor and City Council:

1. Authorize the City Manager to execute a contract to Compulink Management Center, Inc., dba Laserfiche Solutions Group, of Long Beach, CA, for the design, configuration, and implementation an Enterprise Document Management System, subject to the approval of the City Attorney.

**B. CONSENT CALENDAR-COMMUNITY SERVICES DISTRICT**

- B.1. ORDINANCES - READING BY TITLE ONLY - THE MOTION TO ADOPT AN ORDINANCE LISTED ON THE CONSENT CALENDAR INCLUDES WAIVER OF FULL READING OF THE ORDINANCE.

**Recommendation:** Waive reading of all Ordinances.

- B.2. MINUTES - CLOSED SESSION OF SEP 3, 2019 4:30 PM (See A.2)

**Recommendation:** Approve as submitted.

- B.3. MINUTES - REGULAR MEETING OF SEP 3, 2019 6:00 PM (See A.3)

**Recommendation:** Approve as submitted.

- B.4. APPROVE AND EXECUTE FACILITY LICENSE AGREEMENT BETWEEN CITY OF MORENO VALLEY AND HOUSE OF PRAISE ENTERPRISE DEVELOPMENT CENTER (AGMT. NO. CSD 2019-138) (Report of: Parks & Community Services)

**Recommendations:**

1. Approve the Facility License Agreement for House of Praise

Enterprise Development Center (HOPE).

2. Approve the amended budget as set forth in the Fiscal Impact section of this report.
- B.5. APPROVE AND EXECUTE LICENSE AGREEMENT BETWEEN CITY OF MORENO VALLEY AND RENU HOPE FOUNDATION (AGMT. NO. CSD 2019-139) (Mayor Gutierrez recused himself from this item) (Report of: Parks & Community Services)

Mayor Gutierrez recused himself from this item as he serves on the organization's board.

**Recommendation:**

1. Approve and execute the License Agreement between the City of Moreno Valley and Renu Hope Foundation.

**C. CONSENT CALENDAR - HOUSING AUTHORITY**

- C.1. ORDINANCES - READING BY TITLE ONLY - THE MOTION TO ADOPT AN ORDINANCE LISTED ON THE CONSENT CALENDAR INCLUDES WAIVER OF FULL READING OF THE ORDINANCE.

**Recommendation:** Waive reading of all Ordinances.

- C.2. MINUTES - CLOSED SESSION OF SEP 3, 2019 4:30 PM (See A.2)

**Recommendation:** Approve as submitted.

- C.3. MINUTES - REGULAR MEETING OF SEP 3, 2019 6:00 PM (See A.3)

**Recommendation:** Approve as submitted.

**D. CONSENT CALENDAR - BOARD OF LIBRARY TRUSTEES**

- D.1. ORDINANCES - READING BY TITLE ONLY - THE MOTION TO ADOPT AN ORDINANCE LISTED ON THE CONSENT CALENDAR INCLUDES WAIVER OF FULL READING OF THE ORDINANCE.

**Recommendation:** Waive reading of all Ordinances.

- D.2. MINUTES - CLOSED SESSION OF SEP 3, 2019 4:30 PM (See A.2)

**Recommendation:** Approve as submitted.

- D.3. MINUTES - REGULAR MEETING OF SEP 3, 2019 6:00 PM (See A.3)

**Recommendation:** Approve as submitted.

## E. CONSENT CALENDAR - PUBLIC FINANCING AUTHORITY

- E.1. ORDINANCES - READING BY TITLE ONLY - THE MOTION TO ADOPT AN ORDINANCE LISTED ON THE CONSENT CALENDAR INCLUDES WAIVER OF FULL READING OF THE ORDINANCE.

**Recommendation:** Waive reading of all Ordinances.

- E.2. MINUTES - CLOSED SESSION OF SEP 3, 2019 4:30 PM (See A.2)

**Recommendation:** Approve as submitted.

- E.3. MINUTES - REGULAR MEETING OF SEP 3, 2019 6:00 PM (See A.3)

**Recommendation:** Approve as submitted.

In response to the bid protest made earlier by Mr. Morfin, City Attorney Koczanowicz remarked that the case law clearly states that the City must comply strictly with bid requirements and irregularities are unacceptable.

## F. PUBLIC HEARINGS - NONE

## G. GENERAL BUSINESS - NONE

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

## I. REPORTS

### I.1. CITY COUNCIL REPORTS

(Informational Oral Presentation - not for Council action)

March Joint Powers Commission (JPC) - None

Riverside County Habitat Conservation Agency (RCHCA) - None

Riverside County Transportation Commission (RCTC) - Mayor Pro Tem Baca

Mayor Pro Tem Baca reported the following:

The \$138 million SR60 Truck Lanes project through the Badlands is well underway. Crews are busy removing 2.1 million cubic yards of dirt to make room for the new truck climbing lanes and wider shoulders.

Motorists are reminded to slow down through the work zone, and if possible, avoid the area by using I-10 as a detour route.

You can sign up to receive construction updates at [www.rctc.org](http://www.rctc.org) <<http://www.rctc.org>>.



Construction completion is anticipated by late 2021.

Riverside Transit Agency (RTA) - None

Western Riverside Council of Governments (WRCOG) - Mayor Pro Tem Baca

Mayor Pro Tem Baca reported the following:

Items covered at the WRCOG Executive Committee meeting on September 9, 2019 include:

- Regional Housing Needs Assessment Methodology - The WRCOG Executive Committee gave authorization to WRCOG staff to submit a comment letter regarding SCAG's proposed regional housing needs methodology. WRCOG prepared and submitted a letter dated September 13, 2019, which states that the SCAG region would be better served through an allocation process which considers the high cost of increasing needed infrastructure, the lack of consideration of jobs/housing balance, and potential conflict with statewide goals on greenhouse gas emissions and vehicle miles traveled. WRCOG also expressed opposition for any action that would penalize agencies because the private market is not building homes within their jurisdiction.

Western Riverside County Regional Conservation Authority (RCA) - Council Member Marquez

Council Member Marquez reported the following:

Items covered at the RCA Board of Directors meeting on September 9, 2019 include:

- Moreno Valley's MSHCP fee collection totaled \$205,041 (68 residential permits and 8.7 acres of Commercial/Industrial uses) in April, May and June 2019.

School District/City Joint Task Force - None

## **I.2. CITY MANAGER'S REPORT**

(Informational Oral Presentation - not for Council action)

City Manager DeSantis addressed comments made by the public speakers. He thanked Mr. Lopez and his family for their service to the Country. He pointed out the City's commitment to its youth as evidenced by the number of youth related agreements on the Consent Calendar.

## **I.3. CITY ATTORNEY'S REPORT - NONE**

(Informational Oral Presentation - not for Council action)

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

Council Member Thornton

1. Thanked her colleagues on the dais as well as City staff for coordinating the partnership with First Tee Inland Empire.

Council Member Marquez - None

Council Member Cabrera

1. Recognized the Parks and Recreation department for participating in the Equestrian Center clean up.
2. Preparing for an upcoming High School tour.
3. Notified everyone of the upcoming hike on September 28, 2019.
4. Announced the upcoming Open Mic Night and Art Walk at Jitterz Cafe on September 27, 2019.
5. Informed the public of his meeting with the Postmaster and Council Member Thornton to discuss mailbox theft.
6. Remarked on the successful El Grito event.

Mayor Pro Tem Baca

1. Thanked staff and the sponsors for their work on the El Grito event.
2. Attended the Eighth Annual Riverside County Women's Leadership Conference.
3. Attended the Sunshine Solarbration to accept the City's Sunshine Award.
4. Announced that over 200 volunteers participated in the Sunnymead Cleanup that occurred on September 7, 2019.
5. Reminded residents of ribbon cutting ceremony for Floor and Decor on September 18, 2019.

Mayor Gutierrez

1. Congratulated Mayor Pro Tem Baca on her 2019 Legacy of Exemplary Service award.
2. Commented on the well-attended El Grito event.
3. Communicated his excitement for the recently approved community programs.
4. Stated that 20,000 new jobs have been created in the past six years.
5. Addressed the incident at Landmark Middle School. Thanked Acting Chief of Police Lelevier for his management of the incident.
6. Mentioned the passing of his uncle, German Gonzalez.

**ADJOURNMENT**

There being no further business to come before the City Council, Mayor Gutierrez adjourned the meeting in memory of his uncle German Gonzalez at 6:49 p.m.

Submitted by:

---

Pat Jacquez-Nares, CMC & CERA  
 City Clerk  
 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  
 Secretary, Public Finance Authority

Approved by:

---

Dr. Yxstian A. Gutierrez  
 Mayor  
 City of Moreno Valley  
 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  
 Chairperson, Public Financing Authority



## Report to City Council

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**TO:** Mayor and City Council

**FROM:** Pat Jacquez-Nares, City Clerk

**AGENDA DATE:** October 1, 2019

**TITLE:** MAYORAL APPOINTMENT TO THE TRAFFIC SAFETY COMMISSION

---

### **RECOMMENDED ACTION**

#### **Recommendation:**

1. Receive and confirm the following Mayoral appointment:

#### **TRAFFIC SAFETY COMMISSION**

<u>Name</u>	<u>Position</u>	<u>Term</u>
Marla A. Matime	Member	Ending 06/30/21

### **CITY COUNCIL GOALS**

**Advocacy.** Develop cooperative intergovernmental relationships and be a forceful advocate of City policies, objectives, and goals to appropriate external governments, agencies and corporations.

### **CITY COUNCIL STRATEGIC PRIORITIES**

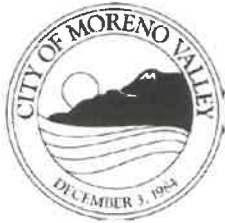
1. Economic Development
2. Public Safety
3. Library
4. Infrastructure
5. Beautification, Community Engagement, and Quality of Life
6. Youth Programs

**ATTACHMENTS**

- 1. Marla A. Matime (2nd Choice)\_Redacted

**APPROVALS**

Budget Officer Approval	<u>✓ Approved</u>	9/26/19 10:58 AM
City Attorney Approval	<u>✓ Approved</u>	9/26/19 12:40 PM
City Manager Approval	<u>✓ Approved</u>	9/26/19 1:16 PM



# City of Moreno Valley

## Boards and Commissions

### Membership Application Form

CITY CLERK  
MORENO VALLEY  
RECEIVED  
19 SEP 17 AM 10:49

For City Clerk's Use  
Stamp Date and Time Received

Name: Marla A. Matime

Home Address: [Redacted], Moreno Valley, CA 92557

How long have you resided in Moreno Valley? 7 years

#### CONFIDENTIAL INFORMATION

Home Phone No.: [Redacted] Driver's License No.: [Redacted]  
Work Phone No.: [Redacted] Email Address: [Redacted]  
Cell Phone No.: [Redacted] Date of Birth: [Redacted]

Employer Name: Voice Media Ventures Position: Communications Director

Address: 1201 University Ave. Suite 210, Riverside, CA 92507

Board or Commission applying for\*: 1<sup>st</sup> Choice Planning Commission  
2<sup>nd</sup> Choice Traffic Commission

\*If applying for the Accessibility Appeals Board, please indicate which position you are applying for:  
 Physically Challenged Person  Person Experienced in Construction  Public Member

\*If applying for the Utilities Commission, please indicate which position you are applying for:  
 Public Member  Customer of Moreno Valley Utility  Business Customer of Moreno Valley Utility

Why do you wish to serve on this Board and/or Commission?  
I wish to serve on either commission because I want to do my part as a citizen of Moreno Valley and become civically engaged. I believe that we can get more accomplished by working together.

List any education, training, or special skills, you have which may be relevant or of particular benefit to this Board and/or Commission:  
I hold an associates and bachelors degree in Communications, and I am currently enrolled in a Masters program to obtain my Masters in Public Administration. I am currently a Communications and Project Director.

Explain briefly your understanding of what this Board and/or Commission does, including its powers and limitations.  
My understanding of the commissions are to work in tandem with the city council and make recommendations and suggestions to implement the changes needed to improve the quality of life for the citizens of the city.

What do you hope to accomplish by your participation?  
I hope to be a positive conduit for growth and opportunity in our community.

Attachment: Marla A. Matime (2nd Choice)\_Redacted (3770 : MAYORAL APPOINTMENT TO THE TRAFFIC SAFETY COMMISSION)

List any employment, volunteer work, or membership in a service/community organization that you have served on, or are now a member of. Please provide the name(s) of the agency (ies), contact person, and dates served:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

What other areas of interest do you have in our City government?

\_\_\_\_\_  
~~I would be interested in working for media and communications for the city and the Public Safety Subcommittee.~~  
\_\_\_\_\_  
\_\_\_\_\_

Would you be available for meetings during the day  or evening?

Attendance of at least one (1) meeting is required prior to the appointment.

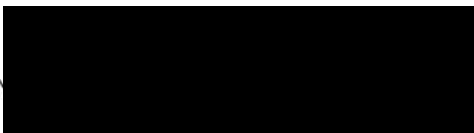
Date(s) of the meeting(s) attended: I plan to attend an upcoming meeting in September and October.

Pursuant to Resolution 2016-42 all board and commission members must be registered voters of the City of Moreno Valley.

I authorize the City of Moreno Valley to obtain and review, on a confidential basis, such information regarding me as may be contained in the California State Summary Criminal History and in records of the California Department of Motor Vehicles. Yes  No  (The application shall not be considered if the NO box is checked.)

I hereby agree to attend all board or commission meetings, unless excused, and understand that I may be removed for lack of attendance, pursuant to Municipal Code, Subsection 2.06.010(C) which states, "If a member is absent without advance permission of the board or commission or of the appointing authority, from three consecutive regular meetings or from 25% of the duly scheduled meetings of the board or commission within any fiscal year, the membership shall thereupon become vacant and shall be filled as any other vacancy."

CERTIFICATE OF APPLICANT: I certify that all statements in this application are true and complete to the best of my knowledge. I understand that any false statements of material fact will subject me to disqualification or dismissal if appointed. I release the City of Moreno Valley from any liability for the use of the aforesaid information.



9/15/2019

Date

**Please Note:** Applications will be kept on file for potential future vacancies for one year after the application submittal date. Applications are accepted year-round. All applications are public record; personal information may be redacted to protect applicants' privacy.

Attachment: Maria A. Matime (2nd Choice)\_Redacted (3770 : MAYORAL APPOINTMENT TO THE TRAFFIC SAFETY COMMISSION)

I wish to serve on either commission because I want to do my part as a citizen of Moreno Valley and become civically engaged. I believe that we can get more accomplished by working together.

I hold an associates and bachelors degree in Communications, and I am currently enrolled in a Masters program to obtain my Masters in Public Administration. I am currently a Communications and Project Director.

My understanding of the commissions are to work in tandem with the city council and make recommendations and suggestions to implement the changes needed to improve the quality of life for the citizens of the city.

I have served as the assistant director (2014 until 2017) and the Director of Communications (2017-2019) of the Mt. Rubidoux SDA church in Riverside, CA. Contact there is Pastor Baron Sovory, Pastor Michael Kelly, and Secretary Leslee Freeman. I am now the Executive Director of the League of California Cities, African American Caucus, contact is Dr. Paulette Brown-Hinds, Hon. Cheryl Brown, and Mayor Walt Allen. I also served briefly as the Executive Director of the Riverside Philharmonic, contact is President, Robert Herrick and VP Ethan Castro. I am currently the Communications and Project Director for Voice Media Ventures, contact Dr. Paulette Brown-Hinds. I now serve on the board of the Sojourner Truth Fund as the Secretary.





## Report to City Council

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**TO:**

**FROM:** Pat Jacquez-Nares, City Clerk

**AGENDA DATE:** October 1, 2019

**TITLE:** COUNCIL DISCRETIONARY EXPENDITURE REPORTS  
FOR FISCAL YEAR 2019/2020 AS OF JULY 1, 2019  
THROUGH AUGUST 31, 2019

---

### **RECOMMENDED ACTION**

**Recommendation:**

1. Receive and file the Fiscal Year 2019/2020 Council Discretionary Expenditure Report for July 1, 2019 through August 31, 2019.

### **SUMMARY**

This staff report is prepared at the request of the City Council to provide transparency with respect to the expenditure of City funds from City Council Discretionary Expenditure Accounts. These reports are for each Council Member's year to date expenditures for Fiscal Year 2019/2020, for July 1, 2019 through August 31, 2019. Each Council District receives an annual budget allocation of \$3,000 and the Mayor receives an annual budget allocation of \$6,000.

The expenditure reports are included routinely in the City Council agenda as an additional means of distributing reports on activities to the Council and public. The reports are to be posted to the City's website following Council approval. The monthly reports provide unaudited information and are reconciled to the City's general ledger. Following the end of the Fiscal Year, the financial information shall be reviewed as part of the City's independent financial audit.

### **NOTIFICATION**

Posting of the agenda as required by the Brown Act.

### **PREPARATION OF STAFF REPORT**

Prepared By:  
Renee Bryant  
Management Aide

Department Head Approval:  
Pat Jacquez-Nares  
City Clerk

**CITY COUNCIL GOALS**

None

**CITY COUNCIL STRATEGIC PRIORITIES**

- 1. Economic Development
- 2. Public Safety
- 3. Library
- 4. Infrastructure
- 5. Beautification, Community Engagement, and Quality of Life
- 6. Youth Programs

**ATTACHMENTS**

- 1. July - Aug Discretionary Reports

**APPROVALS**

Budget Officer Approval	<u>✓ Approved</u>	9/26/19 12:48 PM
City Attorney Approval	<u>✓ Approved</u>	9/26/19 12:40 PM
City Manager Approval	<u>✓ Approved</u>	9/26/19 1:36 PM



**MAYOR YXSTIAN A. GUTIERREZ**

Fiscal Year 2019/2020 Council Discretionary Expenditures  
 Accounts: 1010-10-01-10015-620130 Mayor Discretionary  
 1010-10-01-10015-620131 Mayor Discretionary - Carryover  
 July 1, 2019 - August 31, 2019

Date	Amount	Description
		<b>No expenditures to report for July 2019</b>
		<b>No expenditures to report for August 2019</b>
	\$ -	TOTAL Council Discretionary Expenditures for FY 19/20
	\$ 6,000.00	FY 19/20 Adopted Budget Amount
	\$ 6,000.00	FY 19/20 Budget Amount Remaining

Source: Unaudited financial data from the City's accounting records.  
 Updated as of: 09/23/2019



**COUNCIL DISTRICT 1 VICTORIA BACA**

Fiscal Year 2019/2020 Council Discretionary Expenditures  
 Accounts: 1010-10-01-10011-620111 Council District 1 Discretionary  
 1010-10-01-10011-620116 Council District 1 Discretionary - Carryover  
 July 1, 2019 - August 31, 2019

<b>Date</b>	<b>Amount</b>	<b>Description</b>
7/1/2019	\$ 343.74	US Mayor's Conference Portion of Lodging which Occurred in FY 19/20
	\$ 343.74	TOTAL Council Discretionary Expenditures for FY 19/20
	\$ 3,000.00	FY 19/20 Adopted Budget Amount
	\$ 2,656.26	FY 19/20 Budget Amount Remaining

Source: Unaudited financial data from the City's accounting records.  
 Updated as of: 09/23/2019



**COUNCIL DISTRICT 2 CARLA J. THORNTON**

Fiscal Year 2019/2020 Council Discretionary Expenditures  
 Accounts: 1010-10-01-10012-620112 Council District 2 Discretionary  
 1010-10-01-10012-620117 Council District 2 Discretionary - Carryover  
 July 1, 2019 - August 31, 2019

<b>Date</b>	<b>Amount</b>	<b>Description</b>
7/1/2019	\$ 40.00	LOCC Riverside Division Meeting Dinner
7/31/2019	\$ 36.03	Refreshments for Public Outreach Event Held on 7/13/2019
7/31/2019	\$ 20.00	Wake Up MoVal Meeting 7/24/2019
7/31/2019	\$ 32.55	Light Refreshments for Meeting
<b>No Expenditures to Report for August 2019</b>		
	<u>\$ 128.58</u>	TOTAL Council Discretionary Expenditures for FY 19/20
	\$ 3,000.00	FY 19/20 Adopted Budget Amount
	\$ 2,871.42	FY 19/20 Budget Amount Remaining

Source: Unaudited financial data from the City's accounting records.  
 Updated as of: 09/23/2019



**COUNCIL DISTRICT 3 DAVID MARQUEZ**

Fiscal Year 2019/2020 Council Discretionary Expenditures  
 Accounts: 1010-10-01-10013-620113 Council District 3 Discretionary  
 1010-10-01-10013-620118 Council District 3 Discretionary - Carryover  
 July 1, 2019 - August 31, 2019

Date	Amount	Description
		<b>No Expenditures to Report for July 2019</b>
		<b>No Expenditures to Report for August 2019</b>
		<hr/>
	\$ -	TOTAL Council Discretionary Expenditures for FY 19/20
	\$ 3,000.00	FY 19/20 Adopted Budget Amount
	\$ 3,000.00	FY 19/20 Budget Amount Remaining

Source: Unaudited financial data from the City's accounting records.  
 Updated as of: 09/23/2019



**COUNCIL DISTRICT 4 ULISES CABRERA**

Fiscal Year 2019/2020 Council Discretionary Expenditures  
 Accounts: 1010-10-01-10014-620114 Council District 4 Discretionary  
 1010-10-01-10014-650119 Council District 4 Discretionary - Carryover  
 July 1, 2019 - August 31, 2019

<b>Date</b>	<b>Amount</b>	<b>Description</b>
7/31/2019	\$ 200.00	Sponsorship Falcon Football Jumper Deposit
<b>No Expenditures to Report for August 2019</b>		
	<u>\$ 200.00</u>	TOTAL Council Discretionary Expenditures for FY 19/20
	\$ 3,000.00	FY 19/20 Adopted Budget Amount
	\$ 2,800.00	FY 19/20 Budget Amount Remaining

Source: Unaudited financial data from the City's accounting records.  
 Updated as of: 09/23/2019



## Report to City Council

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**TO:** Mayor and City Council

**FROM:** Michael L. Wolfe, P.E., Public Works Director/City Engineer

**AGENDA DATE:** October 1, 2019

**TITLE:** APPROVE THE SALE PRICE FOR APN 485-163-027-2 AND SIGNATURE ON THE ASSOCIATED AGREEMENT FOR A TAX-DEFAULT ACQUISITION BY THE RIVERSIDE COUNTY FLOOD CONTROL & WATER CONSERVATION DISTRICT

---

### **RECOMMENDED ACTION**

#### **Recommendations:**

1. Agree to the sale price of APN 485-163-027-2 in the amount of \$3,947.67 to be purchased by the Riverside County Flood Control & Water Conservation District through a tax-default acquisition; and
2. Authorize the Mayor to sign the Agreement to Purchase Tax-Defaulted Property between the Board of Supervisors of Riverside County and Riverside County Flood Control & Water Conservation District.

### **SUMMARY**

This report recommends approval of the sale price of APN 485-163-027-2 in the amount of \$3,947.67 as part of a tax-default acquisition by Riverside County Flood Control & Water Conservation District (RCFC&WCD) and authorizing the Mayor to sign the County's agreement.

### **DISCUSSION**

RCFC&WCD is pursuing a tax-defaulted acquisition of a parcel (APN 485-163-027-2) within the City of Moreno Valley to implement flood protection and drainage facilities to the immediate area. Since the property is located within the City, pursuant to the provisions of section 3775 of the Revenue and Taxation Code, the City needs to agree to the sale price. The price is based upon the County Treasurer's calculation of the past



due taxes and incidental costs associate with processing the sale.

Additionally, the Riverside County Tax Collector is requesting that RCFC&WCD obtain the signature of the Mayor on the attached Agreement to Purchase Tax-Defaulted Property between the Board of Supervisors of Riverside County and Riverside County Flood Control & Water Conservation District. Attached is the Riverside County Tax Collector's letter to the RCFC&WCD requesting the Mayor's signature.

### **ALTERNATIVES**

1. Approve and authorize the recommended actions as presented in this staff report. *This alternative will allow RCFC&WCD to move forward with the tax-defaulted acquisition.*
2. Do not approve and authorize the recommended actions as presented in this staff report. *This alternative will delay RCFC&WCD's tax-defaulted acquisition.*

### **FISCAL IMPACT**

There is no impact to the General Fund.

### **NOTIFICATION**

Agenda Publication

### **PREPARATION OF STAFF REPORT**

Prepared By:  
Henry Ngo, P.E.  
Capital Projects Division Manager

Department Head Approval:  
Michael L. Wolfe, P.E.  
Public Works Director/City Engineer

### **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.

**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.

### **CITY COUNCIL STRATEGIC PRIORITIES**

- 1. Economic Development
- 2. Public Safety
- 3. Library
- 4. Infrastructure
- 5. Beautification, Community Engagement, and Quality of Life
- 6. Youth Programs

**ATTACHMENTS**

- 1. County's Agreement to Purchase Tax-Defaulted Property
- 2. Riverside County Tax Collector letter to RCFC&WCD
- 3. Location Map for APN 485-163-027-2

**APPROVALS**

Budget Officer Approval	<u>✓ Approved</u>	9/25/19 3:34 PM
City Attorney Approval	<u>✓ Approved</u>	9/25/19 4:43 PM
City Manager Approval	<u>✓ Approved</u>	9/26/19 8:33 AM

**AGREEMENT TO PURCHASE TAX-DEFAULTED PROPERTY**

This Agreement 4459 is made this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by and between the Board of Supervisors of Riverside County, State of California, and the Riverside County Flood Control & Water Conservation District, as a Revenue District ("PURCHASER"), pursuant to the provisions of Division 1, Part 6, Chapter 8, of the Revenue and Taxation Code.

On March 7, 2018, the Riverside County Flood Control & Water Conservation District, as a Revenue District applied to purchase the subject properties (Exhibit "A").

The real property situated within said County, hereinafter set forth and described in Exhibit "B" attached hereto and made a part hereof, is tax-defaulted and is subject to the Power of Sale by the Treasurer-Tax Collector (Exhibit "C") of said County for the nonpayment of taxes, pursuant to provisions of law.

A certified copy of the Resolution authorizing the purchase of the property by the Riverside County Flood Control & Water Conservation District, as a Revenue District is attached as Exhibit "D".

It is mutually agreed as follows:

1. That as provided by section 3800 of the Revenue and Taxation Code, the cost of giving notice of this Agreement shall be paid by the PURCHASER, and;
2. That the PURCHASER agrees to pay the sum of \$55,158.13 for the real property described in Exhibit "B" within fourteen (14) days after the date this Agreement becomes effective. Upon payment of said sum to the Treasurer-Tax Collector, the Treasurer-Tax Collector shall execute and deliver a deed conveying title of said property to PURCHASER;
3. That the PURCHASER agrees to use the parcel(s) for public purpose under the following intent: **To implement flood protection and drainage facilities to the immediate areas.**
4. That, if said Purchaser is a taxing agency as defined in the Revenue and Taxation Code, section 121 or any other agency that receives its revenue share under the provisions of Division 1, Part 8, Chapter 3 of the Revenue and Taxation Code, it will not share in the distribution of the payment required by the Agreement as defined by section 3791 and section 3720 of the Revenue and Taxation Code.
5. If the intended schedule and effective date of the Agreement is delayed, the Purchaser and the Board of Supervisors will renegotiate the increase of the purchase price amount accordingly.

If all or any portion of any individual parcel described in this Agreement is redeemed prior to the effective date of this Agreement, this Agreement shall be null and void as to that individual parcel. This Agreement shall also become null and void and the right of redemption restored upon the PURCHASER'S failure to comply with the terms and conditions of this Agreement.

AGREEMENT 4459  
RIVERSIDE COUNTY FLOOD CONTROL &  
WATER CONSERVATION DISTRICT,  
AS A REVENUE DISTRICT

Attachment: County's Agreement to Purchase Tax-Defaulted Property (3764 : APPROVE THE SALE PRICE FOR APN 485-163-027-2 AND

**AGREEMENT TO PURCHASE TAX-DEFAULTED PROPERTY**

The undersigned hereby agrees to the terms and conditions of this Agreement and are duly authorized to sign for said agencies.

**This document is being executed in counterpart, each of which constitutes an original.**

ATTEST: RIVERSIDE COUNTY FLOOD CONTROL & WATER CONSERVATION DISTRICT,  
AS A REVENUE DISTRICT  
(Purchaser)

By: \_\_\_\_\_  
(Signature and Title)

\_\_\_\_\_ (Print)

(seal)

Pursuant to the provisions of section 3775 of the Revenue and Taxation Code, the governing body of the City of Perris hereby agrees to the selling price as provided in this agreement for parcel number 345320005-4.

ATTEST: CITY OF PERRIS

By: \_\_\_\_\_  
Deputy

By: \_\_\_\_\_  
City Mayor

(seal)

AGREEMENT 4459  
RIVERSIDE COUNTY FLOOD CONTROL &  
WATER CONSERVATION DISTRICT,  
AS A REVENUE DISTRICT

Attachment: County's Agreement to Purchase Tax-Defaulted Property (3764 : APPROVE THE SALE PRICE FOR APN 485-163-027-2 AND

**AGREEMENT TO PURCHASE TAX-DEFAULTED PROPERTY**

The undersigned hereby agrees to the terms and conditions of this Agreement and are duly authorized to sign for said agencies.

**This document is being executed in counterpart, each of which constitutes an original.**

Pursuant to the provisions of section 3775 of the Revenue and Taxation Code, the governing body of the City of Moreno Valley hereby agrees to the selling price as provided in this agreement for parcel number 485163027-2.

ATTEST: CITY OF MORENO VALLEY

By: \_\_\_\_\_  
Deputy

By: \_\_\_\_\_  
City Mayor

(seal)

Pursuant to the provisions of section 3775 of the Revenue and Taxation Code, the governing body of the City of Murrieta hereby agrees to the selling price as provided in this agreement for parcel number 910380017-3.

ATTEST: CITY OF MURRIETA

By: \_\_\_\_\_  
Deputy

By: \_\_\_\_\_  
City Mayor

(seal)

AGREEMENT 4459  
RIVERSIDE COUNTY FLOOD CONTROL &  
WATER CONSERVATION DISTRICT,  
AS A REVENUE DISTRICT

Attachment: County's Agreement to Purchase Tax-Defaulted Property (3764 : APPROVE THE SALE PRICE FOR APN 485-163-027-2 AND

**AGREEMENT TO PURCHASE TAX-DEFAULTED PROPERTY**

The undersigned hereby agrees to the terms and conditions of this Agreement and are duly authorized to sign for said agencies.

**This document is being executed in counterpart, each of which constitutes an original.**

ATTEST: BOARD OF SUPERVISORS

\_\_\_\_\_  
KECIA HARPER  
Clerk of the Board of Supervisors

By: \_\_\_\_\_

By: \_\_\_\_\_  
Deputy

By: \_\_\_\_\_  
Chairman of the Board of Supervisors

(seal)

Pursuant to the provisions of section 3795 of the California Revenue and Taxation Code, the Controller approves the foregoing Agreement this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

**BETTY T. YEE, CALIFORNIA STATE CONTROLLER**

By: \_\_\_\_\_

AGREEMENT 4459  
RIVERSIDE COUNTY FLOOD CONTROL &  
WATER CONSERVATION DISTRICT,  
AS A REVENUE DISTRICT

Attachment: County's Agreement to Purchase Tax-Defaulted Property (3764 : APPROVE THE SALE PRICE FOR APN 485-163-027-2 AND

## AGREEMENT TO PURCHASE TAX-DEFAULTED PROPERTY

This Agreement 4459 is made this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by and between the Board of Supervisors of Riverside County, State of California, and the Riverside County Flood Control & Water Conservation District, as a Revenue District ("PURCHASER"), pursuant to the provisions of Division 1, Part 6, Chapter 8, of the Revenue and Taxation Code.

On March 7, 2018, the Riverside County Flood Control & Water Conservation District, as a Revenue District applied to purchase the subject properties (Exhibit "A").

The real property situated within said County, hereinafter set forth and described in Exhibit "B" attached hereto and made a part hereof, is tax-defaulted and is subject to the Power of Sale by the Treasurer-Tax Collector (Exhibit "C") of said County for the nonpayment of taxes, pursuant to provisions of law.

A certified copy of the Resolution authorizing the purchase of the property by the Riverside County Flood Control & Water Conservation District, as a Revenue District is attached as Exhibit "D".

It is mutually agreed as follows:

1. That as provided by section 3800 of the Revenue and Taxation Code, the cost of giving notice of this Agreement shall be paid by the PURCHASER, and;
2. That the PURCHASER agrees to pay the sum of **\$55,158.13** for the real property described in Exhibit "B" within fourteen (14) days after the date this Agreement becomes effective. Upon payment of said sum to the Treasurer-Tax Collector, the Treasurer-Tax Collector shall execute and deliver a deed conveying title of said property to PURCHASER;
3. That the PURCHASER agrees to use the parcel(s) for public purpose under the following intent: **To implement flood protection and drainage facilities to the immediate areas.**
4. That, if said Purchaser is a taxing agency as defined in the Revenue and Taxation Code, section 121 or any other agency that receives its revenue share under the provisions of Division 1, Part 8, Chapter 3 of the Revenue and Taxation Code, it will not share in the distribution of the payment required by the Agreement as defined by section 3791 and section 3720 of the Revenue and Taxation Code.
5. If the intended schedule and effective date of the Agreement is delayed, the Purchaser and the Board of Supervisors will renegotiate the increase of the purchase price amount accordingly.

If all or any portion of any individual parcel described in this Agreement is redeemed prior to the effective date of this Agreement, this Agreement shall be null and void as to that individual parcel. This Agreement shall also become null and void and the right of redemption restored upon the PURCHASER'S failure to comply with the terms and conditions of this Agreement.

AGREEMENT 4459  
RIVERSIDE COUNTY FLOOD CONTROL &  
WATER CONSERVATION DISTRICT,  
AS A REVENUE DISTRICT

**AGREEMENT TO PURCHASE TAX-DEFAULTED PROPERTY**

The undersigned hereby agrees to the terms and conditions of this Agreement and are duly authorized to sign for said agencies.

**This document is being executed in counterpart, each of which constitutes an original.**

ATTEST: RIVERSIDE COUNTY FLOOD CONTROL & WATER CONSERVATION DISTRICT,  
AS A REVENUE DISTRICT  
(Purchaser)

By: \_\_\_\_\_  
(Signature and Title)

\_\_\_\_\_ (Print)

(seal)

Pursuant to the provisions of section 3775 of the Revenue and Taxation Code, the governing body of the City of Perris hereby agrees to the selling price as provided in this agreement for parcel number 345320005-4.

ATTEST: CITY OF PERRIS

By: \_\_\_\_\_  
Deputy

By: \_\_\_\_\_  
City Mayor

(seal)

AGREEMENT 4459  
RIVERSIDE COUNTY FLOOD CONTROL &  
WATER CONSERVATION DISTRICT,  
AS A REVENUE DISTRICT

Attachment: County's Agreement to Purchase Tax-Defaulted Property (3764 : APPROVE THE SALE PRICE FOR APN 485-163-027-2 AND



**AGREEMENT TO PURCHASE TAX-DEFAULTED PROPERTY**

The undersigned hereby agrees to the terms and conditions of this Agreement and are duly authorized to sign for said agencies.

**This document is being executed in counterpart, each of which constitutes an original.**

Pursuant to the provisions of section 3775 of the Revenue and Taxation Code, the governing body of the City of Moreno Valley hereby agrees to the selling price as provided in this agreement for parcel number 485163027-2.

ATTEST: CITY OF MORENO VALLEY

By: \_\_\_\_\_  
Deputy

By: \_\_\_\_\_  
City Mayor

(seal)

Pursuant to the provisions of section 3775 of the Revenue and Taxation Code, the governing body of the City of Murrieta hereby agrees to the selling price as provided in this agreement for parcel number 910380017-3.

ATTEST: CITY OF MURRIETA

By: \_\_\_\_\_  
Deputy

By: \_\_\_\_\_  
City Mayor

(seal)

AGREEMENT 4459  
RIVERSIDE COUNTY FLOOD CONTROL &  
WATER CONSERVATION DISTRICT,  
AS A REVENUE DISTRICT

Attachment: County's Agreement to Purchase Tax-Defaulted Property (3764 : APPROVE THE SALE PRICE FOR APN 485-163-027-2 AND

**AGREEMENT TO PURCHASE TAX-DEFAULTED PROPERTY**

The undersigned hereby agrees to the terms and conditions of this Agreement and are duly authorized to sign for said agencies.

**This document is being executed in counterpart, each of which constitutes an original.**

ATTEST: BOARD OF SUPERVISORS

\_\_\_\_\_  
KECIA HARPER  
Clerk of the Board of Supervisors

By: \_\_\_\_\_

By: \_\_\_\_\_  
Deputy

By: \_\_\_\_\_  
Chairman of the Board of Supervisors

(seal)

Pursuant to the provisions of section 3795 of the California Revenue and Taxation Code, the Controller approves the foregoing Agreement this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

**BETTY T. YEE, CALIFORNIA STATE CONTROLLER**

By: \_\_\_\_\_

AGREEMENT 4459  
RIVERSIDE COUNTY FLOOD CONTROL &  
WATER CONSERVATION DISTRICT,  
AS A REVENUE DISTRICT

Attachment: County's Agreement to Purchase Tax-Defaulted Property (3764 : APPROVE THE SALE PRICE FOR APN 485-163-027-2 AND

**EXHIBIT "A"**  
**PURCHASE APPLICATION**  
**CHAPTER 7 FORM 11 (N/A)**  
**CHAPTER 7 PUBLICATION (N/A)**  
**LETTER RE: PUBLICATION & OBJECTION**

AGREEMENT 4459  
RIVERSIDE COUNTY FLOOD CONTROL &  
WATER CONSERVATION DISTRICT,  
AS A REVENUE DISTRICT

**EXHIBIT A PAGE 1**

Attachment: County's Agreement to Purchase Tax-Defaulted Property (3764 : APPROVE THE SALE PRICE FOR APN 485-163-027-2 AND

# Application to Purchase Tax-Defaulted Property from County

This application must be completed by eligible purchasing entity to commence purchase of tax-defaulted property by Agreement sale from the county under applicable provisions of the California Revenue and Taxation Code. Complete the following sections and supply supporting documentation accordingly. Completion of this application does not guarantee purchase approval.

## A. Purchaser Information

- 1. Name of Organization: Riverside County Flood Control and Water Conservation District
  - 2. Mailing Address: 1995 Market Street, Riverside, CA 92501
  - 3. Contact Person: Patricia Villa Phone: (951) 955-1304
  - 4. Email: pvilla@rivco.org
  - 5. Corporate Structure – check the appropriate box below and provide the corresponding information:
    - Nonprofit Organization– provide Articles of Incorporation (if more than ten years old an update is required)
    - Public Agency– provide *Mission Statement on Letterhead* and if Redevelopment Agency or Special District, also provide Jurisdiction Map
  - 6. Agency is to acquire title “As” and the taxing status: Riverside County Flood Control & Water Conservation District, as a Revenue District
- (Taxing status example: City of Watsonville, a municipal corporation, as a Taxing Agency or Sacramento County Flood Control District, as a Revenue District)

## B. Purchasing Information

Check the appropriate box as it relates to the purchasing Entity’s Corporate Structure and the intended use of the parcel:

- 1. Is the parcel currently approved for a Chapter 7 Tax Sale?  Yes  No
- 2. The purchase is by (choose only 1 of the 3): (Attach a separate letter objecting to a Chapter 7 tax sale of the parcel)
  - Purchase by Taxing Agency, Revenue District or Special District (circle only one)
  - Purchase by State or County (circle only one)
  - Purchase by Nonprofit
- 3. The purpose of the purchase is: (check only one box) If additional space is needed attach separate sheet as an exhibit.
  - To preserve a lien
  - For public purpose to provide flood protection  
Describe public purpose
  - For low income housing (sell or rent) circle one
  - To preserve open space for \_\_\_\_\_

## C. Property Information

Provide the following information. If there is more than one parcel or you need more space for any of the criteria, consolidate the information into a separate “Exhibit” document and attach it to this application:

- 1. County where the Parcel is located: Riverside County
- 2. Assessor’s Parcel Number (if only one, list here more than one list on separate sheet): \_\_\_\_\_
- 3. State the purpose and intended use for the Parcel: To implement flood protection and drainage facilities to the immediate areas

## D. Acknowledgement

Provide the signature of the purchasing entity’s authorized officer

JASON E. UHLEY 951-955-1200  
 Print Name Contact Number

[Signature] General Manager-Chief Engineer 3/7/18  
 Authorizing Signature Title Date  
 (SCO 8-16) (2016)

Attachment: County's Agreement to Purchase Tax-Defaulted Property (3764 : APPROVE THE SALE PRICE FOR APN 485-163-027-2 AND

219512

**Exhibit**  
**List of Assessor's Parcel Numbers**  
**Objected to Chapter 7**  
**Sale of Parcels**

<u>APN</u>	<u>Purpose and Intended Use of Each Parcel</u>
910-380-017	To implement flood protection and drainage facilities to the immediate area
525-170-003	To implement flood protection and drainage facilities to the immediate area
525-170-004	To implement flood protection and drainage facilities to the immediate area
525-170-005	To implement flood protection and drainage facilities to the immediate area
345-320-005	To implement flood protection and drainage facilities to the immediate area
485-163-027	To implement flood protection and drainage facilities to the immediate area

Attachment: County's Agreement to Purchase Tax-Defaulted Property (3764 : APPROVE THE SALE PRICE FOR APN 485-163-027-2 AND

JASON E. UHLEY  
General Manager-Chief Engineer



1995 MARKET STREET  
RIVERSIDE, CA 92501  
951.955.1200  
FAX 951.788.9965  
www.rcflood.org  
219512

RIVERSIDE COUNTY FLOOD CONTROL  
AND WATER CONSERVATION DISTRICT

March 7, 2018

Ms. Michelle Bryant-August  
Senior Accounting Assistant  
Riverside County Treasurer-Tax Collector's Office  
4080 Lemon Street, 4<sup>th</sup> Floor  
P.O. Box 12005  
Riverside, CA 92502

Dear Ms. Bryant-August:

Re: Objection to Chapter 7 Sale of Parcels  
910-380-017, 525-170-003, 525-170-004,  
525-170-005, 345-320-005 and 485-163-027

The Riverside County Flood Control and Water Conservation District does hereby object to the Chapter 7 sale of the above-referenced parcels. The purpose and intended use for the parcels is listed below.

<u>APN</u>	<u>Purpose and Intended Use of Each Parcel</u>
910-380-017	To implement flood protection and drainage facilities to the immediate area
525-170-003	To implement flood protection and drainage facilities to the immediate area
525-170-004	To implement flood protection and drainage facilities to the immediate area
525-170-005	To implement flood protection and drainage facilities to the immediate area
345-320-005	To implement flood protection and drainage facilities to the immediate area
485-163-027	To implement flood protection and drainage facilities to the immediate area

If you require any additional information regarding the above, please do not hesitate to contact me at 951.955.1304 or [pvilla@rivco.org](mailto:pvilla@rivco.org).

Very truly yours,

PATRICIA V. VILIA  
Real Property Agent III

Attachments:

- Application to Purchase Tax-Default Property
- Mission Statement
- Jurisdiction Map
- Exhibit - List of APNs
- Parcel Map

PVV:rlp

Attachment: County's Agreement to Purchase Tax-Defaulted Property (3764 : APPROVE THE SALE PRICE FOR APN 485-163-027-2 AND

JASON E. UHLEY  
General Manager-Chief Engineer



1995 MARKET STREET  
RIVERSIDE, CA 92501  
951.955.1200  
FAX 951.788.9965  
www.rcflood.org

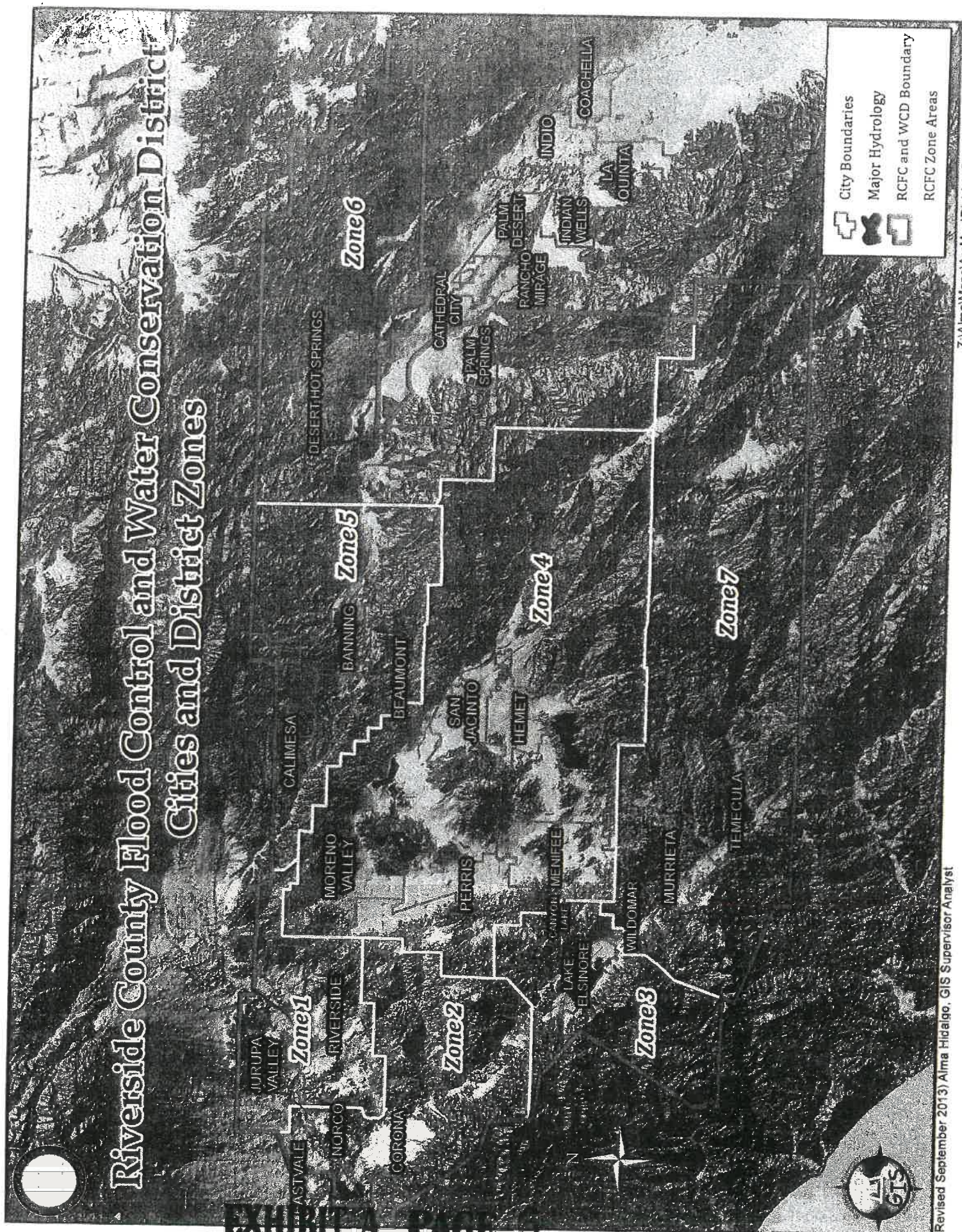
RIVERSIDE COUNTY FLOOD CONTROL  
AND WATER CONSERVATION DISTRICT

MISSION STATEMENT

"We responsibly manage stormwater in service of safe,  
sustainable and livable communities."

Attachment: County's Agreement to Purchase Tax-Defaulted Property (3764 : APPROVE THE SALE PRICE FOR APN 485-163-027-2 AND

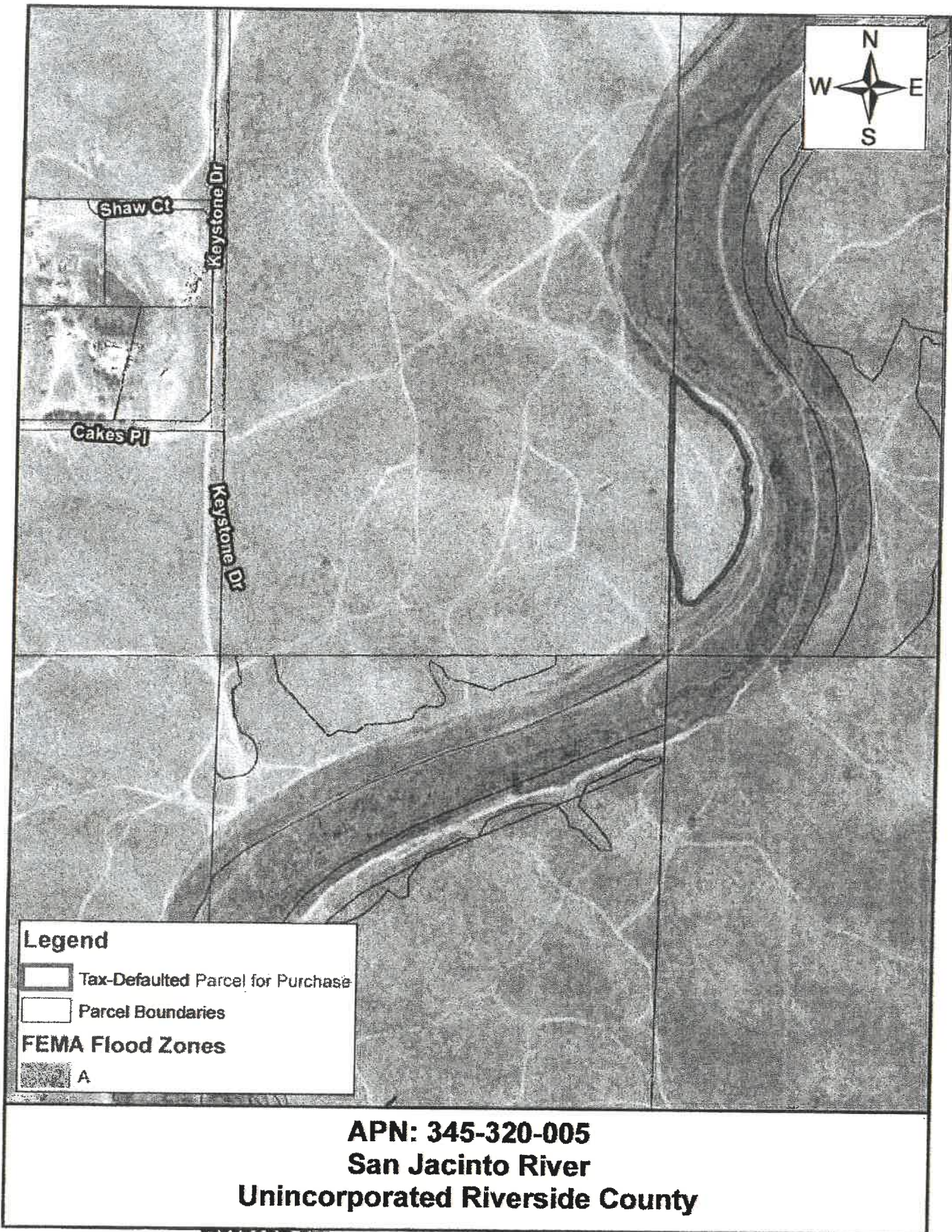
# Riverside County Flood Control and Water Conservation District Cities and District Zones



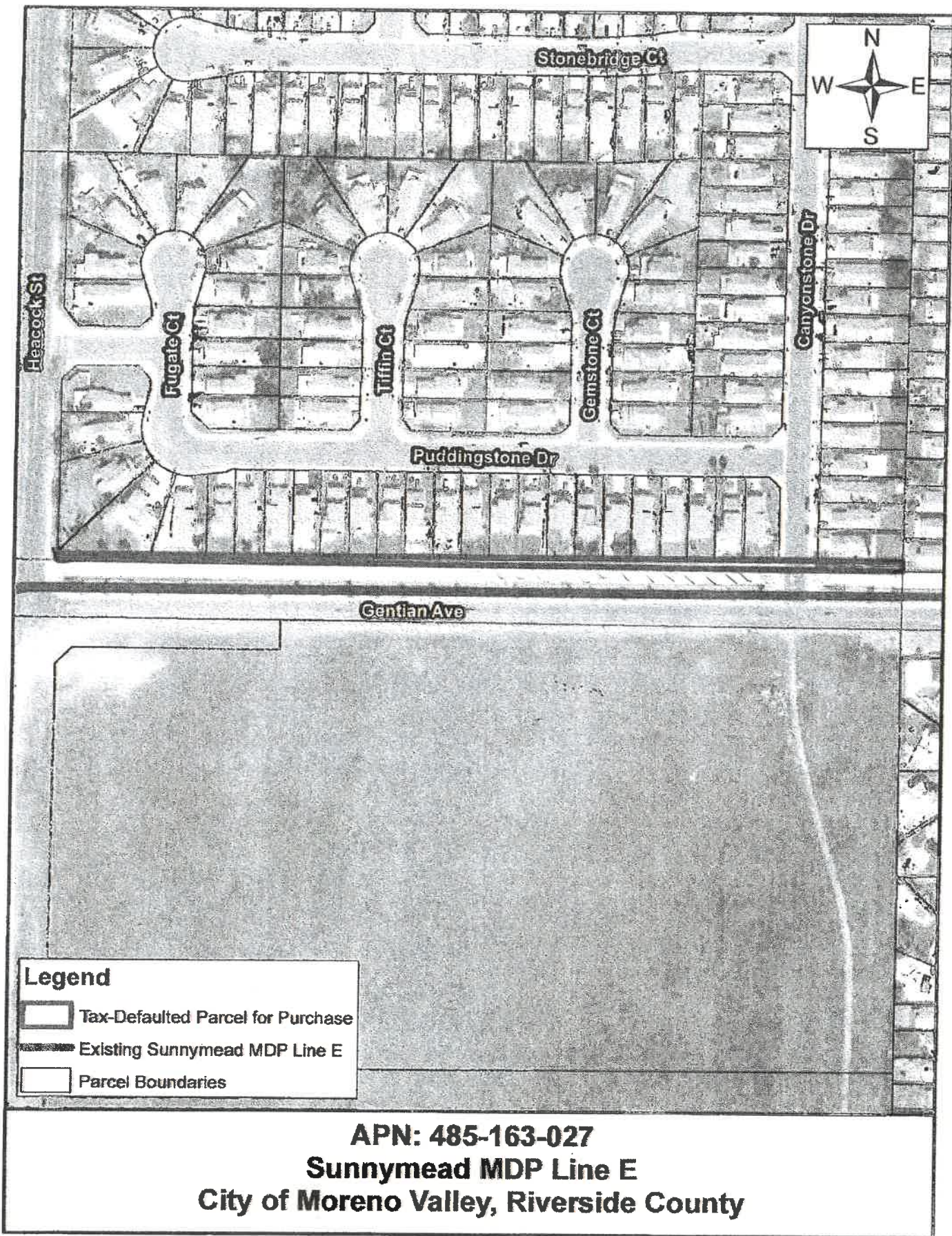
(Revised September 2013) Alma Hidalgo, GIS Supervisor/Analyst

Attachment: County's Agreement to Purchase Tax-Defaulted Property (3764 : APPROVE THE SALE PRICE FOR APN 485-163-027-2 AND

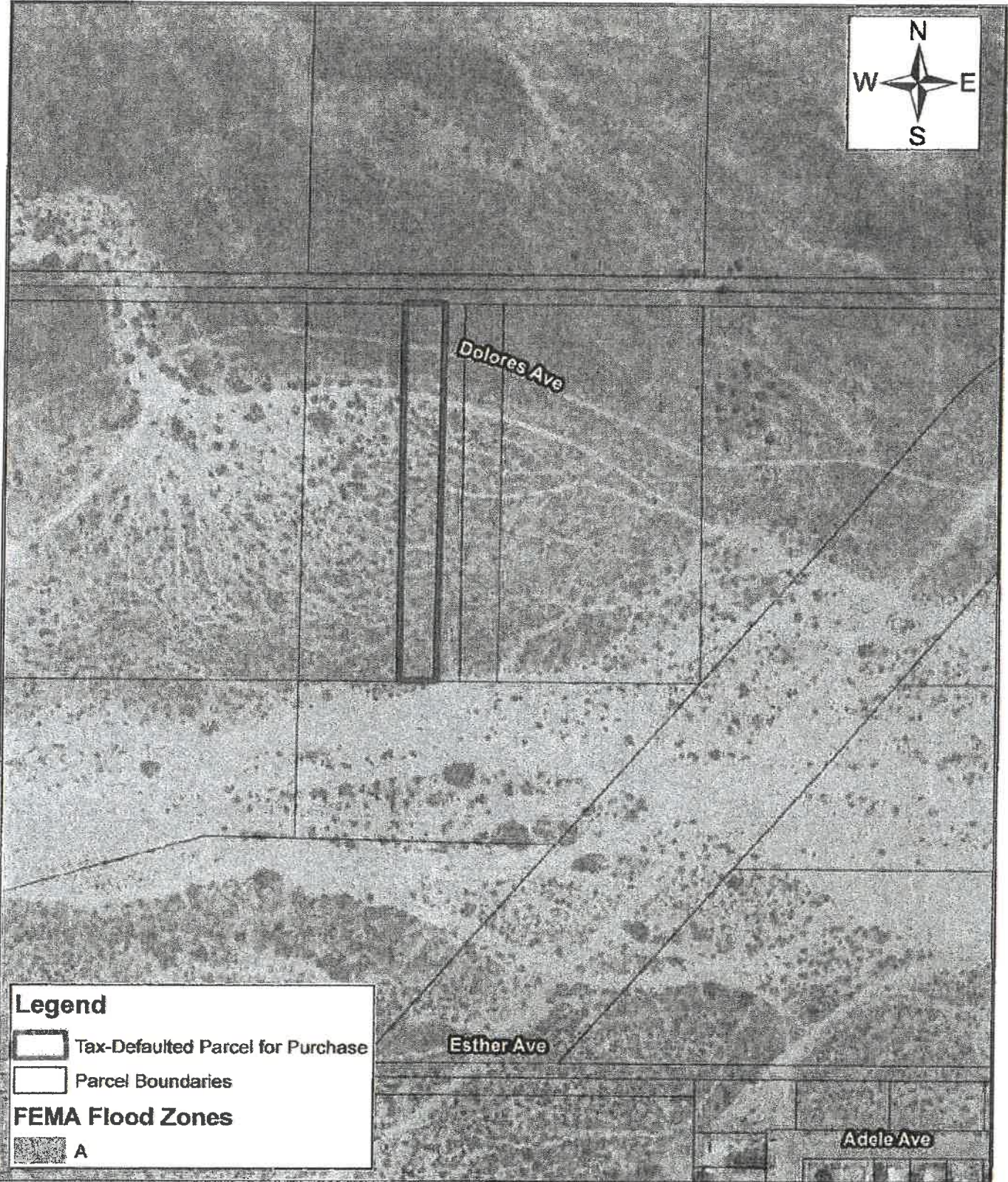






Attachment: County's Agreement to Purchase Tax-Defaulted Property (3764 : APPROVE THE SALE PRICE FOR APN 485-163-027-2 AND




Attachment: County's Agreement to Purchase Tax-Defaulted Property (3764 : APPROVE THE SALE PRICE FOR APN 485-163-027-2 AND



**Legend**

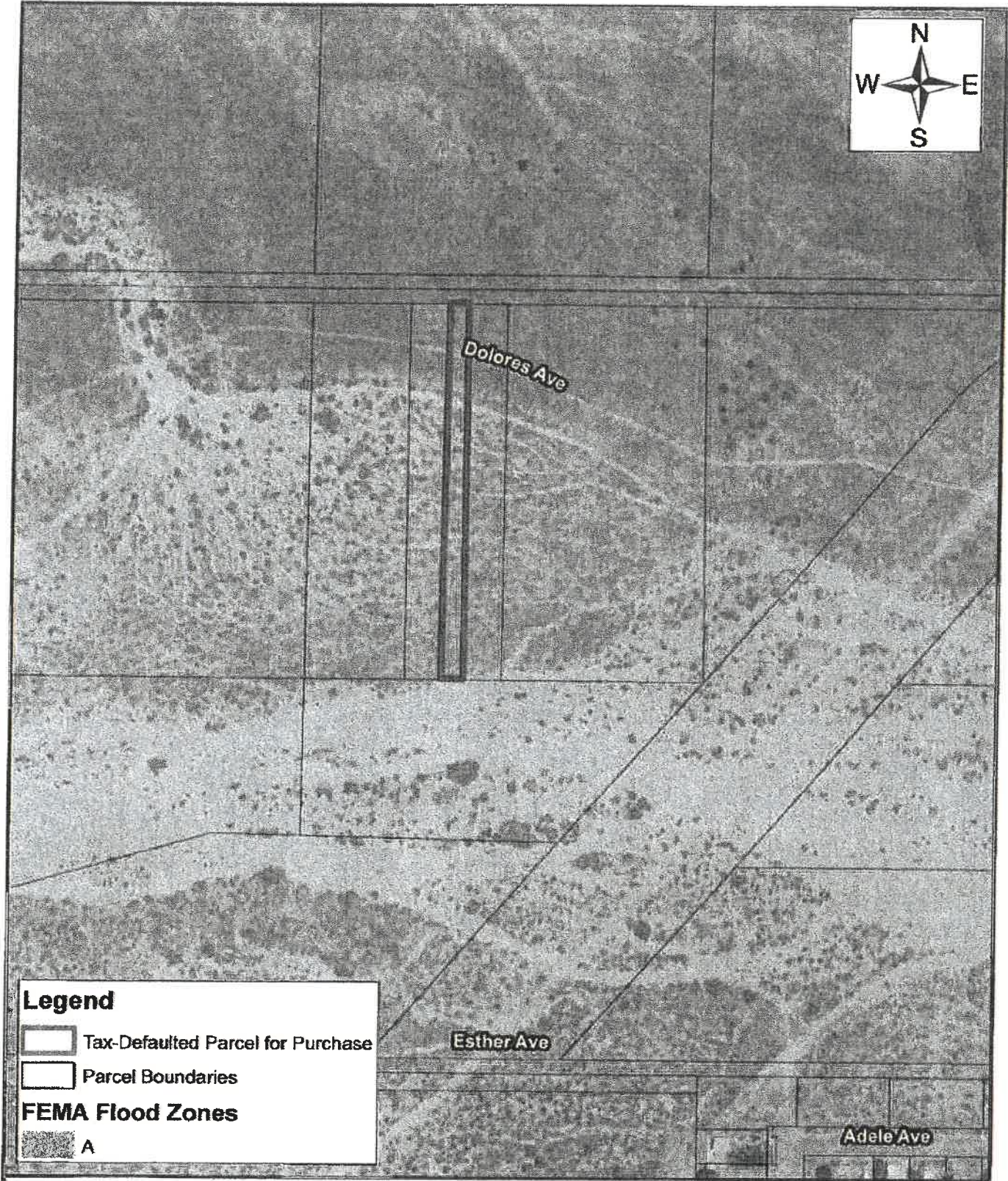
-  Tax-Defaulted Parcel for Purchase
-  Parcel Boundaries

**FEMA Flood Zones**

-  A

**APN: 525-170-003**  
**Cabazon**  
**Unincorporated Riverside County**

Attachment: County's Agreement to Purchase Tax-Defaulted Property (3764 : APPROVE THE SALE PRICE FOR APN 485-163-027-2 AND



**Legend**

Tax-Defaulted Parcel for Purchase

Parcel Boundaries

**FEMA Flood Zones**

A

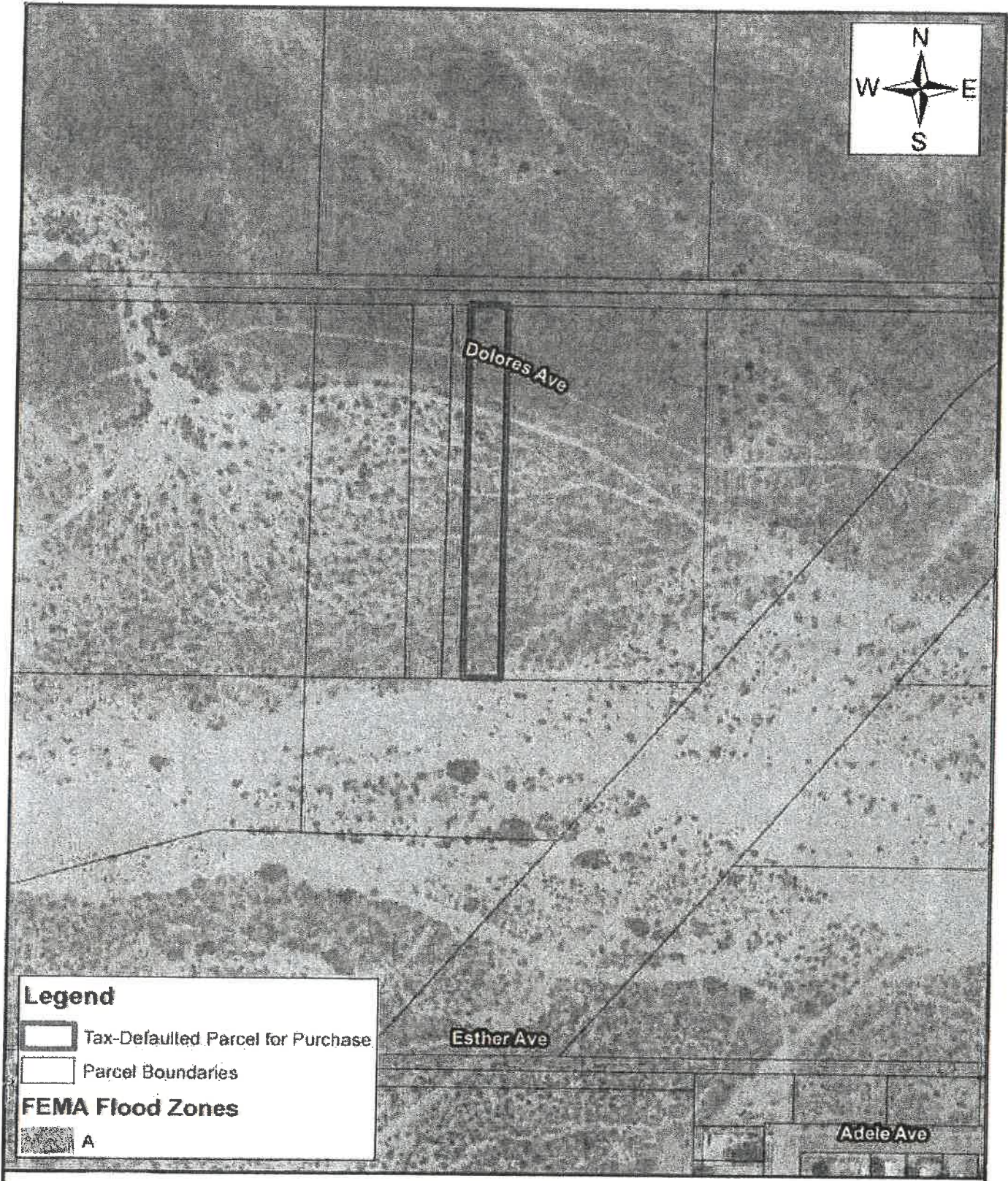
**APN: 525-170-004**

**Cabazon**




**Unincorporated Riverside County**

**EXHIBIT A PAGE 10**

Attachment: County's Agreement to Purchase Tax-Defaulted Property (3764 : APPROVE THE SALE PRICE FOR APN 485-163-027-2 AND

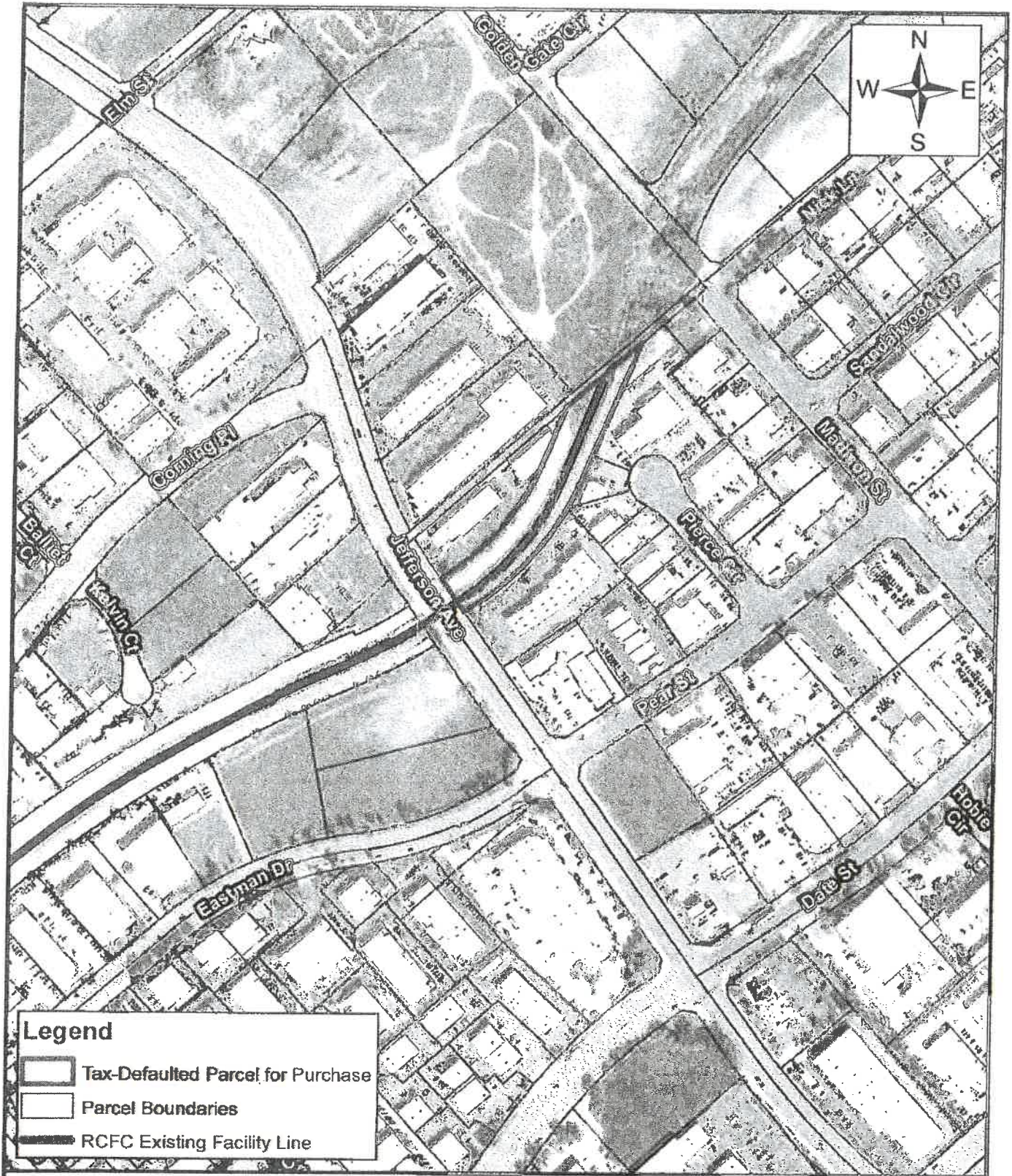


**Legend**




-  Tax-Defaulted Parcel for Purchase
-  Parcel Boundaries
- FEMA Flood Zones**
-  A

**APN: 525-170-005**  
**Cabazon**  
**Unincorporated Riverside County**

Attachment: County's Agreement to Purchase Tax-Defaulted Property (3764 : APPROVE THE SALE PRICE FOR APN 485-163-027-2 AND



**Legend**

-  Tax-Defaulted Parcel for Purchase
-  Parcel Boundaries
-  RCFC Existing Facility Line

**APN: 910-380-017**  
**Warm Springs Channel**  
**(City of Murrieta)**

**EXHIBIT A PAGE 12**

Attachment: County's Agreement to Purchase Tax-Defaulted Property (3764 : APPROVE THE SALE PRICE FOR APN 485-163-027-2 AND

159/76

copy

PM 159/76

IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA  
PARCEL MAP NO. 20490-2

BEING A DIVISION OF A PORTION OF LOTS 82 AND 109 AND MADISON AVENUE AS SHOWN ON A MAP OF THE TEMECULA LAND AND WATER COMPANY FILED IN BOOK 8, PAGE 359 OF MAPS, RECORDS OF SAN DIEGO COUNTY, CALIFORNIA, TOGETHER WITH A PORTION OF PARCEL 3 AND LOTS "A", "B" AND "C" AS SHOWN ON PARCEL MAP NO. 12025 FILED IN BOOK 70, PAGE 87 OF PARCEL MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

PSOMAS & ASSOCIATES

OCTOBER, 1987

SHEET 1 OF 4 SHEETS

RECORDER'S STATEMENT

FILED THIS 17th DAY OF OCTOBER, 1987 AT 12:28, IN BOOK 159 OF PARCEL MAPS, AT PAGES 21-29 AT THE REQUEST OF THE CLERK OF THE BOARD

NO. 359464

FEE \$12.00

WILLIAM E. CORREY COUNTY RECORDER

BY: *Deirdre Kagan* DEPUTY

SUBDIVISION GUARANTEE: CHICAGO TITLE COMPANY

OWNER'S STATEMENT

WE HEREBY STATE THAT WE ARE THE OWNERS OF THE LAND INCLUDED WITHIN THE SUBDIVISION SHOWN HEREON; THAT WE ARE THE ONLY PERSONS WHOSE CONSENT IS NECESSARY TO GIVE A CLEAR TITLE TO SAID LAND; THAT WE CONSENT TO THE MAKING AND RECORDING OF THIS SUBDIVISION MAP AS SHOWN WITHIN THE DISTRICTED BORDER LINE. WE HEREBY DEDICATE TO PUBLIC USE, FOR STREET AND PUBLIC UTILITY PURPOSES, LOTS "A" THROUGH "G", INCLUSIVE. WE HEREBY DEDICATE TO THE COUNTY OF RIVERSIDE, CALIFORNIA, ONE FOOT BARRIER STRIPS, FOR ROAD AND ACCESS CONTROL AND DRAINAGE FACILITIES.

SURVEYOR'S STATEMENT

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCES AT THE REQUEST OF SIGNAL DEVELOPMENT CORP. ON MAY 22, 1987. I HEREBY STATE THAT ALL MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED, OR THAT THEY WILL BE SET IN SUCH POSITIONS WITHIN ONE YEAR FROM THE RECORDATION OF THIS MAP; AND THAT SAID MONUMENTS ARE SUFFICIENT TO MAINTAIN THE SURVEY TO BE RETRACED. I HEREBY STATE THAT THIS PARCEL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP, IF ANY.

DATED: Aug 22, 1988



*David De Sant*  
DAVID DE SANT, L.S. 3988  
LICENSE EXPIRES 6-30-92

SIGNAL DEVELOPMENT CORP., A CALIFORNIA CORPORATION.

*Scott S. Pollard*  
SCOTT S. POLLARD, PRESIDENT

*Craig Bruchler*  
CRAIG BRUCHLER, SECRETARY

COUNTY SUPERVISOR'S STATEMENT

THIS MAP CONFORMS WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCES. I HEREBY STATE THAT THIS MAP HAS BEEN EXAMINED BY ME OR UNDER MY DIRECTION AND FOUND TO BE SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP OF PARCEL MAP NO. 20490 AS FILED, AMENDED, AND APPROVED BY THE BOARD OF SUPERVISORS ON 04-22-87. THE EXPIRATION DATE BEING July 22, 1989, AND THAT I AM SATISFIED THIS MAP IS TECHNICALLY CORRECT.

DATE: Sept 22, 1988



*Larry D. Jones*  
LARRY D. JONES  
COUNTY SUPERVISOR

NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA }  
COUNTY OF Orange } ss.

ON THIS 20th DAY OF December, 1988, BEFORE ME *Renee S. Maland*, a NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARING *Scott S. Pollard*, KNOWN TO ME TO BE THE PRESIDENT, AND *Craig Bruchler*, KNOWN TO ME TO BE THE SECRETARY OF SIGNAL DEVELOPMENT CORP., A CORPORATION THAT EXECUTES THE WITHIN INSTRUMENTS, AND KNOWN TO ME TO BE THE PERSONS WHO EXECUTED THE WITHIN INSTRUMENTS ON BEHALF OF THE CORPORATION THEREIN, AND ACKNOWLEDGED TO ME THAT SUCH CORPORATION EXECUTED THE WITHIN INSTRUMENT PURSUANT TO ITS BY-LAWS OR A RESOLUTION OF ITS BOARD OF DIRECTORS.

MY COMMISSION EXPIRES 11/18/90

WITNESS MY HAND.

MY PRINCIPAL PLACE OF BUSINESS IS IN Orange COUNTY.

*Renee S. Maland*  
NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE

*Renee S. Maland*  
(NAME - PRINTED)

BOARD OF SUPERVISORS' STATEMENT

THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, BY ITS BOARD OF SUPERVISORS, HEREBY APPROVES THE PARCEL MAP AND ACCEPTS THE OFFERS OF DEDICATION MADE HEREON FOR PUBLIC ROAD AND PUBLIC UTILITY PURPOSES, AND AS PART OF THE COUNTY MAINTAINED ROAD SYSTEM. LOT "A" AND THE DRAINAGE EASEMENT AS SHOWN HEREON IS HEREBY NOT ACCEPTED.

DATED: October 10, 1987

COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

BY: *Ken Zimmerman*  
CHAIRMAN OF THE BOARD OF SUPERVISORS

ATTORNEY:

GERALD A. MALONEY  
CLERK OF THE BOARD OF SUPERVISORS

BY: *William Schuyler* DEPUTY

TAX COLLECTOR'S CERTIFICATE

I HEREBY CERTIFY THAT ACCORDING TO THE RECORDS OF THIS OFFICE AS OF THIS DATE, THERE ARE NO LIENS AGAINST THE PROPERTY SHOWN ON THE WITHIN MAP FOR UNPAID STATE, COUNTY, MUNICIPAL OR LOCAL TAXES OR SPECIAL ASSESSMENTS COLLECTED AS TAXES, SPECIAL ASSESSMENTS OR SPECIAL ASSESSMENTS UNLESS THEY ARE NOW A HED-OUT-NOT YET PAYABLE, WHICH ARE ESTIMATED TO BE \$.

DATED NOV 20, 1988.

R. WYBES WATTS  
COUNTY TAX COLLECTOR

BY: *William Schuyler*  
DEPUTY

SALE BOND CERTIFICATE

I HEREBY CERTIFY THAT A BOND IN THE SUM OF \$ \_\_\_\_\_ HAS BEEN EXECUTED AND FILED WITH THE BOARD OF SUPERVISORS OF THE COUNTY OF RIVERSIDE, CALIFORNIA, IN CONNECTION WITH THE PAYMENT OF ALL TAXES, STATE, COUNTY, MUNICIPAL, LOCAL, AND MAP WITH THE COUNTY RECORDS ARE A LIEN AGAINST SAID PROPERTY, BUT NOT YET PAYABLE AND SAID BOND HAS BEEN DULY APPROVED BY SAID BOARD OF SUPERVISORS.

DATED \_\_\_\_\_, 198\_\_.

GERALD A. MALONEY  
CLERK OF THE BOARD OF SUPERVISORS

CASH TAX BOND  
R. WYBES WATTS  
COUNTY TAX COLLECTOR

BY: \_\_\_\_\_  
DEPUTY

159/77  
Drops

PM 159/77

SCALE: 1" = 200'

SHEET 2 OF 4 SHEETS

# IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA PARCEL MAP NO. 20490-2

BEING A DIVISION OF A PORTION OF LOTS 82 AND 108 AND MADISON AVENUE AS SHOWN ON A MAP OF THE TEMECULA LAND AND WATER COMPANY FILED IN BOOK 6, PAGE 359 OF MAPS, RECORDS OF SAN DIEGO COUNTY, CALIFORNIA, TOGETHER WITH A PORTION OF PARCEL 3 AND LOTS "A", "B" AND "E" AS SHOWN ON PARCEL MAP NO. 12025 FILED IN BOOK 70, PAGE 97 OF PARCEL MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

OCTOBER, 1987

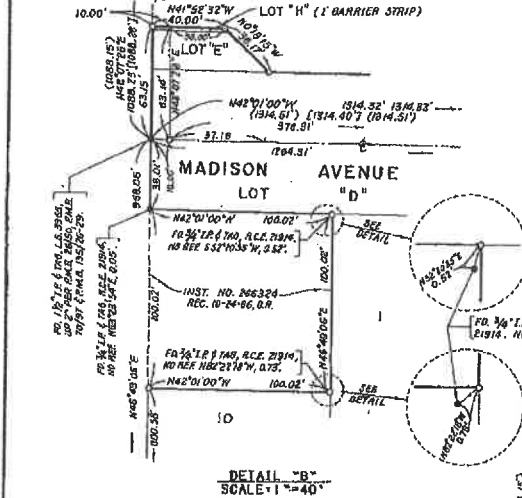
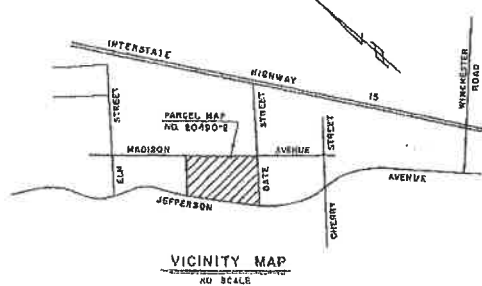
PSOMAS & ASSOCIATES

**BASIS OF BEARING:**

THE BEARINGS SHOWN HEREON ARE BASED ON THE CENTERLINE OF JEFFERSON AVENUE BEING NORTH 35° 42' 15" WEST PER PARCEL MAP NO. 20490-1, P.M.B. 135/26-29.

**SURVEYOR'S NOTES:**

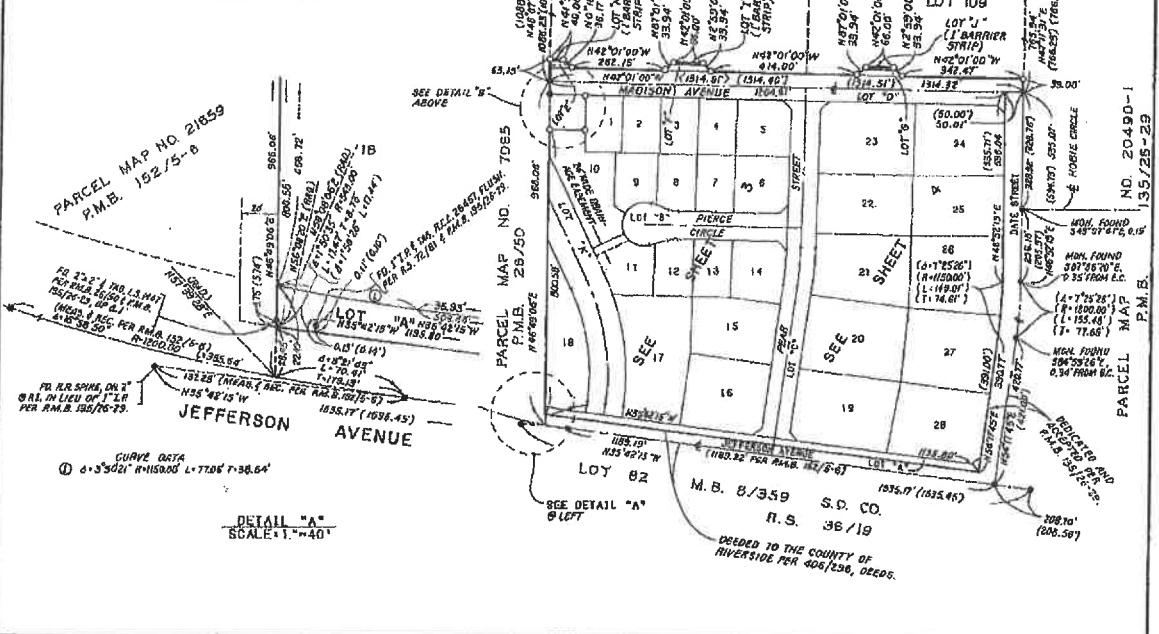
- INDICATES FOUND 1 1/2" BRASS CAP STAMPED L.S. 4804, FLOSH PER P.M.B. 135/26-29, UNLESS OTHERWISE NOTED.
- INDICATES BUT 1" I.P. AND TAG, D.B. 3968, FLUSH (RIV. CO. STD. "A"), REPLACES, AT TRUE POSITION, FOUND MONUMENT, WHERE NOTED.
- SET 1" I.P. AND TAG, L.S. 3968; #LOSS; (RIV. CO. STD. "B") AT REAR LOT CORNER AND AT ANGLE POINTS, E.C. 19 AND E.C. 15 IN REAR LOT LINES AND LEAD AND TAG, L.S. 3968, (RIV. CO. STD. "B") IN TOP OF CURB AT PROLONGATION OF REAR LOT LINES FOR FRONT LOT CORNERS, UNLESS OTHERWISE NOTED.
- ALL MONUMENTS SET PER ORDINANCE NO. 461.0.
- INDICATES RECORD DATA PER P.M.B. 135/26-29, UNLESS OTHERWISE NOTED.
- INDICATES RECORD DATA PER P.M.B. 70/97.
- INDICATES RECORD DATA PER R.S. 72/81.
- DRAINAGE EASEMENTS SHALL BE KEPT FREE AND CLEAR OF ALL BUILDINGS AND OBSTRUCTIONS.
- THIS TRACT CONTAINS 30.04 ACRES, GROSS.
- INDICATES FOUND 1 1/2" BRASS CAP MARKED R.C.E. 27194, FLUSH, PER R.M.B. 151/33-54 & R.S. 103/5-8.



**ENVIRONMENTAL CONSTRAINT NOTE:**  
 ENVIRONMENTAL CONSTRAINT SHEET AFFECTING THIS MAP IS ON FILE IN THE OFFICE OF THE COUNTY SURVEYOR, IN E.C.B. BOOK 16 PAGE 32. THIS AFFECTS PARCEL 10.

**BASINEMENT NOTES:**

AGREEMENT THAT RANCHO CALIFORNIA WATER DISTRICT IS EXCLUSIVE AGENT FOR THE EXTRACTION, DIVERSION, STORAGE AND DISTRIBUTION OF ALL LOCAL WATER PER INSTRUMENT NO. 148740, RECORDED 7-08-85, O.B. SAID AGREEMENT COVERS THE ENTIRE AREA BEING SUBDIVIDED.



Attachment: County's Agreement to Purchase Tax-Defaulted Property (3764 : APPROVE THE SALE PRICE FOR APN 485-163-027-2 AND



PM 159/78

159  
78  
COPY

SCALE: 1" = 60'

SHEET 3 OF 4 SHEETS

# IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, PARCEL MAP NO. 20490-2

BEING A DIVISION OF A PORTION OF LOTS 82 AND 109 AND MADISON AVENUE AS SHOWN ON A MAP OF THE TEMECULA LAND AND WATER COMPANY FILED IN BOOK B, PAGE 359 OF MAPS, RECORDS OF SAN DIEGO COUNTY, CALIFORNIA, TOGETHER WITH A PORTION OF PARCEL 3 AND LOTS "A", "B" AND "E" AS SHOWN ON PARCEL MAP NO. 12025 FILED IN BOOK 10, PAGE 97 OF PARCEL MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

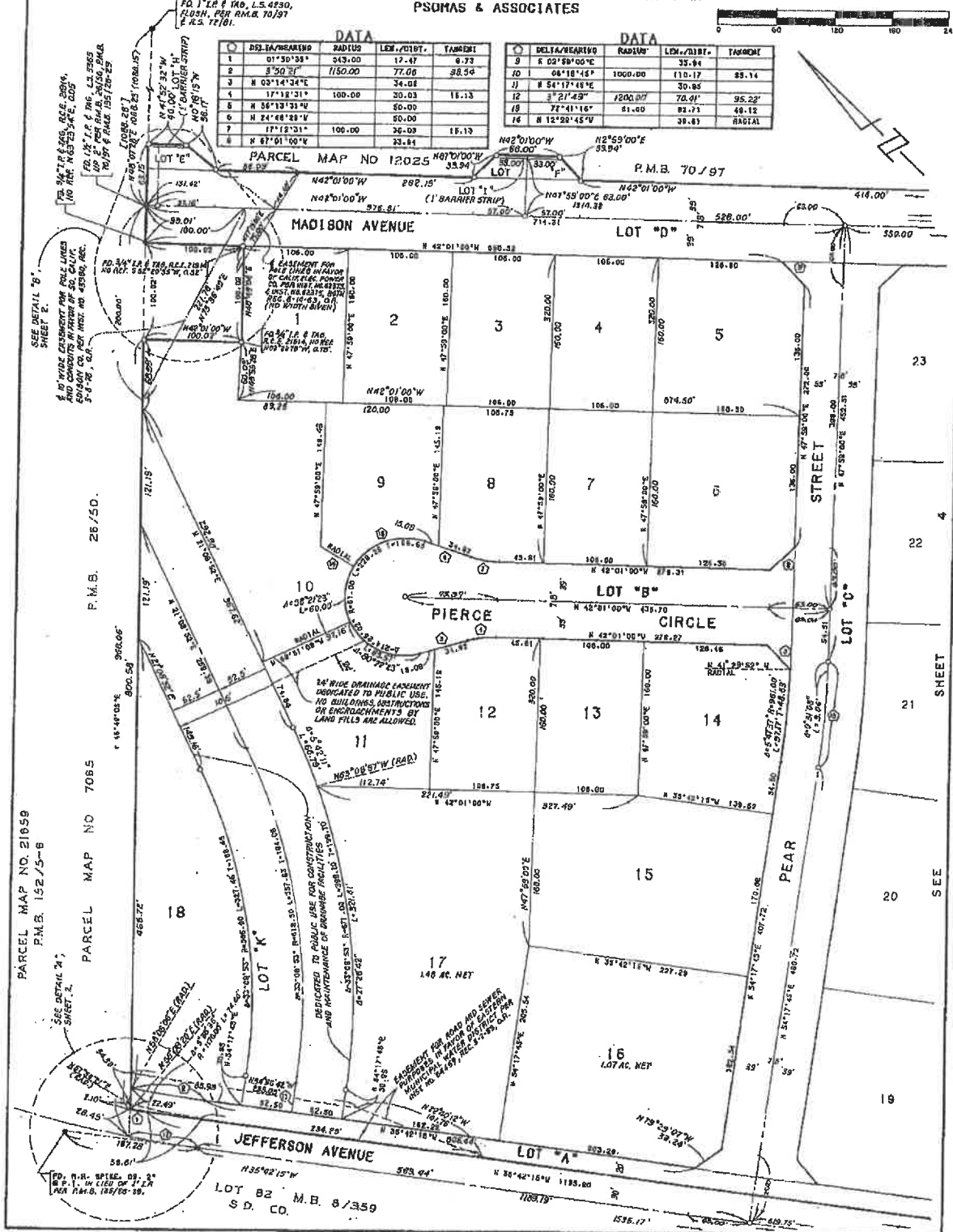
OCTOBER, 1987

PSOMAS & ASSOCIATES

NOTE: SEE SHEET 2 FOR BASIS OF BEARINGS, SURVEYOR'S NOTES & SHEET INDEX.

NO.	DELT./BEARING	DELTA	LEN./DIST.	TANGENT
1	01°30'35"	543.00	12.47	9.73
2	3°30'27"	1150.00	77.00	28.54
3	03°14'34"E		34.00	
4	17°18'31"	100.00	30.03	18.13
5	56°13'31"W		50.00	
6	24°48'28"W		50.00	
7	17°12'31"	100.00	26.03	18.13
8	87°01'00"W		23.64	

NO.	DELT./BEARING	RADIUS	LEN./DIST.	TANGENT
9	02°58'00"E		35.64	
10	08°18'15"	1000.00	110.17	28.14
11	54°17'15"E		30.85	
12	1°21'49"	1200.00	70.01	35.22
13	72°41'16"	81.00	82.73	48.12
14	12°28'45"W		38.63	



PARCEL MAP NO. 21059 P.M.B. 152/3-B

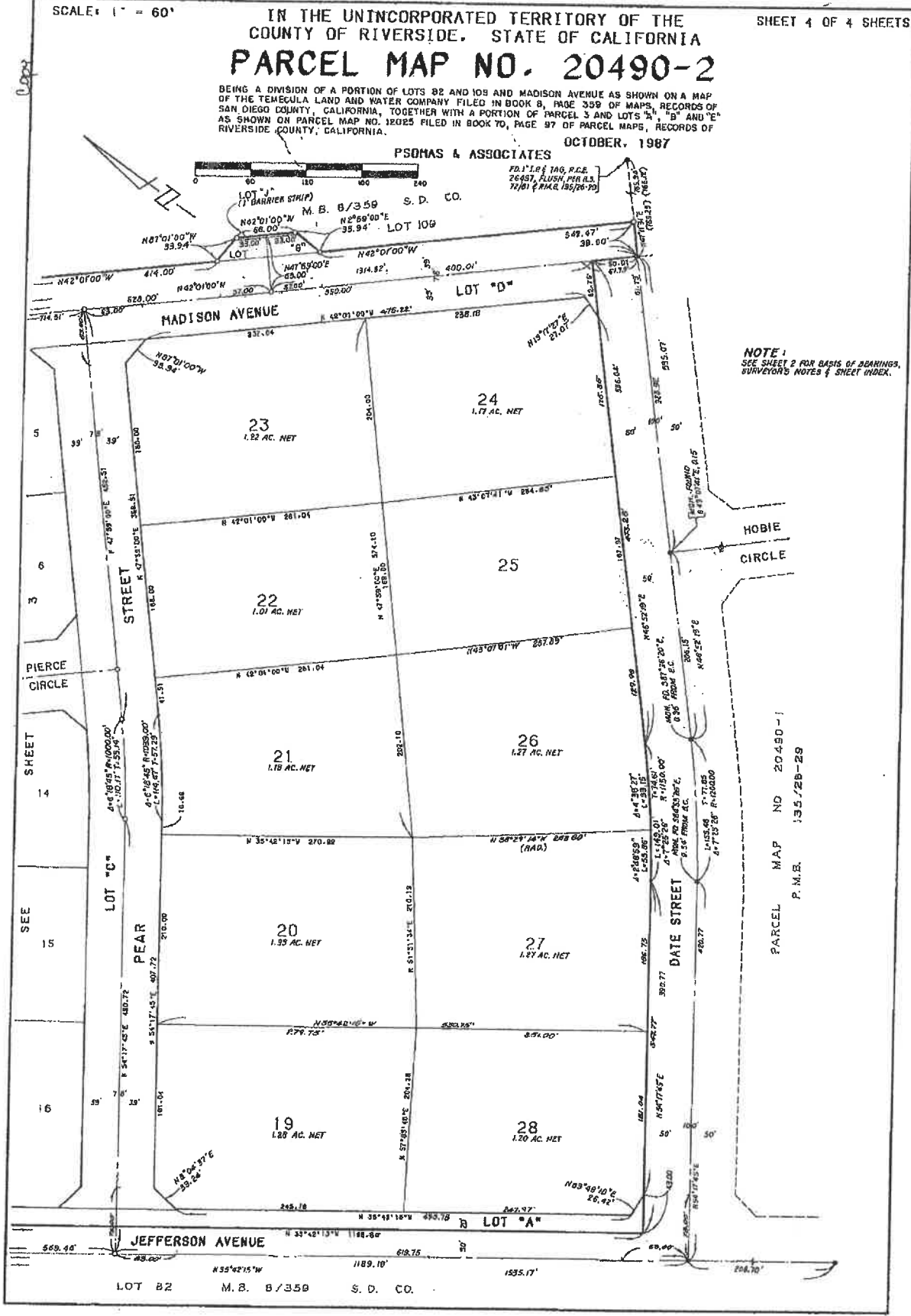
PARCEL MAP NO. 7085 P.M.B. 26/50

LOT 82 M.B. 8/359 S.D. CO.

## EXHIBIT A PAGE 15

Attachment: County's Agreement to Purchase Tax-Defaulted Property (3764 : APPROVE THE SALE PRICE FOR APN 485-163-027-2 AND

159/79



PM 159/79

Attachment: County's Agreement to Purchase Tax-Defaulted Property (3764 : APPROVE THE SALE PRICE FOR APN 485-163-027-2 AND





2001-453621  
ORIGINAL  
SHEET 3 OF 10 SHEETS

IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA.

# TRACT NO. 29432

BEING A SUBDIVISION OF PARCEL 15 OF LOT LINE ADJUSTMENT NO. 4168 RECORDED IN THE PUBLIC RECORDS OF THE COUNTY OF RIVERSIDE, CALIFORNIA, AND PARTS OF PARCELS 15 AND 16 OF PARCEL MAP NO. 24387 FILED IN BOOK PAGE 5 THROUGH 20, INCLUSIVE, OF PARCEL MAPS, BOTH IN THE OFFICE OF THE COUNTY RECORDER OF SAID RIVERSIDE COUNTY, CALIFORNIA, BEING LOCATED IN THE RANCHO PALMA.



RFB CONSULTING  
JANUARY, 2001

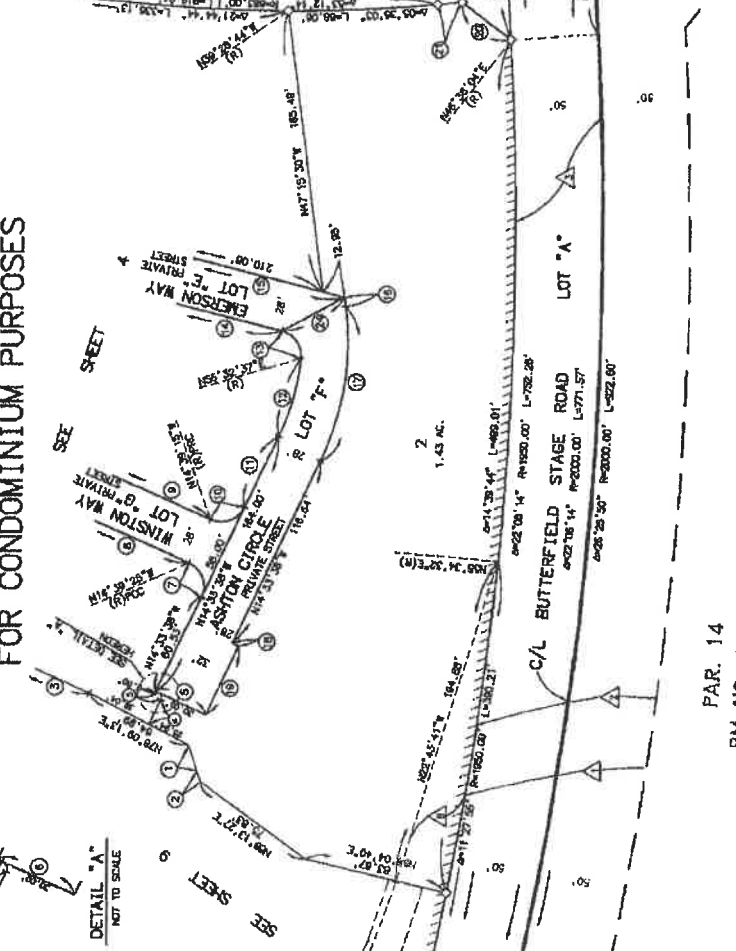
## FOR CONDOMINIUM PURPOSES



SCALE: 1" = 40'



①	BRN/DELTA	WIDTH	LENGTH
1	N87°42'28" W	15.84'	
2	N02°29'56" E	8.48'	
3	N44°53'58" W	24.03'	
4	N01°00'00" E	4.71'	
5	N05°28'22" E	3.00'	
6	N01°00'00" E	15.00'	
7	N01°13'14" E	1803.30'	
8	N01°13'28" E	2013.30'	
9	N01°13'28" E	15.00'	
10	N01°13'28" E	23.54'	
11	N01°13'28" E	47.07'	
12	N01°13'28" E	138.00'	
13	N01°13'28" E	21.13'	
14	N01°13'28" E	133.00'	
15	N01°13'28" E	23.03'	
16	N01°13'28" E	162.00'	
17	N01°13'28" E	82.45'	
18	N01°13'28" E	4.00'	
19	N01°13'28" E	35.00'	
20	N01°13'28" E	14.16'	
21	N01°13'28" E	91.00'	
22	N01°13'28" E	1620.00'	
23	N01°13'28" E	41.00'	
24	N01°13'28" E	2000.00'	



PAR. 14  
PM NO. 23780  
PMB 151/92-99

TRACT NO. 29174-3  
MB 250/32-40

PAR. 16  
PM NO. 24387  
PMB 164/5-20

SEE SHEET 2 FOR BOUNDARY DETAILS AND SHEET 3 FOR MAP VICINITY MAP. SURVEYOR'S NOTES AND CERTIFICATE OF BENCHMARKS, EASEMENT NOTES AND ENVIRONMENTAL CONSTRAINT NOTE.

2001-453629 ORIGINAL

SHEET 4 OF 10 SHEETS

IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA.

# TRACT NO. 29432

BEING A SUBDIVISION OF PARCEL 15 OF LOT 1 LINE ADJACENT TO PARCEL NO. 4169 RECORDED IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AND BEING PART OF PARCELS 15 AND 16 OF PARCEL NO. 27000 RECORDED IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AND BEING PART OF PARCELS 5 THROUGH 20, INCLUSIVE, OF PARCEL MAPS, BOTH IN THE OFFICE OF THE COUNTY RECORDER OF SAID RIVERSIDE COUNTY, CALIFORNIA, BEING LOCATED IN THE RANCHO PALMA.



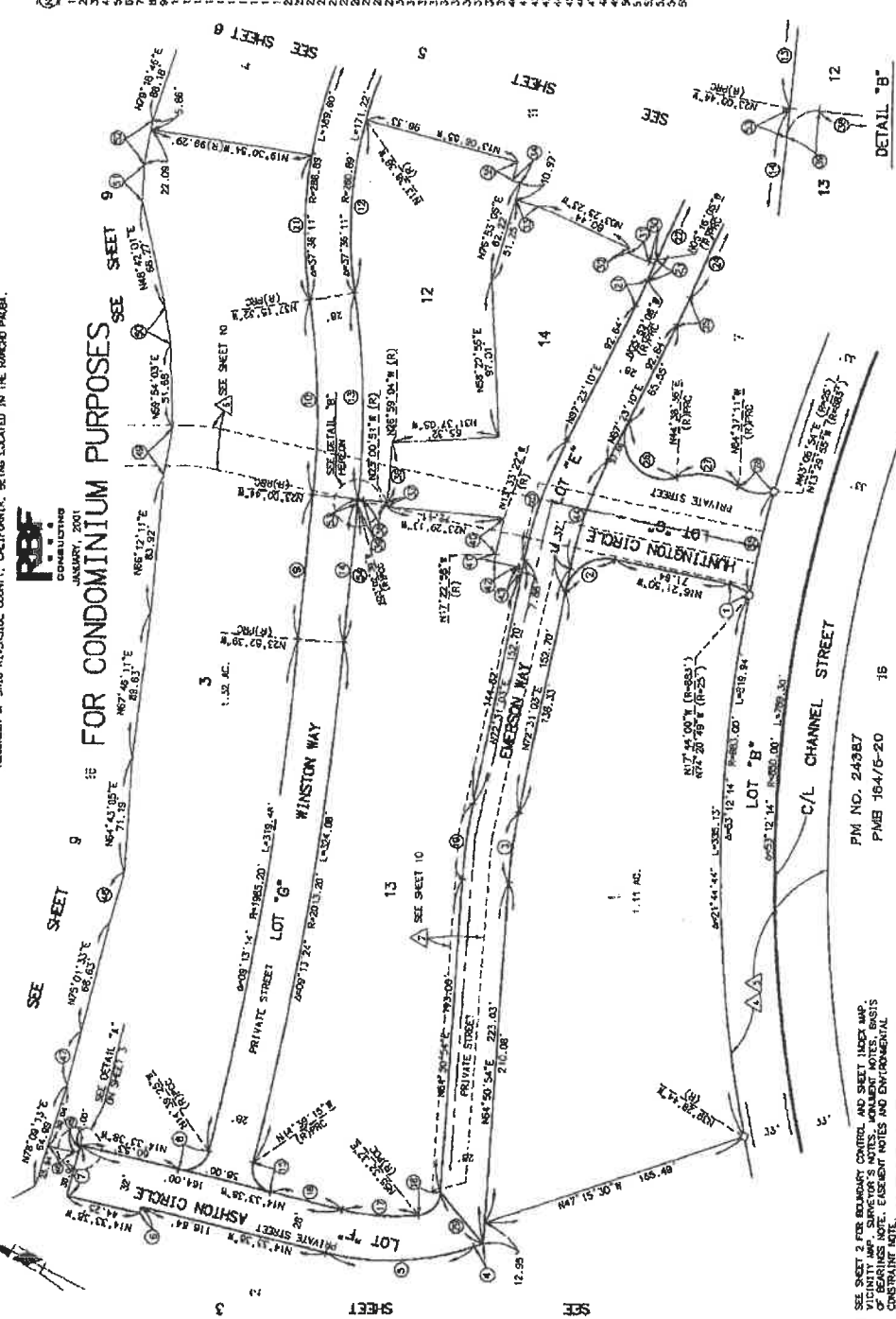
RFB CONSULTING

JANUARY, 2001

## FOR CONDOMINIUM PURPOSES



SCALE: 1" = 40'



BRK/DELTA	RADIUS	LENGTH
21.07.04	25.00	13.97
01.40.09	322.00	45.10
07.15.20	5.43	5.43
22.01.27	162.00	92.45
07.28.22	13.00	13.00
00.05.47	15.00	23.92
00.51.29	568.29	66.92
00.51.29	298.89	30.47
17.44.28	280.89	107.53
15.14.48	513.89	27.75
00.54.23	585.00	23.84
18.33.26	196.00	45.47
15.33.45	320.00	47.23
07.40.08	298.89	45.82
4.52.07	298.89	77.82
00.07.28	298.89	17.04
00.30.03	118.00	13.82
13.11.11	1200.00	298.89
00.12.34	327.67	18.63
15.14.13	45.00	38.28
30.15.25	25.00	22.81
00.50.72	1.00	4.94
00.50.72	1.00	15.00
00.50.72	1.00	3.13
00.50.72	1.00	19.00
00.50.72	1.00	12.00
00.50.72	1.00	36.81
00.50.72	1.00	15.00
00.50.72	1.00	4.71
00.50.72	1.00	23.16
00.50.72	1.00	15.00
00.50.72	1.00	4.71
00.50.72	1.00	72.56
00.50.72	1.00	14.21
00.50.72	1.00	17.11
00.50.72	1.00	34.18
00.50.72	1.00	31.91
00.50.72	1.00	32.06
00.50.72	1.00	22.69
00.50.72	1.00	27.89
00.50.72	1.00	13.01
00.50.72	1.00	580.24
00.50.72	1.00	883.01
00.50.72	1.00	65.26

SEE SHEET 2 FOR BOUNDARY CONTROL AND SHEET 10 FOR MAP OF VICINITY. THIS MAP IS FOR INFORMATION ONLY AND DOES NOT CONSTITUTE A WARRANTY OF ACCURACY. CONSULT THE ORIGINAL RECORDS FOR A COMPLETE LIST OF BEARINGS, DISTANCES, EASEMENTS, NOTES AND ENVIRONMENTAL CONSTRAINTS.

PM NO. 24387  
PMB 164/G-20 15

2001-453629 ORIGINAL

SHEET 3 OF 10 SHEETS

IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA.

# TRACT NO. 29432

BEING A SUBDIVISION OF PARCEL 15 OF LOT LINE ADJUSTMENT NO. 4180 REDUCED TO BEING A SUBDIVISION OF PARCEL 15 OF LOT LINE ADJUSTMENT NO. 37884 OF OFFICIAL RECORDS, BEING PART OF THE TRACT OF 160 ACRES MORE OR LESS, AS SHOWN ON MAP FILED IN BOOK 184, PAGES 5 THROUGH 20, INCLUSIVE, OF PUBLIC MAPS, SAID MAP BEING THE PUBLIC MAP OF THE RECORDED OF SAID RIVERSIDE COUNTY, CALIFORNIA, BEING LOCATED IN THE PUBLIC MAP.



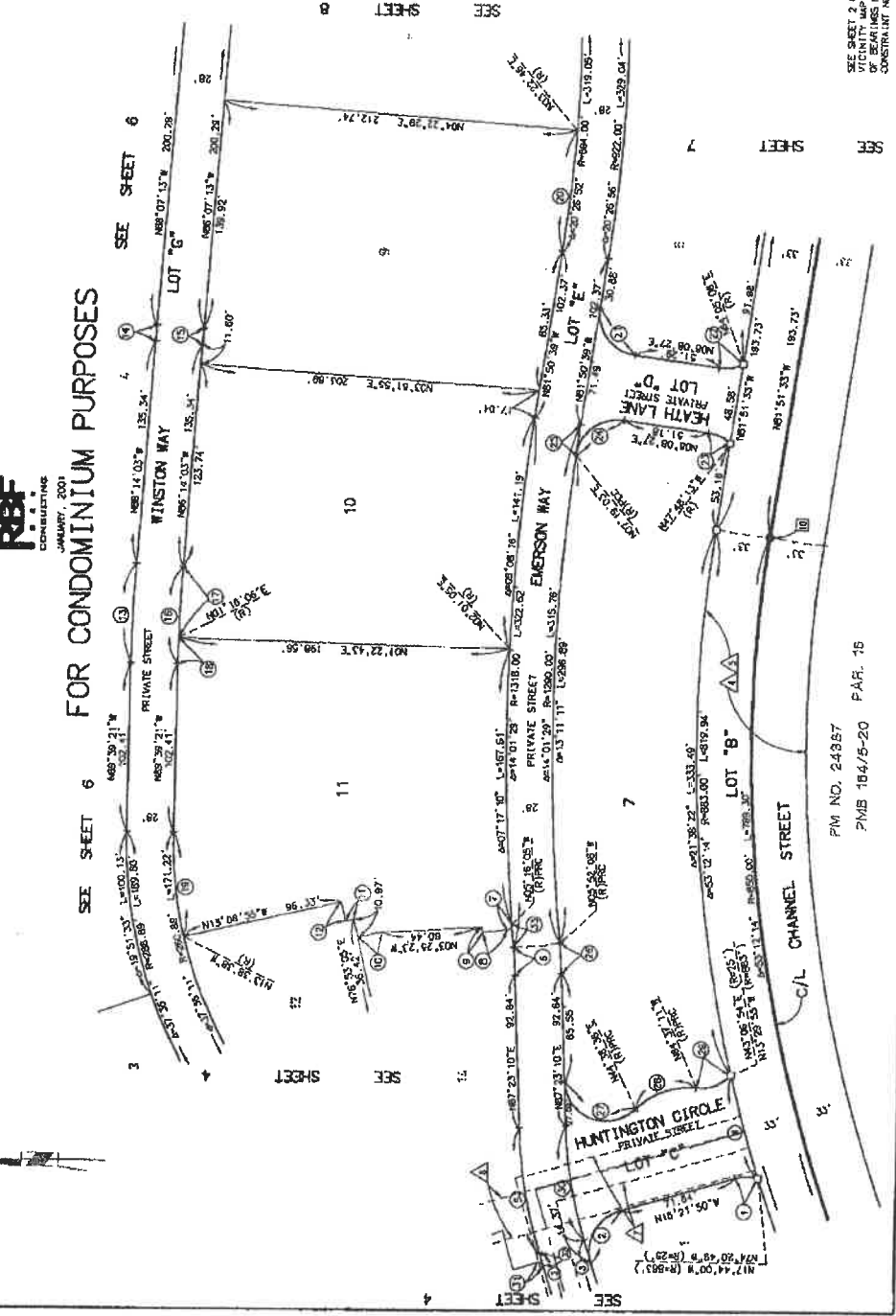
CONSULTING

JANUARY, 2001

## FOR CONDOMINIUM PURPOSES



NO.	BRG/DELTA	BEARINGS	LENGTH
1	32°01'01"	25.00'	13.97'
2	N72°37'03"	25.00'	26.78'
3	04°14'02"	603.00'	185.20'
4	14°52'07"	299.89'	77.82'
5	02°12'16"	299.89'	17.04'
6	N65°23'53"W	3.00'	15.00'
7	N65°24'37"E	---	3.13'
8	N13°03'32"E	---	15.00'
9	N78°53'05"E	---	12.00'
10	03°25'16"	1013.60'	60.63'
11	00°06'20"	5014.00'	9.37'
12	03°25'16"	1855.60'	28.86'
13	03°25'16"	1855.60'	42.96'
14	02°29'51"	865.60'	15.90'
15	13°59'17"	865.60'	54.25'
16	04°49'35"	864.00'	39.28'
17	50°00'54"	25.00'	14.86'
18	34°02'21"	25.00'	38.83'
19	90°49'24"	25.00'	18.87'
20	00°50'16"	1260.00'	19.83'
21	132°44'34"	45.00'	36.85'
22	50°44'13"	45.00'	22.81'
23	52°15'55"	25.00'	72.90'
24	N05°00'00"	3.00'	7.68'
25	N72°31'03"E	316.00'	15.82'



SEE SHEET 2 FOR BOUNDARY CONTROL AND SHEET INDEX MAP.  
 SEE SHEET 3 FOR BOUNDARY CONTROL AND SHEET INDEX MAP.  
 ALL BEARINGS AND DISTANCES ARE BASED ON THE BASIS  
 OF BEARINGS AND DISTANCES SHOWN ON THE ORIGINAL  
 CONSTRUCTION NOTE.

PM NO. 24887  
 PMS 184/5-20 PAR. 15





2001-453,29  
 ORIGINAL  
 SHEET 7 OF 10 SHEETS

IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA.  
**TRACT NO. 29432**

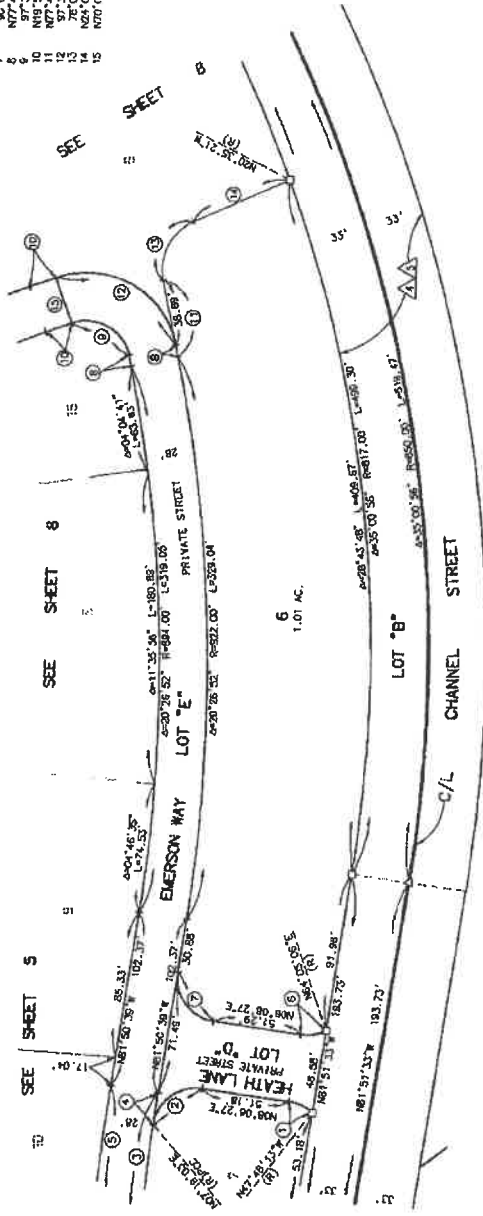
BEING A SUBDIVISION OF PARCEL 15 OF LOT LINE ADJUSTMENT NO. 4169 REDWOOD SECTION 26, TOWNSHIP 10N, RANGE 15E, COUNTY OF RIVERSIDE, CALIFORNIA, BEING PARTS OF PARCELS 15 AND 16 OF PARCEL MAP NO. 14111, BEING PARTS OF PARCELS 5 THROUGH 20, INCLUSIVE, OF PARCEL MAPS, BOTH IN THE OFFICE OF THE COUNTY RECORDER OF SAID RIVERSIDE COUNTY, CALIFORNIA, BEING LOCATED IN THE RANCHO PALM.



**FOR CONDOMINIUM PURPOSES**

DATA TABLE

NO.	BEARING/Delta	RADIUS	LENGTH
1	S1°03'19"E	25.00'	14.88'
2	S0°45'24"	25.00'	14.88'
3	S14°01'29"	1200.00'	319.76'
4	S0°50'18"	1200.00'	319.76'
5	S44°01'21"	1318.00'	322.62'
6	S0°00'54"	25.00'	14.88'
7	N77°42'28"E	25.00'	14.88'
8	N07°25'10"	25.00'	14.88'
9	N07°42'28"E	25.00'	14.88'
10	N07°25'10"	25.00'	14.88'
11	N07°42'28"E	25.00'	14.88'
12	S0°50'18"	1200.00'	319.76'
13	N07°25'10"	25.00'	14.88'
14	N07°42'28"E	25.00'	14.88'
15	N07°06'19"E	(R)	25.00'



PM NO. 24387  
 PMS 164/5-20  
 PARCEL 15

SEE SHEET 2 FOR BOUNDARY CONTROL AND SHEET INDEX MAP.  
 SEE SHEET 3 FOR SURVEYOR'S NOTES, MONUMENT NOTES, BASIS OF BEARINGS AND DISTANCES, EMBODIMENT NOTES AND ENVIRONMENTAL CONSTRAINT NOTE.

2001-453629 ORIGINAL SHEET 8 OF 10 SHEETS

IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA.  
**TRACT NO. 29432**

BEING A SUBDIVISION OF PARCELS 15 OF LOT LINE AMENDMENT NO. 4188 RECORDED IN THE PUBLIC RECORDS OF THE COUNTY OF RIVERSIDE, CALIFORNIA, BEING PARCELS 15 THROUGH 20, INCLUSIVE, OF PARCEL MAPS, BOTH IN THE OFFICE OF THE COUNTY RECORDER OF SAID RIVERSIDE COUNTY, CALIFORNIA, BEING LOCATED IN THE RANCHO PALM.

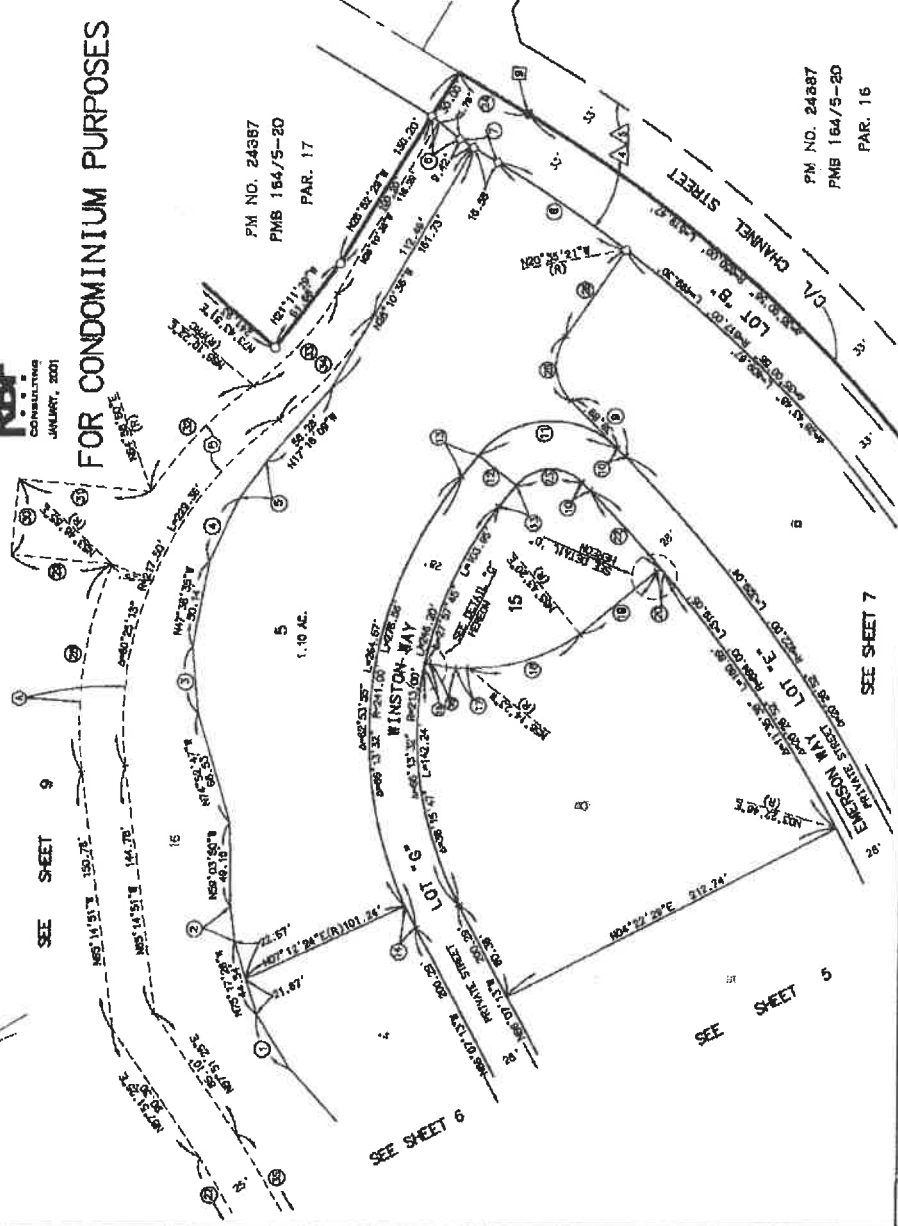
**REF**  
CONSULTING  
JANUARY, 2001

**FOR CONDOMINIUM PURPOSES**



**DATA TABLE**

NO.	BROADENIA	RADIUS	LENGTH
1	N89°43'44"W	—	26.87'
2	N89°17'00"W	—	25.44'
3	N83°49'32"W	—	40.30'
4	N22°10'17"W	—	27.17'
5	N17°07'49"W	—	21.20'
6	N83°07'43"E	—	60.83'
7	S08°17'00"W	817.00'	—
8	N77°42'29"E	—	45.48'
9	N77°42'29"E	—	8.00'
10	N77°42'29"E	—	8.00'
11	N77°42'29"E	53.00'	—
12	N70°08'16"E	(R)	26.00'
13	N18°53'41"W	—	15.67'
14	S05°19'37"W	241.00'	—
15	N42°45'53"E	3.00'	—
16	N27°19'27"E	—	14.54'
17	S02°12'17"W	103.80'	—
18	N00°11'54"W	3.00'	—
19	N00°11'54"W	3.00'	—
20	N00°11'54"W	3.00'	—
21	N00°11'54"W	3.00'	—
22	N00°11'54"W	3.00'	—
23	N00°11'54"W	3.00'	—
24	N00°11'54"W	3.00'	—
25	N00°11'54"W	3.00'	—
26	N00°11'54"W	3.00'	—
27	N00°11'54"W	3.00'	—
28	N00°11'54"W	3.00'	—
29	N00°11'54"W	3.00'	—
30	N00°11'54"W	3.00'	—
31	N00°11'54"W	3.00'	—
32	N00°11'54"W	3.00'	—
33	N00°11'54"W	3.00'	—
34	N00°11'54"W	3.00'	—
35	N00°11'54"W	3.00'	—



DETAIL "C"  
NOT TO SCALE

DETAIL "D"  
NOT TO SCALE

(A) INDICATES ACCESS EASEMENT DEDICATED HEREIN.  
 (B) INDICATES STAKEHOLDING EASEMENTS DEDICATED HEREIN. SEE SHEET INDEX MAP AND SHEET INDEX MAP, VILLAINITY MAP, SURVEYOR'S NOTICE AND ANALYSIS OF BEARING NOTE. EASEMENT NOTES AND ENVIRONMENTAL CONSTRAINT NOTE.

PM NO. 24387  
 PMB 164/5-20  
 PAR. 15

SEE SHEET 7

SEE SHEET 5

SEE SHEET 6

SEE SHEET 9





COUNTY OF RIVERSIDE

JON CHRISTENSEN  
TREASURER  
TAX COLLECTOR



MATTHEW JENNINGS  
ASSISTANT TREASURER/TAX COLLECTOR  
GIOVANE PIZANO  
CHIEF INVESTMENT MANAGER

RE: Agreement Number: 4459

Riverside County Flood Control &  
Water Conservation District,  
as a Revenue District

The parcel numbers listed below are not part of a publication because they are not part of a Chapter 7 tax sale.

**PARCEL NO**

- 345320005-4
- 485163027-2
- 525170003-5
- 525170004-6
- 525170005-7
- 910380017-3

County of Riverside, Treasurer-Tax Collector  
\*\*\*\*\*  
4980 LEXON STREET, 4TH FLOOR \* P.O. BOX 12095 \* RIVERSIDE, CA 92502  
WWW.COUNTYTREASURER.CA.GOV \* (951) 955-5000 \* T. (951) 955-3689 \* FAX (951) 955-3073

AGREEMENT 4459  
RIVERSIDE COUNTY FLOOD CONTROL &  
WATER CONSERVATION DISTRICT,  
AS A REVENUE DISTRICT

**EXHIBIT A PAGE 27**

Attachment: County's Agreement to Purchase Tax-Defaulted Property (3764 : APPROVE THE SALE PRICE FOR APN 485-163-027-2 AND

COUNTY OF RIVERSIDE

JON CHRISTENSEN  
TREASURER  
TAX COLLECTOR



MATTHEW JENNINGS  
ASSISTANT TREASURER/TAX COLLECTOR  
GIOVANE PIZANO  
CHIEF INVESTMENT MANAGER

RE: Agreement Number: 4459

Riverside County Flood Control &  
Water Conservation District,  
as a Revenue District

The parcel numbers listed below are not part of a Chapter 7 public tax sale; however, the purchasing entity used the word "objects" while expressing in their Resolution that they do not want the parcels they are interested in purchasing to be sold on a Chapter 7 public tax sale.

**PARCEL NO**

- 345320005-4
- 485163027-2
- 525170003-5
- 525170004-6
- 525170005-7
- 910380017-3

County of Riverside, Treasurer-Tax Collector  
\*\*\*\*\*  
4650 CLAYTON STREET, FIFTH FLOOR • P.O. BOX 15005 • RIVERSIDE, CALIFORNIA 92501  
WWW.COUNTYTREASURER.ORG • (951) 955-7900 • T: (951) 948-7689 • FAX: (951) 955-3975

AGREEMENT 4459  
RIVERSIDE COUNTY FLOOD CONTROL &  
WATER CONSERVATION DISTRICT,  
AS A REVENUE DISTRICT

**EXHIBIT A PAGE 28**

Attachment: County's Agreement to Purchase Tax-Defaulted Property (3764 : APPROVE THE SALE PRICE FOR APN 485-163-027-2 AND

**EXHIBIT "B"**  
**LEGAL DESCRIPTION**  
**MAPS**

Attachment: County's Agreement to Purchase Tax-Defaulted Property (3764 : APPROVE THE SALE PRICE FOR APN 485-163-027-2 AND

AGREEMENT 4459  
RIVERSIDE COUNTY FLOOD CONTROL &  
WATER CONSERVATION DISTRICT,  
AS A REVENUE DISTRICT

**EXHIBIT B PAGE 1**

AGREEMENT TO PURCHASE TAX-DEFAULTED PROPERTY

PARCEL 1

IN THE CITY OF PERRIS

Parcel Number: 345320005-4  
First Year Delinquent: 2008-2009  
Purchase Price: \$20,541.78

Assessment Number: 345320005-4  
Default Number: 2009-345320005-0000  
TRA 008-000

Situs Address: NONE

Last Assessed To: PORTEZUELO PARTNERS

Legal Description.....

THAT PORTION OF THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 5 SOUTH, RANGE 4 WEST SAN BERNARDINO BASE AND MERIDIAN, WHICH LIES WESTERLY AND NORTHWESTERLY OF THE FORMER ATCHISON, TOPEKA AND SANTA FE RAILROAD RIGHT-OF-WAY; EXCEPTING THEREFROM FOR RAILROAD CANYON RESERVOIR THE PORTION THEREOF WHICH LIES BELOW AN ELEVATION OF 1400 FEET ABOVE SEA LEVEL; EXCEPTING THEREFROM TO TEMESCAL WATER COMPANY THE RIVER BED DOCUMENT RESERVOIR SITE RESERVE NO. 15 FROM THE FEDERAL GOVERNMENT BY EXECUTIVE ORDER DATED MARCH 30, 1992.

PARCEL 2

IN THE CITY OF MORENO VALLEY

Parcel Number: 485163027-2  
First Year Delinquent: 2010-2011  
Purchase Price: \$3,947.67

Assessment Number: 485163027-2  
Default Number: 2011-485163027-0000  
TRA 021-261

Situs Address: NONE

Last Assessed To: MACQUINTO, CECIL & MAQUINTO, CECILIA B

Legal Description.....

THE NORTHERLY 7 FEET OF THE SOUTHERLY 89 FEET OF LOT 13 OF RIVERSIDE ALFALFA ACRES , IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN BOOK 8 , PAGE 21 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY. EXCEPTING THEREFROM ANY PORTION IN STREET.

AGREEMENT 4459  
RIVERSIDE COUNTY FLOOD CONTROL &  
WATER CONSERVATION DISTRICT,  
AS A REVENUE DISTRICT

Attachment: County's Agreement to Purchase Tax-Defaulted Property (3764 : APPROVE THE SALE PRICE FOR APN 485-163-027-2 AND



**AGREEMENT TO PURCHASE TAX-DEFAULTED PROPERTY**

**PARCEL 3**

**OUTSIDE CITY**

**Parcel Number:** 525170003-5  
**First Year Delinquent:** 2011-2012  
**Purchase Price:** \$3,364.05

**Assessment Number:** 525170003-5  
**Default Number:** 2012-525170003-0000  
**TRA** 055-043

**Situs Address:** NONE

**Last Assessed To:** JONES, BARBARA L & JONES, VIRGINIA M & HARPER, BARBARA L

**Legal Description.....**

**WEST 66 FEET OF EAST 1/2 OF WEST 1/2 OF LOT 259 OF CABAZON RANCHO SUBDIVISION NO. 2, IN THE CITY OF CABAZON, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN BOOK 8, PAGE 63 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.**

**PARCEL 4**

**OUTSIDE CITY**

**Parcel Number:** 525170004-6  
**First Year Delinquent:** 2011-2012  
**Purchase Price:** \$3,322.66

**Assessment Number:** 525170004-6  
**Default Number:** 2012-525170004-0000  
**TRA** 055-043

**Situs Address:** NONE

**Last Assessed To:** JONES, BARBARA L & HARPER, BARBARA L

**Legal Description.....**

**EAST 33 FEET OF WEST 99 FEET OF EAST 1/2 OF WEST 1/2 OF LOT 259 IN CABAZON RANCHO SUBDIVISION NO. 2, IN THE CITY OF CABAZON, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN BOOK 8 , PAGE 63 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.**

AGREEMENT 4459  
RIVERSIDE COUNTY FLOOD CONTROL &  
WATER CONSERVATION DISTRICT,  
AS A REVENUE DISTRICT

Attachment: County's Agreement to Purchase Tax-Defaulted Property (3764 : APPROVE THE SALE PRICE FOR APN 485-163-027-2 AND

**AGREEMENT TO PURCHASE TAX-DEFAULTED PROPERTY**

**PARCEL 5**

**OUTSIDE CITY**

**Parcel Number:** 525170005-7  
**First Year Delinquent:** 2004-2005  
**Purchase Price:** \$9,910.78

**Assessment Number:** 525170005-7  
**Default Number:** 2005-525170005-0000  
**TRA** 055-043

**Situs Address:** NONE

**Last Assessed To:** ABTAHI, KHOSROW & RAZI, SHAHROKH & NAGHAVI, HASSAN

**Legal Description.....**

THE EAST 66 FEET OF THE EAST HALF OF THE WEST HALF OF LOT 259 OF SUBDIVISION NO. 2 OF CABAZON RANCHO, AS SHOWN BY MAP ON FILE IN BOOK 8, PAGE 63 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

**PARCEL 6**

**IN THE CITY OF MURRIETA**

**Parcel Number:** 910380017-3  
**First Year Delinquent:** 2001-2002  
**Purchase Price:** \$14,071.19

**Assessment Number:** 910380017-3  
**Default Number:** 2002-910380017-0000  
**TRA** 024-052

**Situs Address:** NONE

**Last Assessed To:** SIGNAL DEV CORP

**Legal Description.....**

PARCEL K OF PARCEL MAP 20490-2, AS SHOWN BY MAP ON FILE IN BOOK 159, PAGE 76-79 OF PARCEL MAPS, RECORDS OF RIVERSIDE COUNTY.

AGREEMENT 4459  
RIVERSIDE COUNTY FLOOD CONTROL &  
WATER CONSERVATION DISTRICT,  
AS A REVENUE DISTRICT

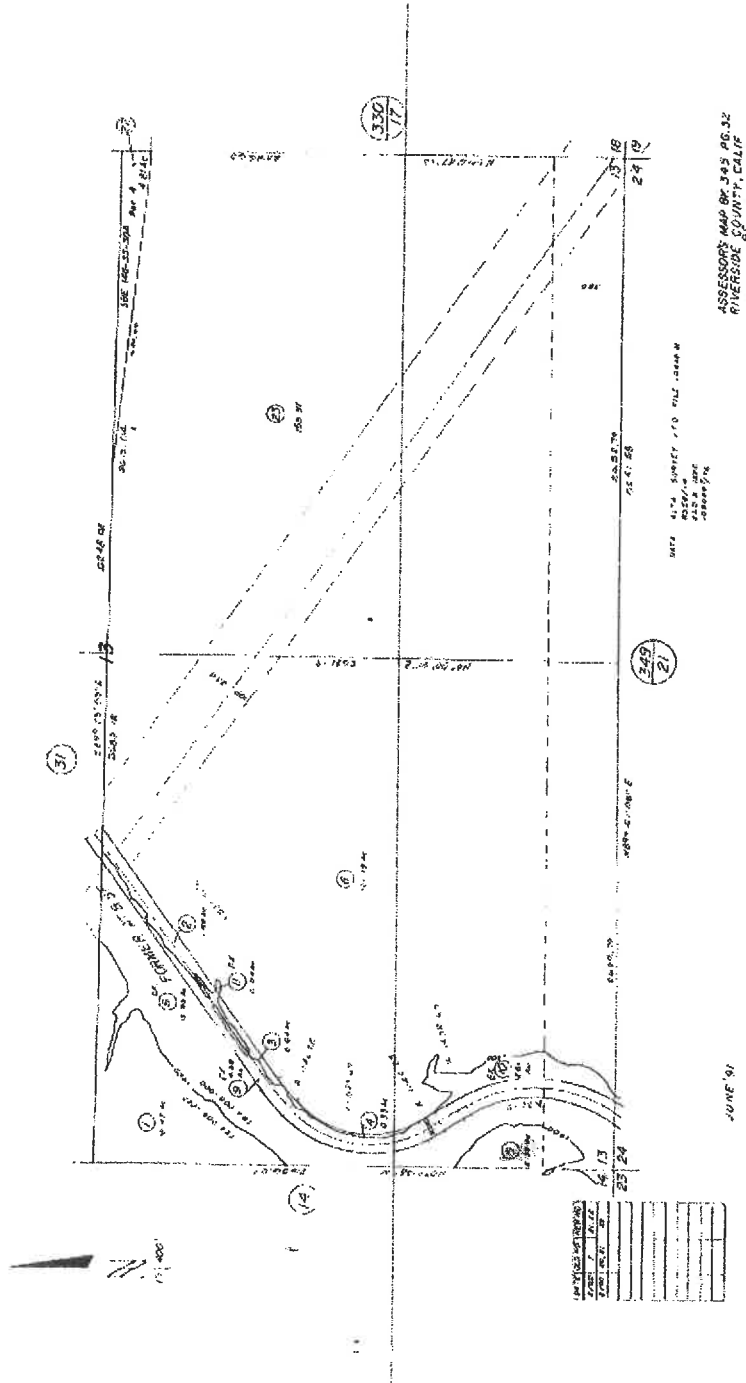
Attachment: County's Agreement to Purchase Tax-Defaulted Property (3764 : APPROVE THE SALE PRICE FOR APN 485-163-027-2 AND

345-32  
345-18

TR.A. 008-000  
008-027

S1/4, SEC.13,T.5S,R. 4 W.

THIS MAP IS FOR  
ASSESSMENT PURPOSES ONLY

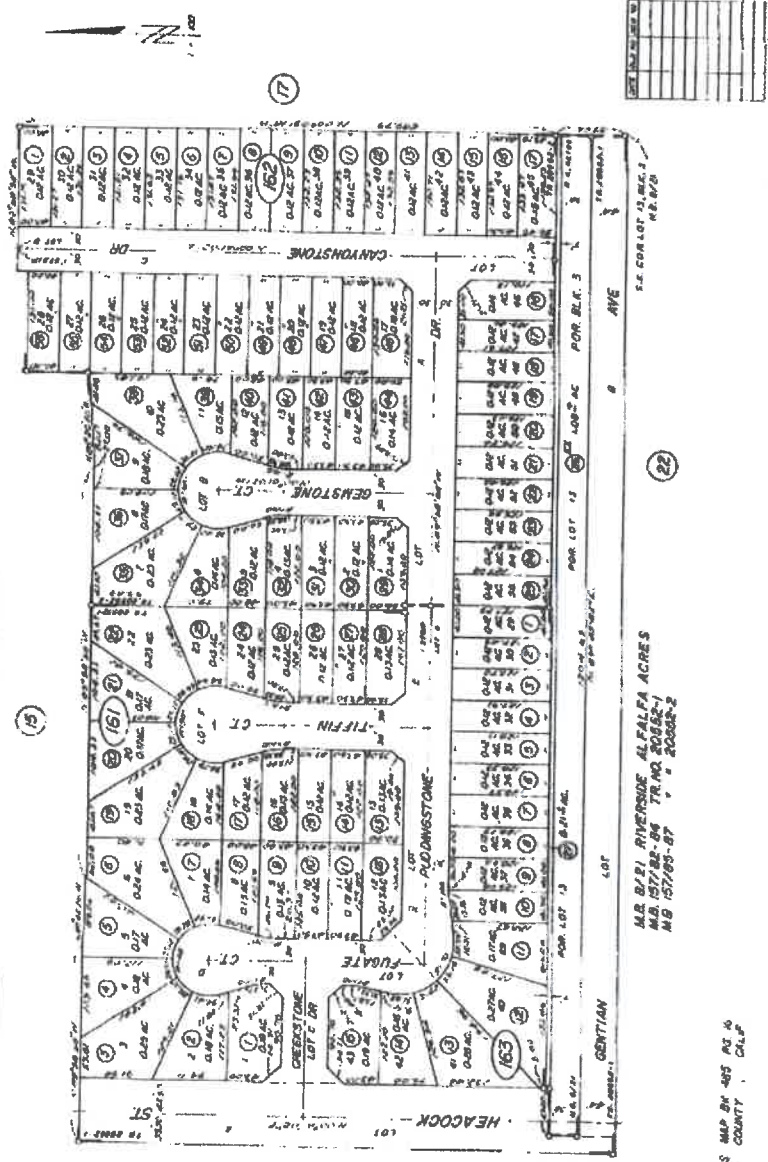


# EXHIBIT B PAGE 5

T.R.A. 021-261, 483-73  
485-16

POR. SW1/4, NW1/4 SEC.19, T.3S., R.3W.  
CITY OF MORENO VALLEY

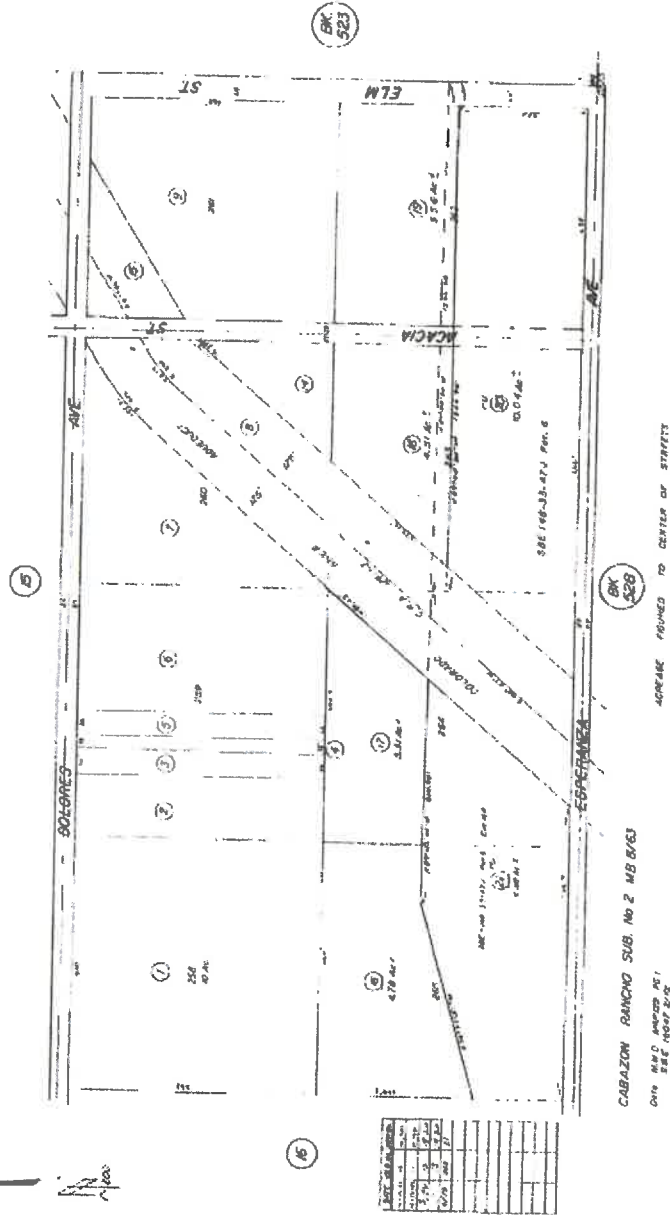
THIS MAP IS FOR  
ASSESSMENT PURPOSES ONLY



525-17 TCA 5343

S 1/2 S.E. 1/4 SEC. 15, T. 35, R. 2 E

THIS MAP IS FOR ASSIGNMENT PURPOSES ONLY



CABAZON RANCHO SUB. NO 2 MB 8/63  
 DIV 1000  
 APRIL 1963

AGREEMENT PRUNED TO CENTER OF STREETS

SEE 160-33-87-1 Pgs. 6

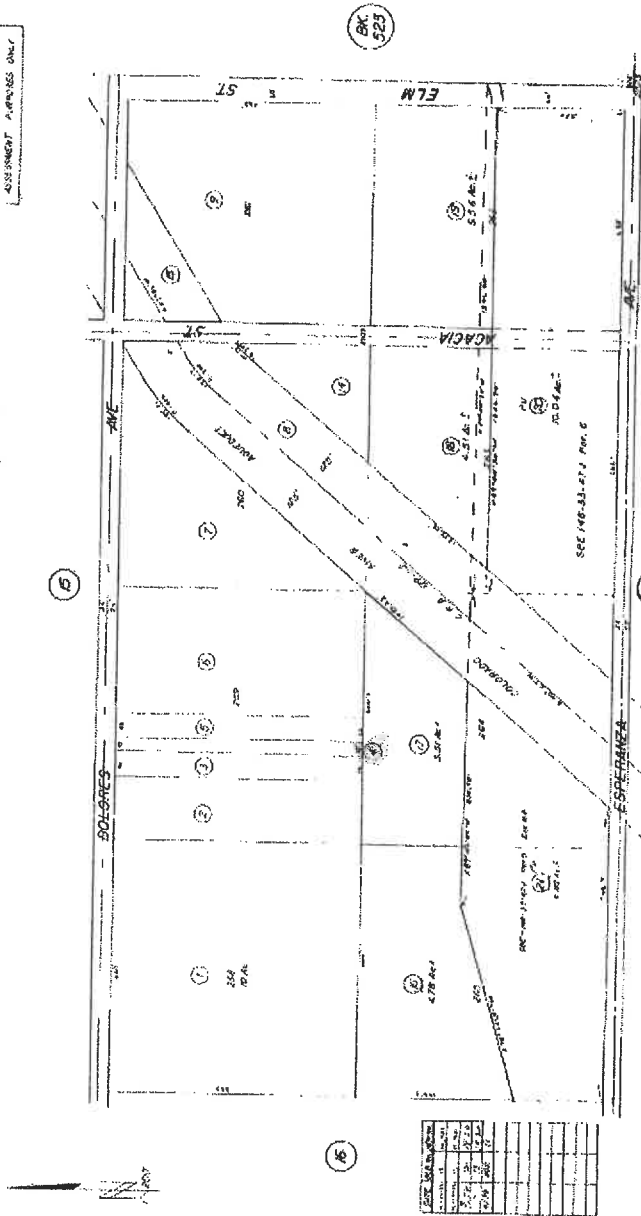
ASSESSOR'S MAP BK 275 PG 17  
 RIVERSIDE COUNTY, CALIF.

# EXHIBIT B PAGE 7

525-17 TCA 5x5

S.1/2, S.E.1/4 SEC. 15, T.35, R.2E.

THIS MAP IS FOR ASSIGNMENT PURPOSES ONLY.



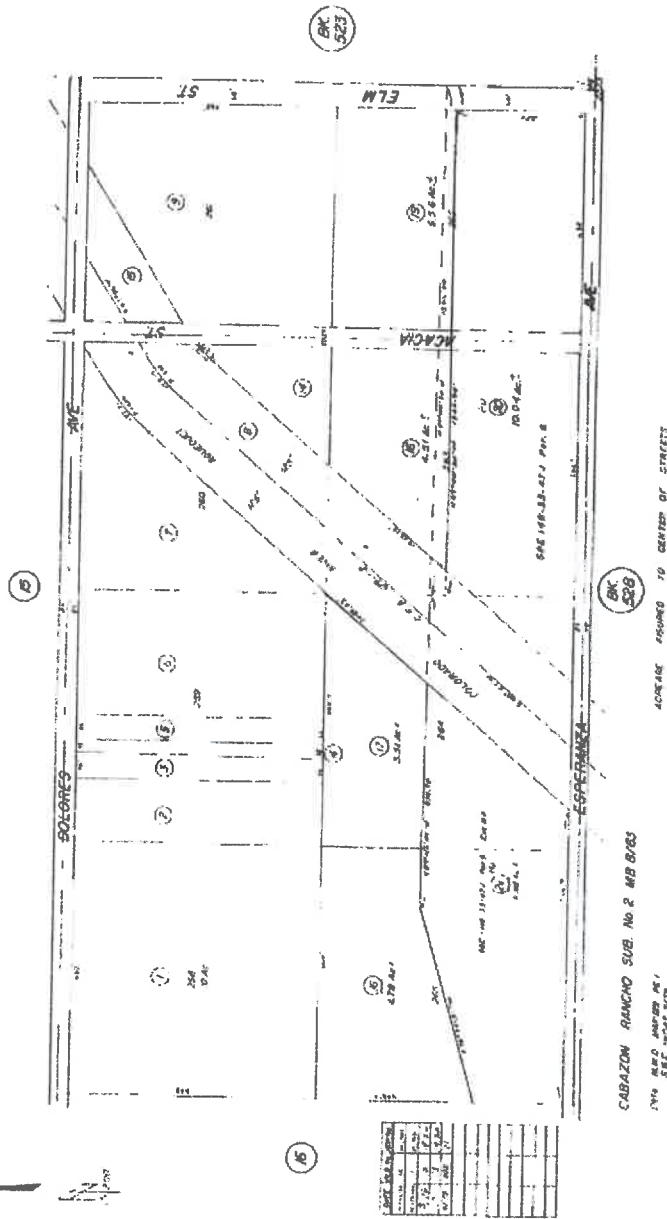
NO.	ACRES	FRAC.	TOTAL
1	1.00	1/16	1.00
2	1.00	1/16	1.00
3	1.00	1/16	1.00
4	1.00	1/16	1.00
5	1.00	1/16	1.00
6	1.00	1/16	1.00
7	1.00	1/16	1.00
8	1.00	1/16	1.00
9	1.00	1/16	1.00
10	1.00	1/16	1.00
11	1.00	1/16	1.00
12	1.00	1/16	1.00
13	1.00	1/16	1.00
14	1.00	1/16	1.00
15	1.00	1/16	1.00
TOTAL	15.00	15/16	15.00

# EXHIBIT B PAGE 8

525-17 TCA 3345

S 1/2, SE 1/4 SEC. 18, T3S, R2E

THIS MAP IS FOR  
SIZING PURPOSES ONLY



ASSESSOR'S MAP BK 525 PG. 17  
RIVERSIDE COUNTY, CALIF.

# EXHIBIT B PAGE 9

<http://pic.asrc.krec.com/KviewParcelMaps.aspx?ParcelNumber=525170005>

Attachment: County's Agreement to Purchase Tax-Defaulted Property (3764 : APPROVE THE SALE PRICE FOR APN 485-163-027-2 AND

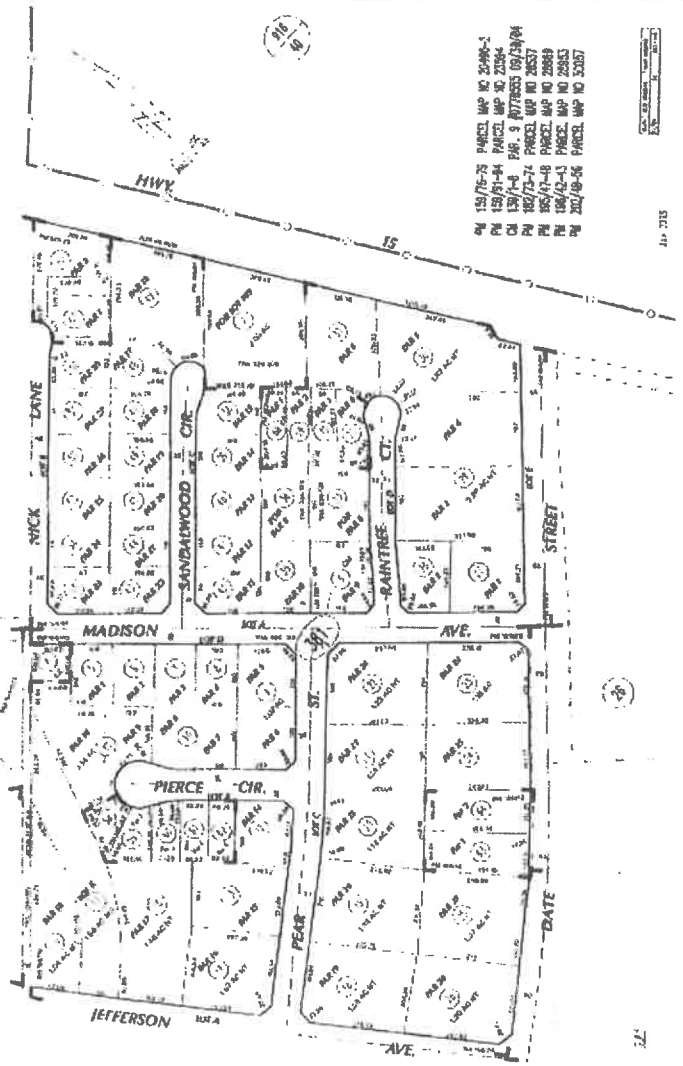
06/13/2010

PROPERTY INFORMATION CENTER  
CITY OF MARIETTA  
FEB 01 2008

SEC. 26 27 7125, R. 3W  
CITY OF MARIETTA

910-38

SHEET 1 of 2



# EXHIBIT B PAGE 10

<http://pic.ascikrec.com/Kview ParcelMaps.aspx?ParcelNumber=910380017>

Attachment: County's Agreement to Purchase Tax-Defaulted Property (3764 : APPROVE THE SALE PRICE FOR APN 485-163-027-2 AND

06/13/2010



EXHIBIT "C"  
NOTICE OF POWER TO SELL TAX-DEFAULTED PROPERTY

Attachment: County's Agreement to Purchase Tax-Defaulted Property (3764 : APPROVE THE SALE PRICE FOR APN 485-163-027-2 AND

AGREEMENT 4459  
RIVERSIDE COUNTY FLOOD CONTROL &  
WATER CONSERVATION DISTRICT,  
AS A REVENUE DISTRICT

**EXHIBIT C PAGE 1**

TREASURER-TAX COLLECTOR  
STOP 1110

DON KENT  
TAX COLLECTOR  
4080 LEMON ST - 4TH FLOOR  
RIVERSIDE, CALIFORNIA 92501

DOC # 2014-0278267

07/25/2014 08:42A Fee:NC

Page 1 of 2

Recorded in Official Records

County of Riverside

Larry W. Ward

Assessor, County Clerk & Recorder



S	R	U	PAGE	SIZE	DA	MISC	LONG	RFD	COPY
M	A	L	465	428	PCOR	NCOR	SMF	NCHG	EXAM
							T:	CTY	UNI

01251 SOUTHWEST EDITION

**NOTICE OF POWER TO SELL TAX-DEFAULTED PROPERTY**

Which, pursuant to law was declared to be Tax-Defaulted on JUNE 30, 2009 for the nonpayment of delinquent taxes in the amount of \$267.44 for the fiscal year 2008-2009, Default Number 2009-345320005-0000.



Notice is hereby given by the Tax Collector of RIVERSIDE County that pursuant to Revenue and Taxation Code §3691 the property described herein is subject to sale for nonpayment of taxes and will be sold unless the amount required to redeem the property is paid to the Tax Collector of said County before sale. The real property subject to this notice is assessed to: PORTEZUELO PARTNERS and is situated in said county, State of California, described as follows:

Assessor's Parcel Number 345320005-4

SEE PAGE 2 ENTITLED LEGAL DESCRIPTION

State of California Executed on  
RIVERSIDE County JULY 1, 2014 By Don Kent  
Tax Collector

On 07/22/2014, before me, Larry W. Ward, Assessor, Clerk-Recorder, personally appeared Don Kent, Treasurer and Tax Collector for Riverside County, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person 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.  
Larry W. Ward, Assessor, Clerk Recorder

By: Sandy Stealy Seal  
Deputy



§§3691, 3691.1, 3691.2 R&T Code

TDL 7-01 (1-98)

**EXHIBIT C PAGE 2**

Attachment: County's Agreement to Purchase Tax-Defaulted Property (3764 : APPROVE THE SALE PRICE FOR APN 485-163-027-2 AND

LEGAL DESCRIPTION

IN THE CITY OF PERRIS

THAT PORTION OF THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 5 SOUTH, RANGE 4 WEST SAN BERNARDINO BASE AND MERIDIAN, WHICH LIES WESTERLY AND NORTHWESTERLY OF THE FORMER ATCHISON, TOPEKA AND SANTA FE RAILROAD RIGHT-OF-WAY; EXCEPTING THEREFROM FOR RAILROAD CANYON RESERVOIR THE PORTION THEREOF WHICH LIES BELOW AN ELEVATION OF 1400 FEET ABOVE SEA LEVEL; EXCEPTING THEREFROM TO TEMESCAL WATER COMPANY THE RIVER BED DOCUMENT RESERVOIR SITE RESERVE NO. 15 FROM THE FEDERAL GOVERNMENT BY EXECUTIVE ORDER DATED MARCH 30, 1992.

Attachment: County's Agreement to Purchase Tax-Defaulted Property (3764 : APPROVE THE SALE PRICE FOR APN 485-163-027-2 AND

TREASURER-TAX COLLECTOR  
STOP 1110

DON KENT  
TAX COLLECTOR  
4080 LEMON ST - 4TH FLOOR  
RIVERSIDE, CALIFORNIA 92501

2016-0326805

08/02/2016 10:46 AM Fee: \$ 0.00

Page 1 of 2

Recorded in Official Records  
County of Riverside  
Peter Aldana  
Assessor-County Clerk-Recorder



					R	A	Exam:		
Page	DA	PCOR	Misc	Long	RFD	1st Pg	Adtl Pg	Cert	CC
SIZE	NCOR	SMF	NCHG T:						

060

10

01930 MORENO VALLEY EDITION

**NOTICE OF POWER TO SELL TAX-DEFAULTED PROPERTY**

Which, pursuant to law was declared to be Tax-Defaulted on JUNE 30, 2011 for the nonpayment of delinquent taxes in the amount of \$72.94 for the fiscal year 2010-2011, Default Number 2011-485163027-0000.

Notice is hereby given by the Tax Collector of RIVERSIDE County that pursuant to Revenue and Taxation Code §3691 the property described herein is subject to sale for nonpayment of taxes and will be sold unless the amount required to redeem the property is paid to the Tax Collector of said County before sale. The real property subject to this notice is assessed to: MACQUINTO, CECIL & MAQUINTO, CECILIA B and is situated in said county, State of California, described as follows:

Assessor's Parcel Number 485163027-2

SEE PAGE 2 ENTITLED LEGAL DESCRIPTION

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California Executed on  
RIVERSIDE County JULY 1, 2016 By Don Kent  
Tax Collector

On 07/11/2016, before me, Peter Aldana, Assessor, Clerk-Recorder, personally appeared Don Kent, Treasurer and Tax Collector for Riverside County, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person 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.  
Peter Aldana, Assessor, Clerk Recorder

By: Peter Aldana Seal  
Deputy



§§3691, 3691.1, 3691.2 R&T Code

TDL 7-01 (1-98)

Attachment: County's Agreement to Purchase Tax-Defaulted Property (3764 : APPROVE THE SALE PRICE FOR APN 485-163-027-2 AND

Page 2

485163027-2

LEGAL DESCRIPTION

IN THE CITY OF MORENO VALLEY

THE NORTHERLY 7 FEET OF THE SOUTHERLY 89 FEET OF LOT 13 OF RIVERSIDE ALFALFA ACRES , IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN BOOK 8 , PAGE 21 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY. EXCEPTING THEREFROM ANY PORTION IN STREET.

Attachment: County's Agreement to Purchase Tax-Defaulted Property (3764 : APPROVE THE SALE PRICE FOR APN 485-163-027-2 AND

**EXHIBIT C PAGE 5**

TREASURER-TAX COLLECTOR  
STOP 1110

DON KENT  
TAX COLLECTOR  
4080 LEMON ST - 4TH FLOOR  
RIVERSIDE, CALIFORNIA 92501

2017-0333953

08/14/2017 10:41 AM Fee: \$ 0.00  
Page 1 of 2

Recorded in Official Records County of Riverside Peter Aldana Assessor-County Clerk-Recorder	CC
Page	
SIZE NCOR SMF NCHG T:	

01610 RECORD GAZETTE

NOTICE OF POWER TO SELL TAX-DEFAULTED PROPERTY

420

Which, pursuant to law was declared to be Tax-Defaulted on JUNE 30, 2012 for the nonpayment of delinquent taxes in the amount of \$145.00 for the fiscal year 2011-2012, Default Number 2012-525170003-0000.

Notice is hereby given by the Tax Collector of RIVERSIDE County that pursuant to Revenue and Taxation Code §3691 the property described herein is subject to sale for nonpayment of taxes and will be sold unless the amount required to redeem the property is paid to the Tax Collector of said County before sale. The real property subject to this notice is assessed to: JONES, BARBARA L & VIRGINIA M & HARPER, BARBARA L and is situated in said county, State of California, described as follows:

Assessor's Parcel Number 525170003-5

SEE PAGE 2 ENTITLED LEGAL DESCRIPTION

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California Executed on  
RIVERSIDE County JULY 1, 2017 By Don Kent  
Tax Collector

On 07/18/2017, before me, Peter Aldana, Assessor, Clerk-Recorder, personally appeared Don Kent, Treasurer and Tax Collector for Riverside County, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person 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.  
Peter Aldana, Assessor, Clerk Recorder

By: [Signature] Deputy Seal

§§3691, 3691.1, 3691.2 R&T Code



TDL 7-01 (1-98)

Attachment: County's Agreement to Purchase Tax-Defaulted Property (3764 : APPROVE THE SALE PRICE FOR APN 485-163-027-2 AND

LEGAL DESCRIPTION

OUTSIDE CITY

WEST 66 FEET OF EAST 1/2 OF WEST 1/2 OF LOT 259 OF CABAZON RANCHO SUBDIVISION NO. 2, IN THE CITY OF CABAZON, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN BOOK 8, PAGE 63 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

Attachment: County's Agreement to Purchase Tax-Defaulted Property (3764 : APPROVE THE SALE PRICE FOR APN 485-163-027-2 AND

TREASURER-TAX COLLECTOR  
STOP 1110

DON KENT  
TAX COLLECTOR  
4080 LEMON ST - 4TH FLOOR  
RIVERSIDE, CALIFORNIA 92501

2017-0333954

08/14/2017 10:41 AM Fee: \$ 0.00

Page 1 of 2

Recorded in Official Records County of Riverside Peter Aldana Assessor-County Clerk-Recorder	CC
SIZE NLUK SMF NCHG T:	

01611 RECORD GAZETTE

NOTICE OF POWER TO SELL TAX-DEFAULTED PROPERTY

420

Which, pursuant to law was declared to be Tax-Defaulted on JUNE 30, 2012 for the nonpayment of delinquent taxes in the amount of \$142.18 for the fiscal year 2011-2012, Default Number 2012-525170004-0000.

Notice is hereby given by the Tax Collector of RIVERSIDE County that pursuant to Revenue and Taxation Code §3691 the property described herein is subject to sale for nonpayment of taxes and will be sold unless the amount required to redeem the property is paid to the Tax Collector of said County before sale. The real property subject to this notice is assessed to: JONES, BARBARA L & HARPER, BARBARA L and is situated in said county, State of California, described as follows:

Assessor's Parcel Number 525170004-6

SEE PAGE 2 ENTITLED LEGAL DESCRIPTION

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California Executed on  
RIVERSIDE County JULY 1, 2017 By Don Kent  
Tax Collector

On 07/18/2017, before me, Peter Aldana, Assessor, Clerk-Recorder, personally appeared Don Kent, Treasurer and Tax Collector for Riverside County, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person 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.  
Peter Aldana, Assessor, Clerk Recorder

By: [Signature] Deputy Seal

§§3691, 3691.1, 3691.2 R&T Code



TDL 7-01 (1-98)

Attachment: County's Agreement to Purchase Tax-Defaulted Property (3764 : APPROVE THE SALE PRICE FOR APN 485-163-027-2 AND



LEGAL DESCRIPTION

OUTSIDE CITY

EAST 33 FEET OF WEST 99 FEET OF EAST 1/2 OF WEST 1/2 OF LOT 259 IN CABAZON RANCHO SUBDIVISION NO. 2, IN THE CITY OF CABAZON, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN BOOK 8, PAGE 63 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

Attachment: County's Agreement to Purchase Tax-Defaulted Property (3764 : APPROVE THE SALE PRICE FOR APN 485-163-027-2 AND

TREASURER-TAX COLLECTOR  
STOP 1110

DON KENT  
TAX COLLECTOR  
4080 LEMON ST - 4TH FLOOR  
RIVERSIDE, CALIFORNIA 92501

DOC # 2010-0403676

08/24/2010 08:00A Fee:NC

Page 1 of 1

Recorded in Official Records

County of Riverside

Larry W. Ward

Assessor, County Clerk & Recorder



S	R	U	PAGE	SIZE	DA	MISC	LONG	RFD	COPY
M	A	L	465	426	PCOR	NCOR	SMF	NCHG	EXAM
							T:	CTY	UNI

006  
006

02185 RECORD GAZETTE

**NOTICE OF POWER TO SELL TAX-DEFAULTED PROPERTY**

M  
006

Which, pursuant to law was declared to be Tax-Defaulted on  
for the nonpayment of delinquent taxes in the amount of  
for the fiscal year 2004-2005, Default Number

JUNE 30, 2005

\$231.80

2005-525170005-0000

Notice is hereby given by the Tax Collector of RIVERSIDE County that pursuant to Revenue and Taxation Code §3691 the property described herein is subject to sale for nonpayment of taxes and will be sold unless the amount required to redeem the property is paid to the Tax Collector of said County before sale. The real property subject to this notice is assessed to:

ABTAHI, KHOSROW & RAZI, SHAHROKH & NAGHAVI, HASSAN

and is situated in said county, State of California, described as follows:

525170005-7

Assessor's Parcel Number

THE EAST 66 FEET OF THE EAST HALF OF THE WEST HALF OF LOT 259 OF SUBDIVISION NO. 2 OF CABAZON RANCHO, AS SHOWN BY MAP ON FILE IN BOOK 8, PAGE 63 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

State of California Executed on  
RIVERSIDE County JULY 1, 2010

By *Don Kent*  
Tax Collector

On 8/16/2010, before me, Larry W. Ward, Assessor, Clerk-Recorder, personally appeared Don Kent, Treasurer and Tax Collector for Riverside County, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person 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.  
Larry W. Ward, Assessor, Clerk Recorder

By: *C. Espino* Seal  
Deputy



§§3691, 3691.1, 3691.2 R&T Code

TDL 7-01 (1-98)

Attachment: County's Agreement to Purchase Tax-Defaulted Property (3764 : APPROVE THE SALE PRICE FOR APN 485-163-027-2 AND

TREASURER-TAX COLLECTOR  
STOP 1110

DOC # 2007-0549736  
08/28/2007 08:00A Fee:NC  
Page 1 of 1  
Recorded in Official Records  
County of Riverside  
Larry W. Ward  
Assessor, County Clerk & Recorder



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						T:	CTY	UNI	

00834 SOUTHWEST EDITION

**NOTICE OF POWER TO SELL TAX-DEFAULTED PROPERTY**

\$030  
M  
030

Which, pursuant to law was declared to be Tax-Defaulted on  
for the nonpayment of delinquent taxes in the amount of  
for the fiscal year 2001-2002, Default Number

JUNE 30, 2002  
\$382.22  
2002-910380017-0000

Notice is hereby given by the Tax Collector of RIVERSIDE County that pursuant to Revenue and Taxation Code §3691 the property described herein is subject to sale for nonpayment of taxes and will be sold unless the amount required to redeem the property is paid to the Tax Collector of said County before sale. The real property subject to this notice is assessed to:

SIGNAL DEV CORP

and is situated in said county, State of California, described as follows:  
IN THE CITY OF MURRIETA

910380017-3  
Assessor's Parcel Number

PARCEL K OF PARCEL MAP 20490-2, AS SHOWN BY MAP ON FILE IN BOOK 159, PAGE 76-79 OF PARCEL MAPS, RECORDS OF RIVERSIDE COUNTY.

State of California Executed on  
RIVERSIDE County JULY 1, 2007 By Paul McDonnell  
AUG 27 2007 Tax Collector



On AUG 27 2007 before me, Larry W. Ward, Assessor, Clerk Recorder, Paul McDonnell personally known to me to be the Treasurer and Tax Collector for Riverside County and the person who subscribed to the within instrument in his capacity as the County Tax Collector, and that by his signature on the instrument executed the instrument on behalf of the the County of Riverside.

WITNESS my hand and official seal.

LARRY W. WARD By: [Signature]  
Assessor, Clerk-Recorder Deputy

§§3691, 3691.1, 3691.2 R&T Code

TDL 7-01 (1-98)

Attachment: County's Agreement to Purchase Tax-Defaulted Property (3764 : APPROVE THE SALE PRICE FOR APN 485-163-027-2 AND

**EXHIBIT "D"**  
**RESOLUTION NUMBER F2018-17**  
**MISSION STATEMENT**

**Attachment: County's Agreement to Purchase Tax-Defaulted Property (3764 : APPROVE THE SALE PRICE FOR APN 485-163-027-2 AND**

AGREEMENT 4459  
RIVERSIDE COUNTY FLOOD CONTROL &  
WATER CONSERVATION DISTRICT,  
AS A REVENUE DISTRICT

**EXHIBIT D PAGE 1**

BOARD OF SUPERVISORS

RIVERSIDE COUNTY FLOOD CONTROL  
AND WATER CONSERVATION DISTRICT

RESOLUTION NO. F2018-17

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE COUNTY OF RIVERSIDE OBJECTING TO THE PUBLIC SALE OF TAX-DEFAULTED PROPERTIES (ASSESSOR'S PARCEL NUMBERS: 345-320-005, 485-163-027, 525-170-003, 525-170-004, 525-170-005 AND 910-380-017) AND OFFER TO PURCHASE FOR PUBLIC USE THOSE FEE SIMPLE INTERESTS IN REAL PROPERTY LOCATED IN RIVERSIDE COUNTY, STATE OF CALIFORNIA, FROM COUNTY OF RIVERSIDE TREASURER-TAX COLLECTOR'S OFFICE

WHEREAS, the County of Riverside Treasurer-Tax Collector's office has notified public agencies of its intent to sell tax-defaulted property for purposes of collecting back taxes and penalties; and

WHEREAS, the Riverside County Flood Control and Water Conservation District (District) has reviewed the proposed parcels for sale in areas of Riverside County, State of California, and has identified Assessor's Parcel Numbers (APN) 345-320-005, 485-163-027, 525-170-003, 525-170-004, 525-170-005 and 910-380-017 (Properties) as desirable for public use, including for environmental mitigation and for flood management operational purposes; and

WHEREAS, the Properties consist of approximately 6.78 acres of land, and the County of Riverside Treasurer-Tax Collector's office has determined the individual cost of acquisition per APN and is itemized as follows:

Assessor Parcel Number	Purchase Price
345-320-005	\$20,541.78
485-163-027	\$3,947.67
525-170-003	\$3,364.05
525-170-004	\$3,322.66
525-170-005	\$9,910.78
910-380-017	\$14,071.19

FORM APPROVED COUNTY COUNSEL  
BY: WESLEY W. SPANFIELD  
DATE: 7/5/2018

JUL 17 2018 11:00

Attachment: County's Agreement to Purchase Tax-Defaulted Property (3764 : APPROVE THE SALE PRICE FOR APN 485-163-027-2 AND

1 As such, the total cost for the Properties costs is \$55,158.13, including the non-refundable costs  
 2 of the legal notices published in newspapers of general circulation published in Riverside  
 3 County; and

4 WHEREAS, District desires to purchase the Properties from the County of Riverside  
 5 Treasurer-Tax Collector's office and has sufficient available funds to complete the purchase;  
 6 and  
 7

8 WHEREAS, the acquisition of the Properties will assist the District in providing  
 9 environmental mitigation, flood protection and drainage facilities to the residents of Riverside  
 10 County;

11 NOW, THEREFORE, BE IT RESOLVED, DETERMINED AND ORDERED by the  
 12 Board of Supervisors of the County of Riverside, in regular session assembled on July 17, 2018  
 13 at 9:00 a.m. in the meeting room of the Board of Supervisors located on the 1<sup>st</sup> Floor of the  
 14 County Administrative Center, 4080 Lemon Street, Riverside, California, that the Board:  
 15

- 16 1. Objects to the public sale of the Properties.
- 17 2. Offers to purchase the Properties for approximately \$55,158.13, plus all costs of  
 18 the sale including the cost of giving notice.
- 19 3. Identifies the legal descriptions for the Properties as described on Exhibits "A"  
 20 and depicted in Exhibits "B" and "C", attached hereto by reference.
- 21 4. Declares that the purchase of the Properties is to be devoted to public use for the  
 22 purpose of implementing environmental mitigation, flood protection and drainage facilities to  
 23 the immediate areas.
- 24 5. Authorizes the General Manager-Chief Engineer or his designee to execute all  
 25 agreements or other documents necessary to submit the Offer of Purchase and consummate the  
 26 purchase of the Properties.  
 27  
 28

BOARD OF SUPERVISORS

RIVERSIDE COUNTY FLOOD CONTROL  
AND WATER CONSERVATION DISTRICT

RESOLUTION NO. F2018-17

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE COUNTY OF RIVERSIDE OBJECTING TO THE PUBLIC SALE OF TAX-DEFAULTED PROPERTIES (ASSESSOR'S PARCEL NUMBERS: 345-320-005, 485-163-027, 525-170-003, 525-170-004, 525-170-005 AND 910-380-017) AND OFFER TO PURCHASE FOR PUBLIC USE THOSE FEE SIMPLE INTERESTS IN REAL PROPERTY LOCATED IN RIVERSIDE COUNTY, STATE OF CALIFORNIA, FROM COUNTY OF RIVERSIDE TREASURER-TAX COLLECTOR'S OFFICE

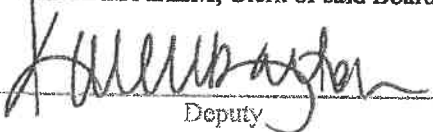
ADOPTED by Riverside County Board of Supervisors on July 17, 2018

ROLL CALL:

Ayes: Jeffries, Tavaglione, Washington, Perez and Ashley  
Nays: None  
Absent: None

The foregoing is certified to be a true copy of a resolution duly adopted by said Board of Supervisors on the date therein set forth.

KECIA HARPER-IHEM, Clerk of said Board

By:  Deputy

07.17.18 11.8

**EXHIBIT "A"**

ALL THAT CERTAIN REAL PROPERTY SITUATED IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

THE NORTHWEST QUARTER OF SECTION 13 AND THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 5 SOUTH, RANGE 4 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE CITY OF FERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA.

EXCEPTING THEREFROM THAT PORTION LYING WITHIN THE FORMER ATCHISON, TOPEKA AND SANTA FE RAILROAD RIGHT OF WAY LOCATED IN SECTION 13 AND

ALSO EXCEPTING THEREFROM, FOR RAILROAD CANYON RESERVOIR, THE PORTION THEREOF WHICH LIES BELOW AND ELEVATION OF 1,400 FEET ABOVE SEA LEVEL.

ALSO EXCEPTING THEREFROM THAT PORTION OF THE NORTHWEST QUARTER OF SAID SECTION 13 LYING BETWEEN THE NORTHWESTERLY LINE OF THE FORMER ATCHISON, TOPEKA AND SANTA FE RAILROAD RIGHT OF WAY, AND THE 1,400 FOOT ELEVATION LINE OF THE RAILROAD CANYON RESERVOIR.

ALSO EXCEPTING THEREFROM THAT PORTION OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 13 LYING WESTERLY OF THE 1,400 FOOT ELEVATION ABOVE SEA LEVEL.

Assessor's Parcel Number: 345-320-005



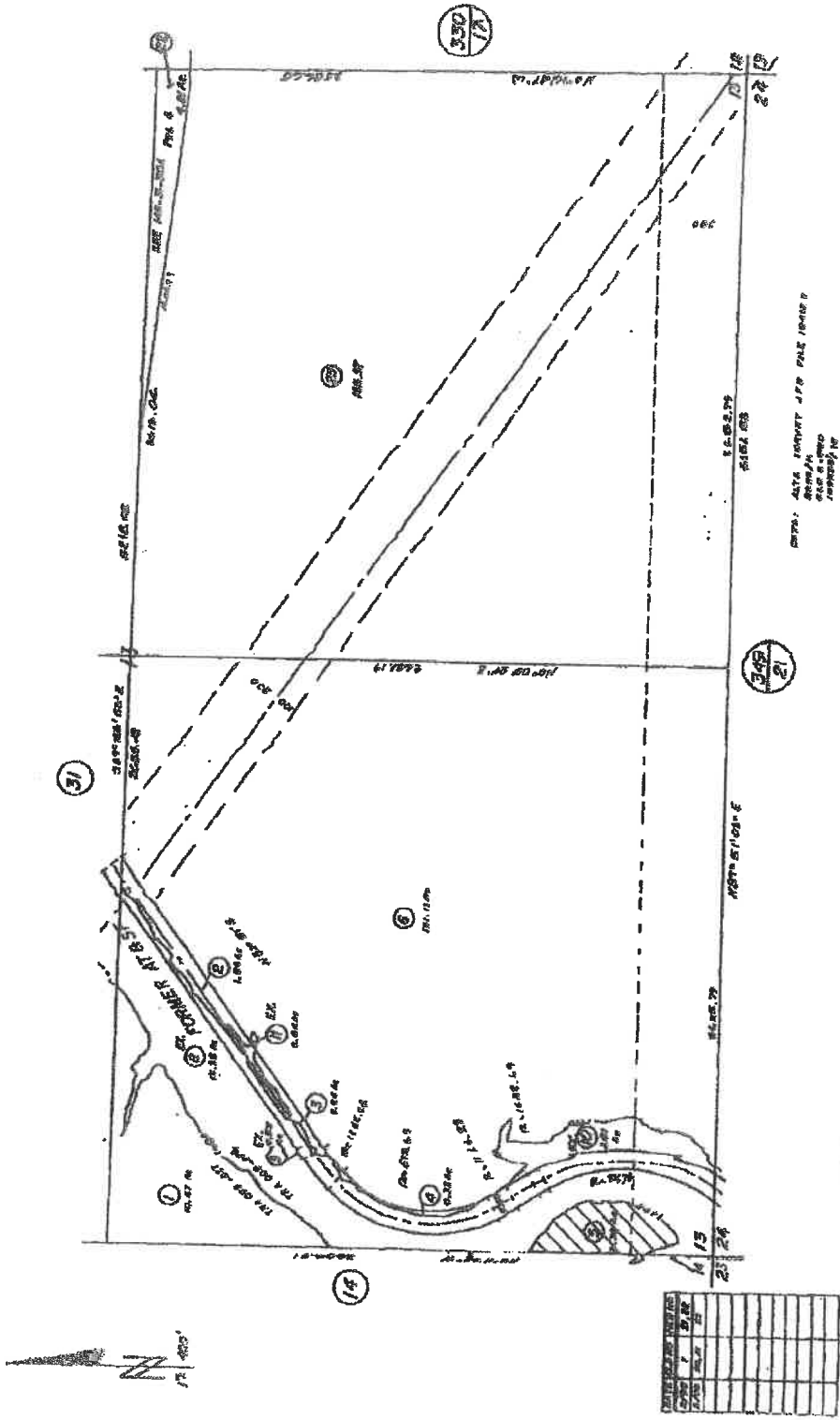
# EXHIBIT "B"

S1/4, SEC. 13 T. 5 S. R. 4 W.

TR.A. 005-000  
022-027

345-32  
345-12

THE MAP IS FOR  
ASSESSMENT PURPOSES ONLY



ASSESSOR'S MAP NO. 345 PG. 22  
RIVERBEND COUNTY, CALIF. MAR 08 2008

JUNE 98

Riverbend, CA 2018-2019 - 345-320-005 (PRE-345-320-005), CA, Sheet 1 of

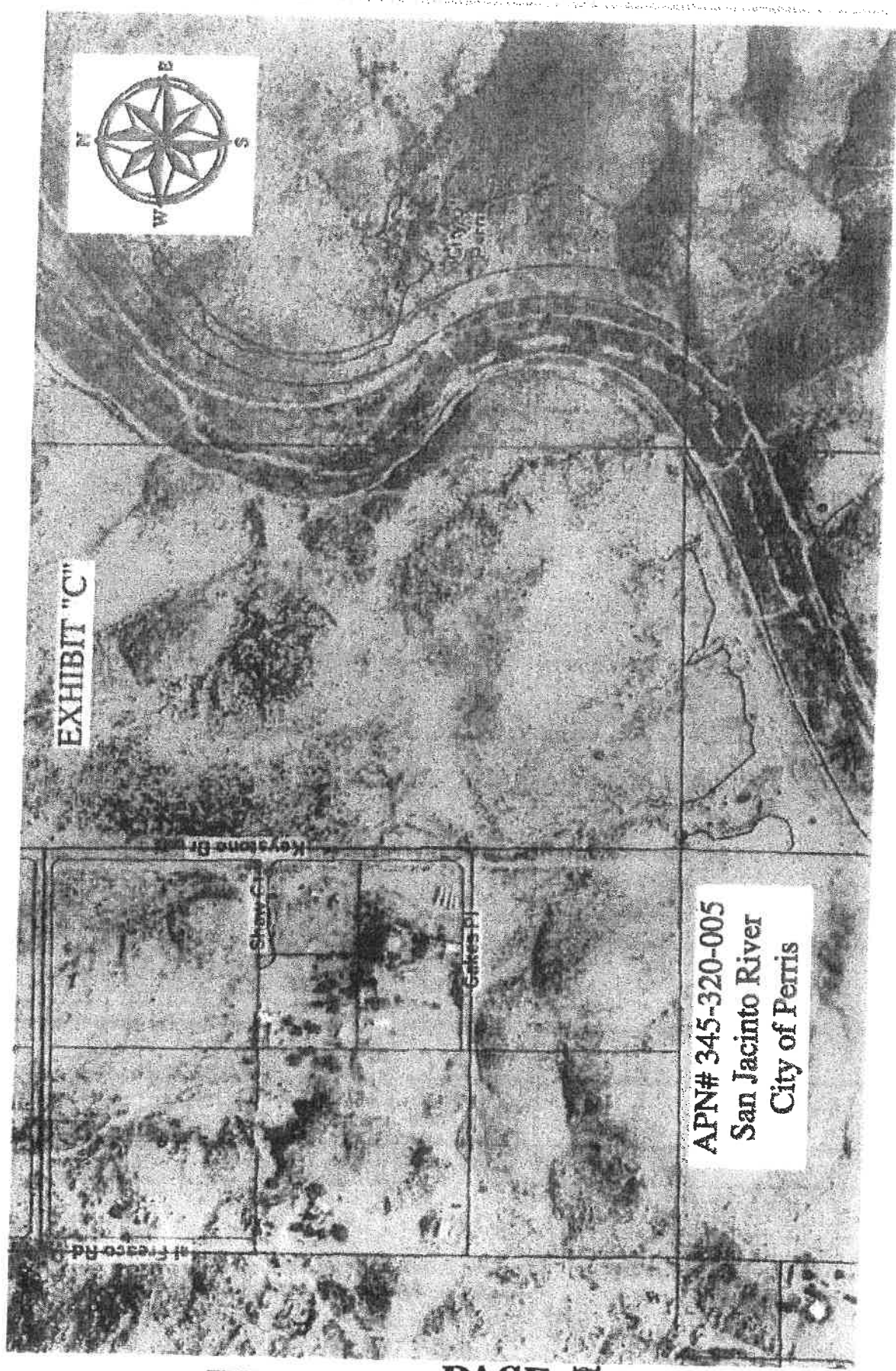


EXHIBIT "C"

APN# 345-320-005  
San Jacinto River  
City of Perris

**EXHIBIT D PAGE 7**

Attachment: County's Agreement to Purchase Tax-Defaulted Property (3764 : APPROVE THE SALE PRICE FOR APN 485-163-027-2 AND

**EXHIBIT "A"**

**ALL THAT CERTAIN REAL PROPERTY SITUATED IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:**

**THE NORTHERLY 7 FEET OF THE SOUTHERLY 89 FEET OF LOT 13 IN BLOCK 3 OF RIVERSIDE ALFALFA ACRES, AS SHOWN BY MAP ON FILE IN BOOK 8, PAGE 21 OF MAPS, RECORDS OF RIVERSIDE COUNTY; EXCEPTING THEREFROM ANY PORTION IN STREET.**

**Assessor's Parcel Number: 485-163-027**

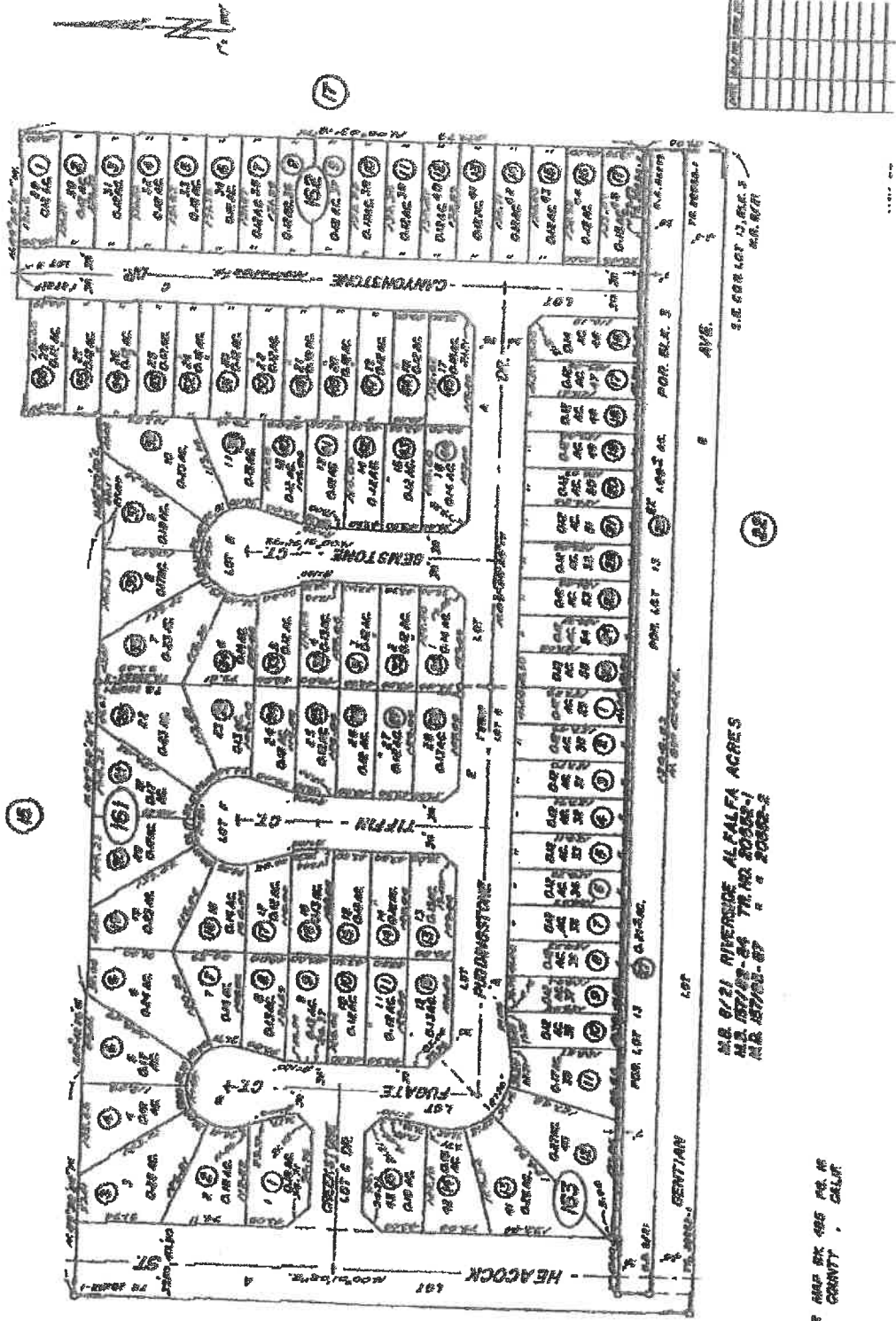
**Attachment: County's Agreement to Purchase Tax-Defaulted Property (3764 : APPROVE THE SALE PRICE FOR APN 485-163-027-2 AND**

# EXHIBIT "B"

FOR SW 1/4, NW 1/4 SEC. 19, T.3S., R.3W.  
CITY OF MORENO VALLEY

TR.A. 021 - 261 485 - 16

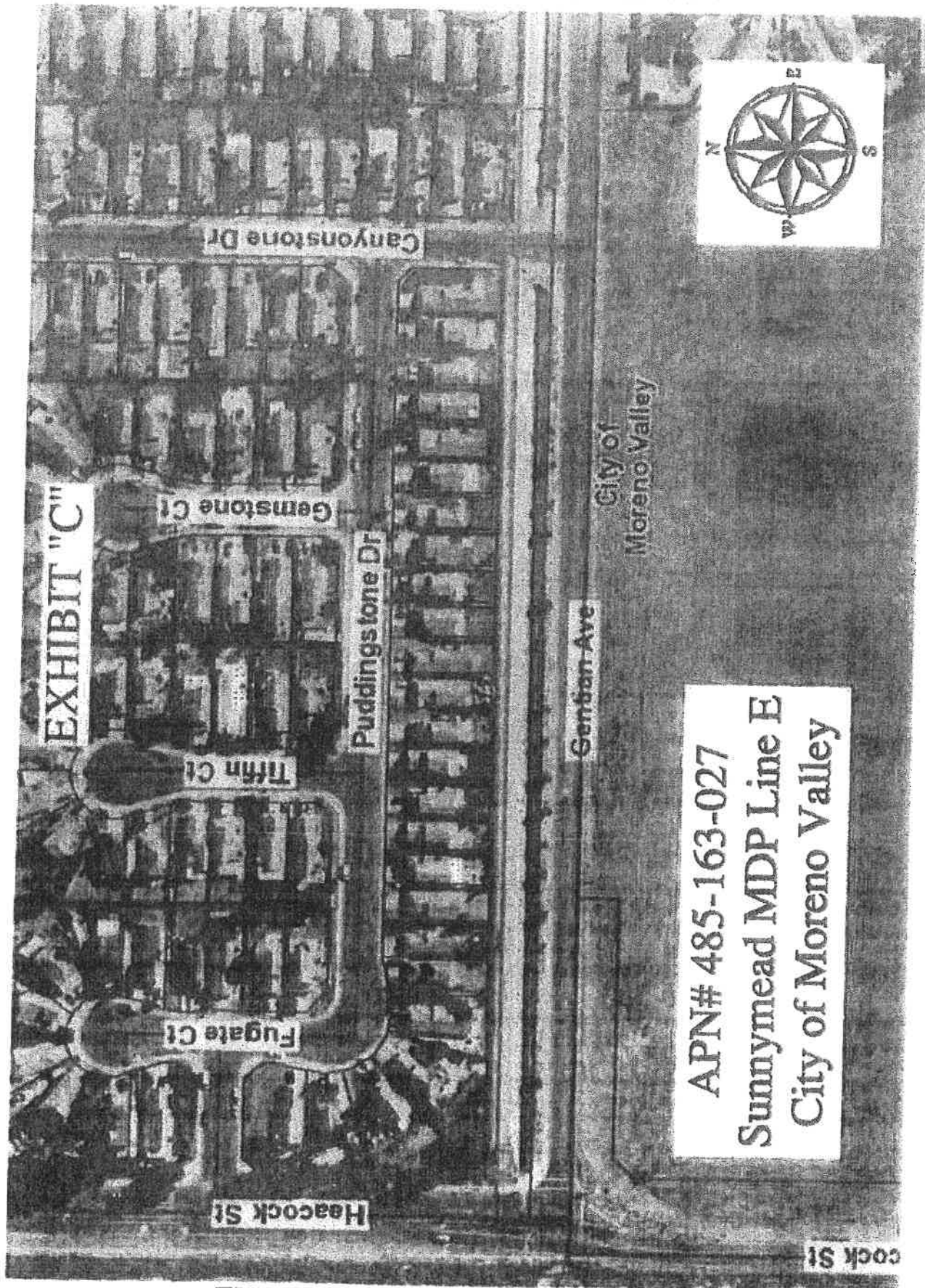
THIS MAP IS FOR  
ASSESSMENT PURPOSES ONLY



N.B. 0.21 RIVERSIDE ALFALFA ACRES  
N.B. 0.21/0.21-0.24 TR. NO. 20088-1  
N.B. 0.21/0.21-0.24 TR. NO. 20088-2

ASSESSOR'S MAP BK 486 PG. 46  
SANBERG COUNTY, CALIF.

REVENUE CA 2019-2019 - 165-163-027 (AR 485-163-027) - CA, Sheet 1 of



**EXHIBIT D PAGE 10**

Attachment: County's Agreement to Purchase Tax-Defaulted Property (3764 : APPROVE THE SALE PRICE FOR APN 485-163-027-2 AND

**EXHIBIT "A"**

ALL THAT CERTAIN REAL PROPERTY SITUATED IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

THE WEST 66 FEET OF THE EAST ONE HALF OF THE WEST ONE-HALF OF LOT 259 OF CABAZON RANCHO SUBDIVISION NO. 2 AS SHOWN BY MAP ON FILE IN BOOK 8, PAGE 63 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

Assessor's Parcel Number: 525-170-003

Attachment: County's Agreement to Purchase Tax-Defaulted Property (3764 : APPROVE THE SALE PRICE FOR APN 485-163-027-2 AND



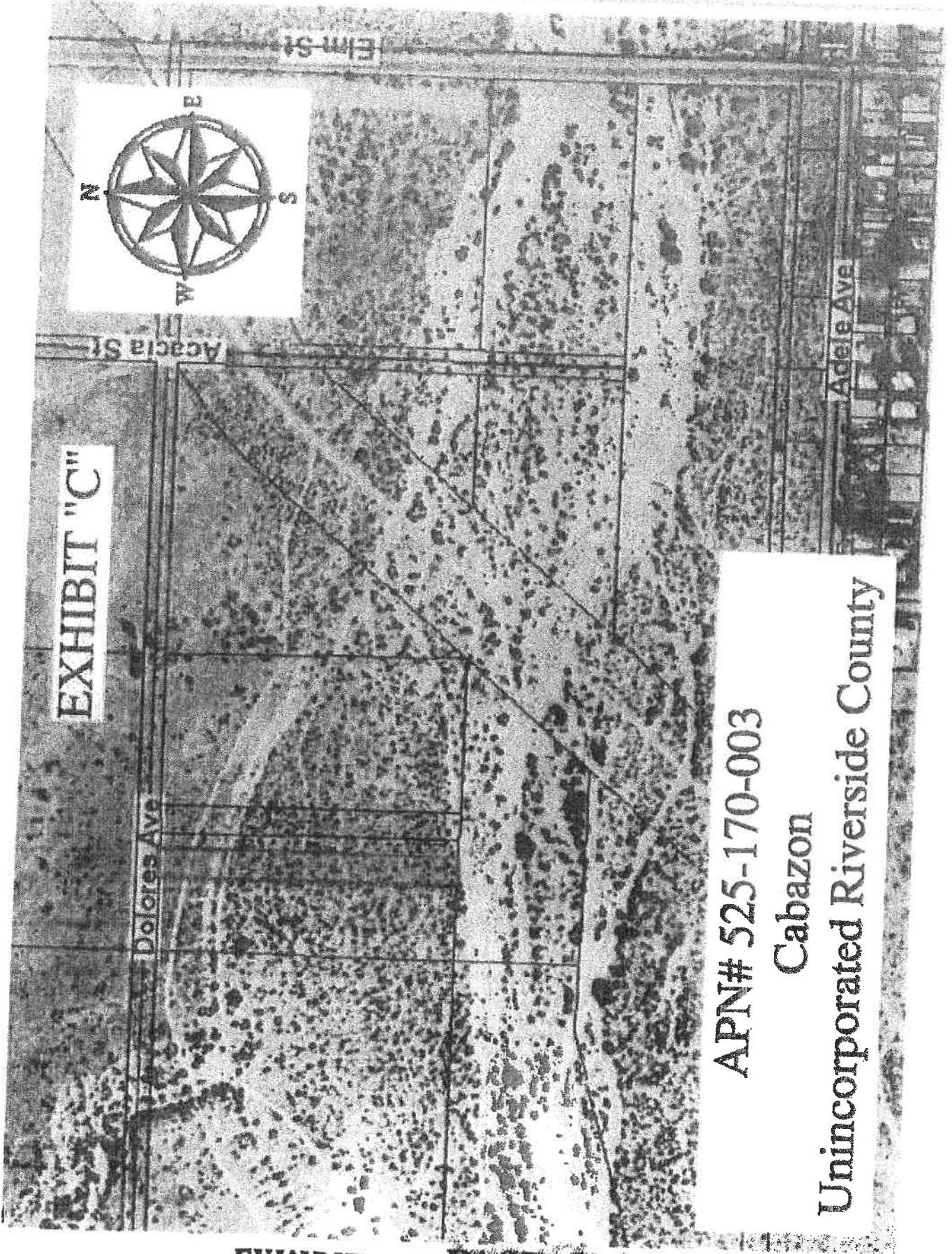


EXHIBIT "C"

APN# 525-170-003  
 Cabazon  
 Unincorporated Riverside County



**EXHIBIT "A"**

ALL THAT CERTAIN REAL PROPERTY SITUATED IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

THE EAST 66 FEET OF THE EAST ONE HALF OF THE WEST ONE-HALF OF LOT 259 OF CABAZON RANCHO SUBDIVISION NO. 2 AS SHOWN BY MAP ON FILE IN BOOK 8, PAGE 63 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

Assessor's Parcel Number: 525-170-005

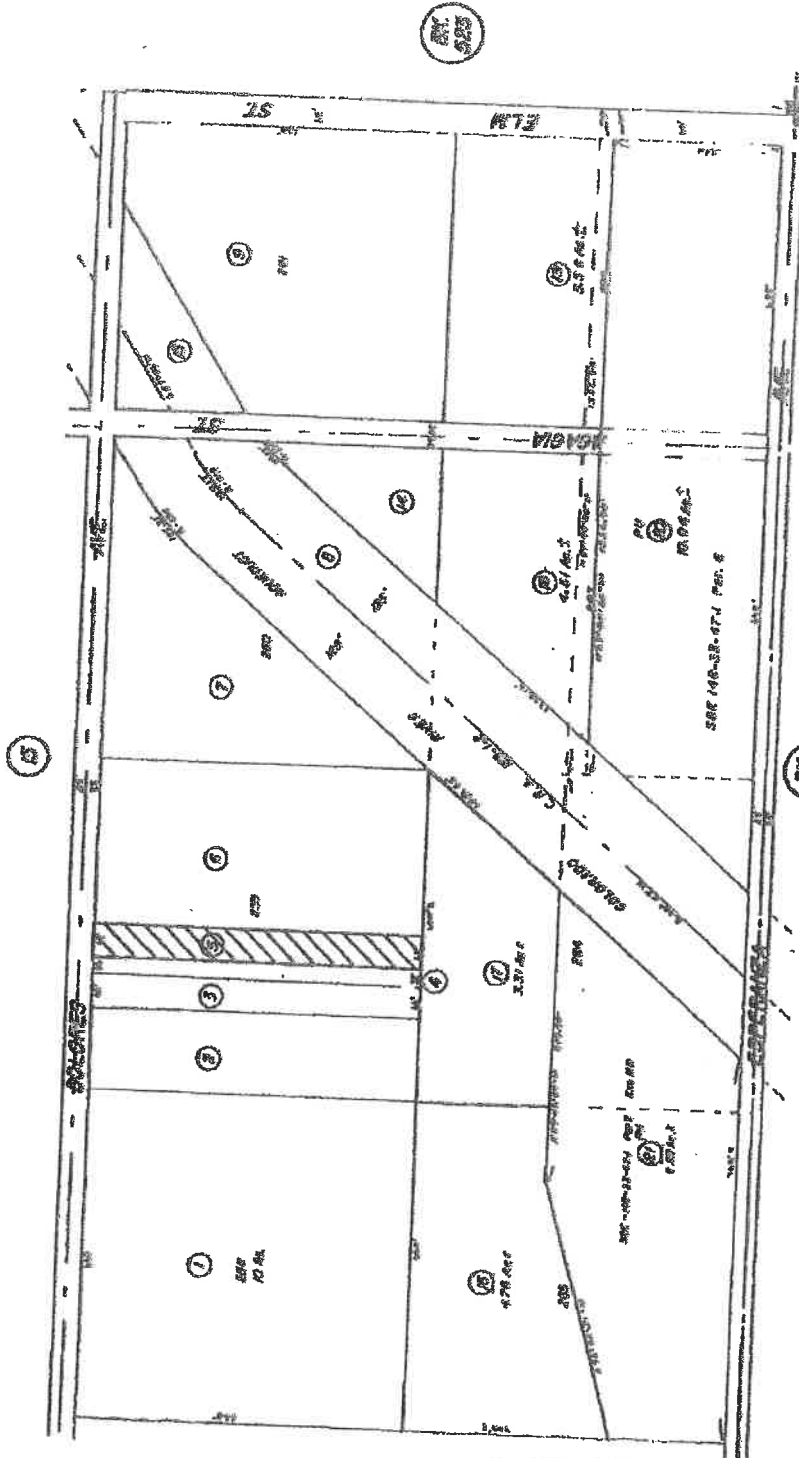
Attachment: County's Agreement to Purchase Tax-Defaulted Property (3764 : APPROVE THE SALE PRICE FOR APN 485-163-027-2 AND

# EXHIBIT "B"

S.1/2. S.E.1/4 SEC. 15, T.3S, R.2E.

525-17  
F.C.A. 9510

THIS MAP IS FOR  
ASSESSMENT PURPOSES ONLY



PARCEL NO.	ACRES	VALUATION
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		
11		
12		
13		
14		
15		

CASAZON RANCH SUB. NO. 2 M.S. 8583  
 DRAWN BY: [Name]  
 DATE: [Date]  
 APRIL 1958

AREAS ADJACENT TO CENTER OF STRIP.

ASSESSOR'S MAP NO. 951  
RIVERSIDE COUNTY, CALIF.

Franklin, CA 2018-2019 - 525-170-003 (M.S. 8583-170-003), CA, Sheet 1 of

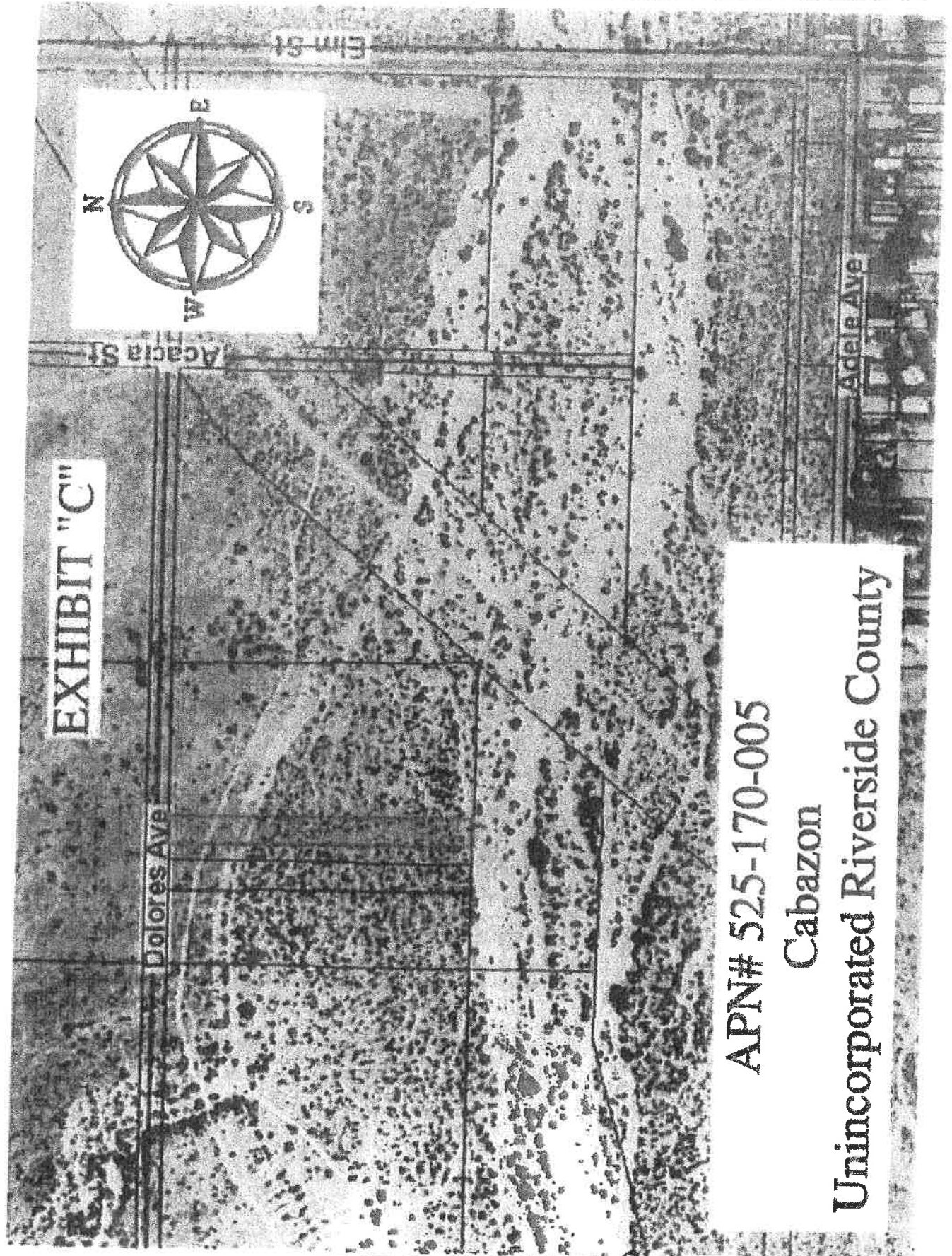


EXHIBIT "C"

APN# 525-170-005  
Cabazon  
Unincorporated Riverside County

EXHIBIT D PAGE 16

Attachment: County's Agreement to Purchase Tax-Defaulted Property (3764 : APPROVE THE SALE PRICE FOR APN 485-163-027-2 AND

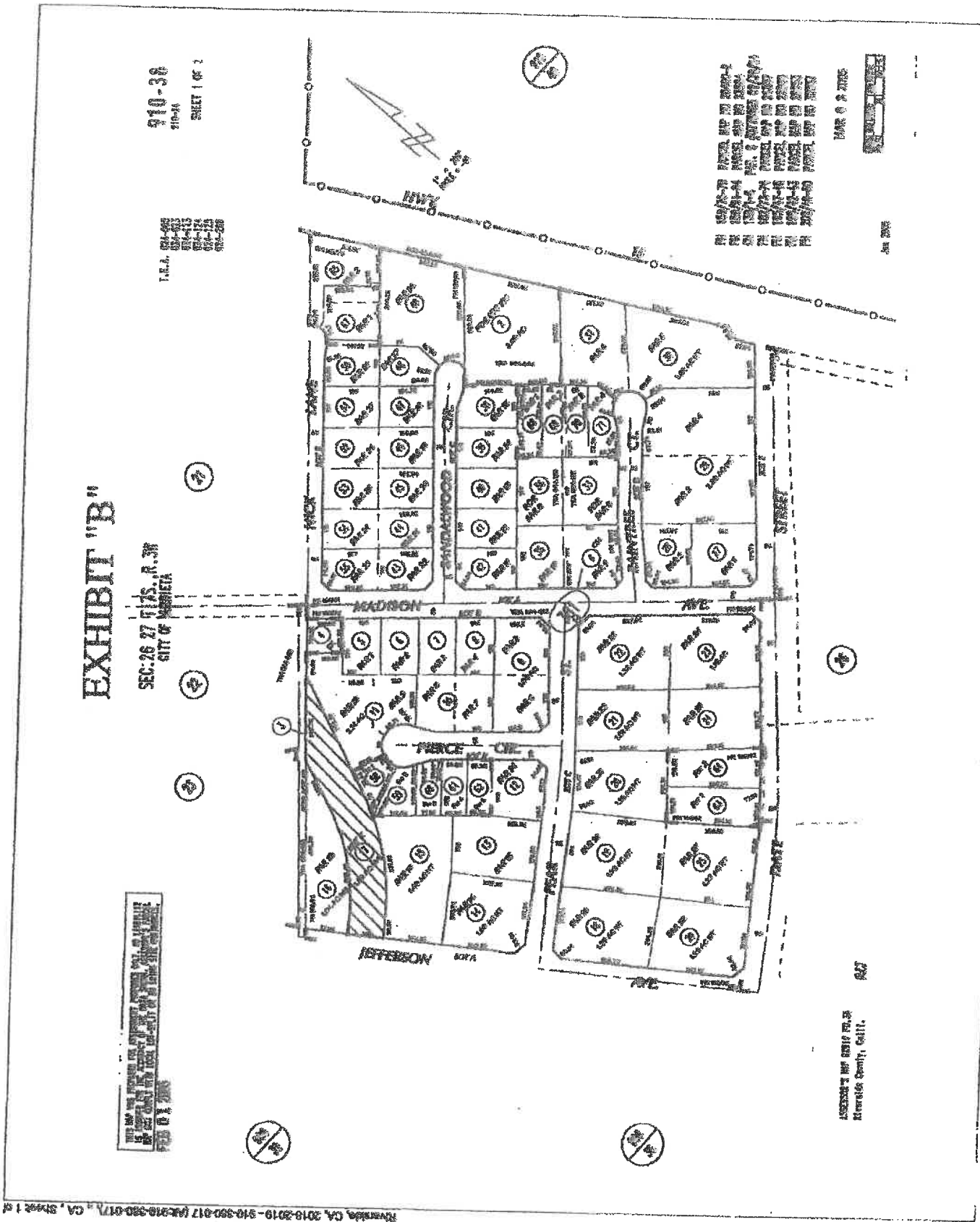
**EXHIBIT "A"**

ALL THAT CERTAIN REAL PROPERTY SITUATED IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

LETTERED LOT "K" AS SHOWN ON PARCEL MAP NO. 20490-2 ON FILE IN BOOK 159, PAGES 76, 77, 78 AND 79 OF PARCEL MAPS, RECORDS OF RIVERSIDE COUNTY.

Assessor's Parcel Number: 910-380-017

Attachment: County's Agreement to Purchase Tax-Defaulted Property (3764 : APPROVE THE SALE PRICE FOR APN 485-163-027-2 AND



# EXHIBIT "B"

SEC. 26 T. 27 N. R. 3R E  
CITY OF MODesto

910-38  
SHEET 1 OF 2

T.S.A. 001-003  
004-015  
016-124  
025-125  
036-208

THIS MAP WAS PREPARED FOR THE CITY OF MODesto AND IS NOT TO BE USED FOR ANY OTHER PURPOSE WITHOUT THE WRITTEN CONSENT OF THE CITY OF MODesto. THE CITY OF MODesto IS NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS ON THIS MAP.

100/25-70 PARCEL MAP TO SHOW-2  
100/25-71 PARCEL MAP TO SHOW-2  
100/25-72 PARCEL MAP TO SHOW-2  
100/25-73 PARCEL MAP TO SHOW-2  
100/25-74 PARCEL MAP TO SHOW-2  
100/25-75 PARCEL MAP TO SHOW-2  
100/25-76 PARCEL MAP TO SHOW-2  
100/25-77 PARCEL MAP TO SHOW-2  
100/25-78 PARCEL MAP TO SHOW-2  
100/25-79 PARCEL MAP TO SHOW-2  
100/25-80 PARCEL MAP TO SHOW-2  
100/25-81 PARCEL MAP TO SHOW-2  
100/25-82 PARCEL MAP TO SHOW-2  
100/25-83 PARCEL MAP TO SHOW-2  
100/25-84 PARCEL MAP TO SHOW-2  
100/25-85 PARCEL MAP TO SHOW-2  
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100/25-88 PARCEL MAP TO SHOW-2  
100/25-89 PARCEL MAP TO SHOW-2  
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100/25-91 PARCEL MAP TO SHOW-2  
100/25-92 PARCEL MAP TO SHOW-2  
100/25-93 PARCEL MAP TO SHOW-2  
100/25-94 PARCEL MAP TO SHOW-2  
100/25-95 PARCEL MAP TO SHOW-2  
100/25-96 PARCEL MAP TO SHOW-2  
100/25-97 PARCEL MAP TO SHOW-2  
100/25-98 PARCEL MAP TO SHOW-2  
100/25-99 PARCEL MAP TO SHOW-2  
100/25-00 PARCEL MAP TO SHOW-2

SCALE 0' 2" = 200'



JAN 2008

Modesto, CA 2018-2019-910-38D-017 (AK-910-38D-017) CA, SHEET 1 OF 2

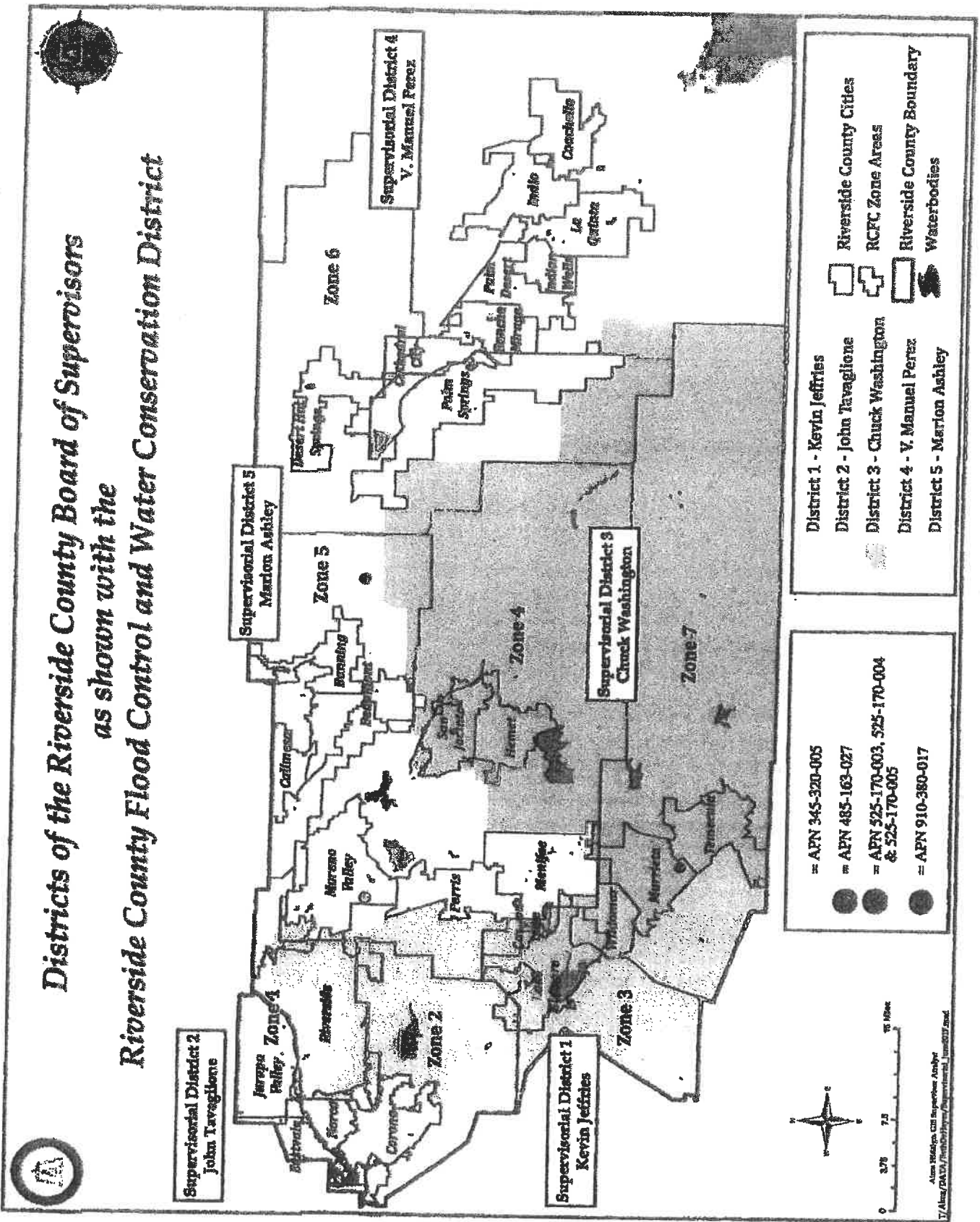
Attachment: County's Agreement to Purchase Tax-Defaulted Property (3764) : APPROVE THE SALE PRICE FOR APN 485-163-027-2 AND



EXHIBIT "C"

APN# 910-380-017  
 Warm Springs Channel  
 City of Murrieta

# Districts of the Riverside County Board of Supervisors as shown with the Riverside County Flood Control and Water Conservation District



Attachment: County's Agreement to Purchase Tax-Defaulted Property (3764 : APPROVE THE SALE PRICE FOR APN 485-163-027-2 AND

JASON E. UHLEY  
General Manager-Chief Engineer



1995 MARKET STREET  
RIVERSIDE, CA 92501  
951.955.1200  
FAX 951.788.9965  
www.rcflood.org

RIVERSIDE COUNTY FLOOD CONTROL  
AND WATER CONSERVATION DISTRICT

**MISSION STATEMENT**

"We responsibly manage stormwater in service of safe,  
sustainable and livable communities."

Attachment: County's Agreement to Purchase Tax-Defaulted Property (3764 : APPROVE THE SALE PRICE FOR APN 485-163-027-2 AND



**AGREEMENT TO PURCHASE TAX-DEFAULTED PROPERTY**

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AGREEMENT 4459  
RIVERSIDE COUNTY FLOOD CONTROL &  
WATER CONSERVATION DISTRICT,  
AS A REVENUE DISTRICT

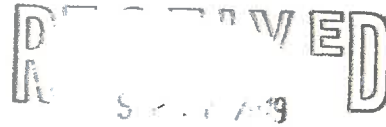
**Attachment: County's Agreement to Purchase Tax-Defaulted Property (3764 : APPROVE THE SALE PRICE FOR APN 485-163-027-2 AND**

COUNTY OF RIVERSIDE

JON CHRISTENSEN  
TREASURER  
TAX COLLECTOR



MATTHEW JENNINGS  
ASSISTANT TREASURER-TAX COLLECTOR  
GIOVANE PIZANO  
CHIEF INVESTMENT MANAGER



RIVERSIDE COUNTY FLOOD CONTROL  
AND WATER CONSERVATION DISTRICT

September 3, 2019

Riverside County Flood Control  
& Water Conservation District  
c/o Rick Beauchamp  
1995 Market Street  
Riverside, CA 92501

Re: Agreement of Sale Number 4459

Assessment Number(s): 345320005-4; 485163027-2; 525170003-5; 525170004-6; 525170005-7 & 910380017-3

Dear Mr. Beauchamp:

Enclosed you will find two (2) copies of the Agreement to Purchase Tax-Defaulted Property ("Agreement"), each of which constitutes an original and one (1) copy of the supporting documentation to the Agreement.

Please have both of the Agreement to Purchase Tax-Defaulted Property documents signed and seal affixed by the authorized agent(s) for Riverside County Flood Control & Water Conservation District.

Since parcel 345320005-4 is within the City limits of Perris and parcel 485163027-2 is within the City limits of Moreno Valley and parcel 910380017-3 is within the City limits of Murrieta, a signature from each City is required on both Agreements.

Once all signatures have been obtained, please return all original documents to Riverside County Treasurer, Tax Sale Operations, Attn: Marissa Mendoza, 4080 Lemon Street, 4<sup>th</sup> Floor, Riverside, CA 92501. I would appreciate receiving the signed Agreements as soon as possible or no later than **September 26, 2019**.

The Agreements will then be sent to our Board of Supervisors. Upon their approval, the documents will be forwarded to the State Controller for authorization. Upon authorization by the State Controllers Office, we will proceed with the certified mailing and published notice of the Agreement.

Should you have any questions regarding this matter, please do not hesitate to contact me. Thank you for your cooperation.

Sincerely,  
Marissa Mendoza  
Tax Sales Operation Unit  
951-955-0237

Enclosures

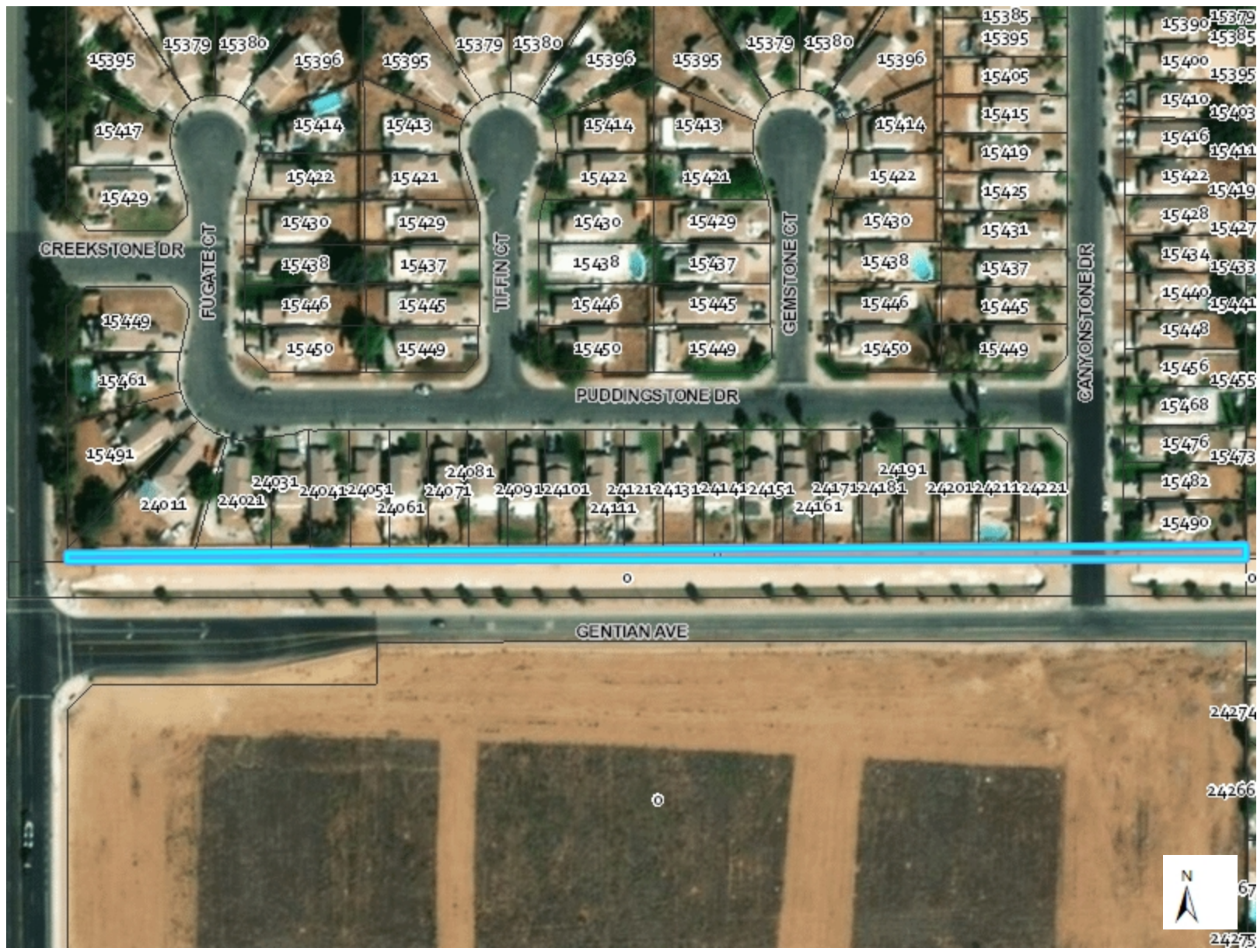
County of Riverside, Treasurer-Tax Collector

\*\*\*\*\*

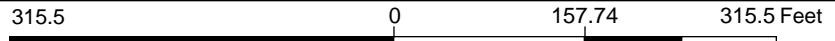
4080 LEMON STREET, 4TH FLOOR \* P.O. BOX 12005 \* RIVERSIDE, CALIFORNIA 92502  
WWW.COUNTYTREASURER.ORG \* (951) 955-3900 \* T (877) 748-2689 \* FAX (951) 955-3923

Attachment: Riverside County Tax Collector letter to RCFC&WCD (3764 : APPROVE THE SALE PRICE FOR APN 485-163-027-2 AND

# APN 485-163-027-2



- Legend**
- Public Facilities
    - Public Facilities
    - ★ Fire Stations
  - Road Labels
  - Parcels
  - ⬜ City Boundary
  - ⊘ Sphere of Influence
  - World Street Map



*DISCLAIMER: The information shown on this map was compiled from the City of Moreno Valley GIS and Riverside County GIS. The land base and facility information on this map is for display purposes only and should not be relied upon without independent verification as to its accuracy. Riverside County and City of Moreno Valley will not be held responsible for any claims, losses or damages resulting from the use of this map.*

**Notes**

Attachment: Location Map for APN 485-163-027-2 (3764 : APPROVE THE SALE PRICE FOR APN 485-163-



## Report to City Council

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**TO:** Mayor and City Council

**FROM:** Michael L. Wolfe, P.E., Public Works Director/City Engineer

**AGENDA DATE:** October 1, 2019

**TITLE:** MASTER LICENSE AGREEMENT FOR WIRELESS FACILITIES IN THE RIGHT OF WAY BETWEEN THE CITY OF MORENO VALLEY AND NEW CINGULAR WIRELESS PCS, LLC

---

### **RECOMMENDED ACTION**

#### **Recommendation:**

1. Approve the Master License Agreement for Wireless Facilities in the Right of Way between the City of Moreno Valley and New Cingular Wireless PCS, LLC;
2. Authorize the City Manager or designee to execute the Master License Agreement for Wireless Facilities in the Right of Way between the City of Moreno Valley and New Cingular Wireless PCS, LLC, subject to City Attorney approval;
3. Authorize the City Manager or designee to execute amendments to the Agreement, subject to the approval of the City Attorney; and
4. Authorize the Public Works Director/City Engineer or designee to execute the Supplemental License Agreements with New Cingular Wireless PCS, LLC.

### **SUMMARY**

This report recommends approval of a Master License Agreement (MLA) for wireless facilities in the right of way between the City of Moreno Valley and New Cingular Wireless PCS, LLC (AT&T Mobility Corporation) to allow for the attachment of small cell facilities to City owned street light poles. Associated fees that may be collected were set by the Federal Communications Commission in September 2018. By allowing the attachment of the small cell facilities to the street light poles, the number of new poles installed by telecommunication companies will be reduced, thus reducing visual impacts within the City controlled right of way.

### **DISCUSSION**

Due to the increasing needs for 4G and 5G bandwidth, telecommunication companies are looking to install equipment within the public rights of way, which includes installation of their equipment on poles. State law requires that telecommunication companies be provided access to public rights of way for their equipment. The City has received numerous inquiries from telecommunication companies to allow small cell facilities to be attached to City owned street light poles. In order to meet the demands for 4G and 5G bandwidth within the City, staff has worked with the telecommunication companies in negotiating the terms of allowing small cell facilities to be attached to City owned street light poles. Negotiations with AT&T Mobility have resulted in the attached Master License Agreement (MLA). Benefits of the MLA include:

1. Increased 4G and 5G coverage across the City for third-party users (e.g. residents and businesses).
2. The opportunity for AT&T Mobility to attach their equipment to City owned street light poles instead of installing their equipment to new poles within the public right of way.
3. The collection of fees for the attachment of small cell equipment to the City owned street light poles.

The MLA specifies the terms that AT&T Mobility may attach their equipment to the City owned street light poles. All applicable health and safety requirements including California Public Utilities Commission General Order 95 shall be met as a condition of the MLA. The MLA will be effective for an initial period of five years with up to an additional two successive periods of five years each for a possible total of fifteen years. The agreement includes language should termination of the agreement be necessary.

Individual street light locations will be addressed through Supplemental License Agreements (SLA) to be reviewed and approved administratively by City staff. The parameters of the small cell facility equipment are detailed in the MLA, which specifies height restrictions, size restrictions, and information on the small cell equipment appearance. In the event that AT&T Mobility wishes to attach to an existing City owned street light pole and structural calculations determine that the existing pole cannot support the small cell equipment, AT&T Mobility will replace the existing street light with a new street light pole that can support their equipment and meets City standards at AT&T Mobility's cost. AT&T Mobility is responsible to secure electricity to power their equipment at their cost. The MLA also protects the City in events of emergencies, damages to City property, and preserves the City's rights as owners of the street light pole. AT&T Mobility will be required to carry City approved amounts of insurance as well as indemnify the City. Finally, the MLA does not exempt AT&T Mobility from the City's encroachment permit process.

Fees associated with the MLA are consistent with the Federal Communications Commission issued Declaratory Ruling and Third Report and Order (WT Docket No. 17-79; WC Docket No. 17-84) known as the FCC Wireless Infrastructure Order. In September 2018, the FCC issued its Order to facilitate the expansion of wireless technology across the United States of America. The Order sets the amount of fees

that may be collected as \$100 per facility to cover non-recurring fees and \$270 per facility per year for all recurring fees. Per the MLA, recurring fees are subject to a yearly three percent increase to cover inflation. The City has a similar MLA with Verizon Wireless, which was approved by the City Council at the June 18, 2019 City Council meeting.

## **ALTERNATIVES**

1. Approve and authorize the recommended actions as presented in this staff report. *This alternative would allow for the attachment of AT&T Mobility small cell equipment to City owned street light poles, thus reducing the potential number of small cell wireless facility related poles within the public right of way.*
2. Do not approve and do not authorize the recommended actions as presented in this staff report. *This alternative would force AT&T Mobility to install all small cell wireless facility equipment on other poles that may include new poles within the public right of way.*

## **FISCAL IMPACT**

As noted previously, fees related to the installation of small cell wireless facilities are governed by the FCC Wireless Infrastructure Order. The allowable fees for attachment to City owned street light poles are \$100 per facility to cover one-time, non-recurring fees and \$270 per facility per year for all recurring fees. The recurring fees are subject to a yearly three percent increase.

## **NOTIFICATION**

Publication of the Agenda.

## **PREPARATION OF STAFF REPORT**

Prepared By:  
Michael Lloyd, P.E.  
Engineering Division Manager/Assistant City Engineer

Department Head Approval:  
Michael L. Wolfe, P.E.  
Public Works Director/City Engineer

Concurred By:  
Marshall Eyeran  
Chief Financial Officer/City Treasurer

Concurred by:  
Richard Sandzimier  
Community Development Director

Concurred by:  
Jeannette Olko  
Electric Utility Division Manager

## **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.

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

**CITY COUNCIL STRATEGIC PRIORITIES**

- 1. Economic Development
- 2. Public Safety
- 3. Library
- 4. Infrastructure
- 5. Beautification, Community Engagement, and Quality of Life
- 6. Youth Programs

Objective 4.2: Develop and maintain a comprehensive Infrastructure Plan to invest in and deliver City infrastructure.

**ATTACHMENTS**

- 1. ATT MLA

**APPROVALS**

Budget Officer Approval	<u>✓ Approved</u>	9/16/19 1:11 PM
City Attorney Approval	<u>✓ Approved</u>	9/25/19 4:41 PM
City Manager Approval	<u>✓ Approved</u>	9/26/19 8:40 AM

**MASTER LICENSE AGREEMENT FOR WIRELESS FACILITIES IN THE RIGHT OF  
WAY BETWEEN THE CITY OF MORENO VALLEY AND  
NEW CINGULAR WIRELESS PCS, LLC**

This Master License Agreement For Wireless Facilities (the "Agreement") is entered into this \_\_\_\_ day of \_\_\_\_\_, 20\_\_, (the "Effective Date") by and between the City of Moreno Valley, a California municipal corporation (Licensor), hereinafter referred to as the "City" and New Cingular Wireless PCS, LLC, a Delaware limited liability company (Licensee) (collectively referred to as the "Parties").

**RECITALS**

**WHEREAS**, City owns as its personal property a number of existing Municipal Facilities within the public right-of-way that are potentially suitable for installing wireless communications facilities within the City's jurisdiction and has a duty under California law to derive appropriate value from the City's property assets for the public good; and

**WHEREAS**, Licensee desires to install, maintain and operate wireless communications facilities in the public right-of-way by attaching to Municipal Facilities and Licensee is willing to compensate the City for the right to use the City's Municipal Facilities for wireless communications purposes; and

**WHEREAS**, the City desires to offer nonexclusive access to City-owned street light poles consistent with all applicable health and safety requirements, including California Public Utilities Commission General Order 95. Neither federal nor California law prohibits the City from charging a fee for such access. Such access is currently regulated by the Federal Communications Commission's Declaratory Ruling and Third Report and Order (WT Docket No. 17-79; WC Docket No. 17-84, also known as "the FCC Wireless Infrastructure Order"), which clarifies that Sections 253 and 332(c)(7) of the Communications Act applies to state and local regulation of wireless infrastructure deployment, including the identification of specific fee levels, for small wireless facility deployments in the rights-of-way and attached to certain property owned or controlled by state or local government within the rights-of-way, including City-owned street light poles; and

**WHEREAS**, in order to keep the number of poles on public thoroughfares and elsewhere to a practicable minimum, Licensee is encouraged to not erect any pole of its own in or near any location where the City has sufficient facilities to accommodate Licensee's equipment or where a City street light can be replaced by Licensee at Licensee's cost with a street light that is structurally able to accommodate Licensee's equipment with a Replacement Street Light Pole. City and Licensee acknowledge Licensee's right to place its own poles or attach to a third party pole within the right of way, subject to fees per the FCC Wireless Infrastructure Order.

**NOW THEREFORE**, for good and valuable consideration, the receipt and sufficiency of which are acknowledged, the parties agree to the following covenants, terms, and conditions:



**Section 1. Definitions.** The following definitions shall apply generally to the provisions of this agreement:

*Agent.* "Agent" means agent, employee, officer, contractor, subcontractor, and representative of a party in relation to this Agreement.

*City.* "City" means the City of Moreno Valley, a Municipal Corporation.

*Commencement Date.* The "Commencement Date" shall be ninety (90) days after the date of issuance of the requisite permits by the City or the Installation Date of Licensee's Facilities, whichever occurs first.

*CPUC.* "CPUC" means the California Public Utilities Commission.

*Fee.* "Fee" means any assessment, license, charge, fee, imposition, tax, or levy of general application to entities doing business in the City lawfully imposed by any governmental body (excluding utility users' tax, franchise fees, communications tax, or similar tax or fee.)

*Installation Date.* "Installation Date" means the date that a Licensee Facility is beginning to be installed by Licensee pursuant to this Agreement and applicable permits.

*Invitee.* "Invitee" means the client, customer, invitee, guest, tenant, subtenant, licensee, authorized assignee and authorized sublicensee of a party in relation to the area where Licensee's Facilities are located.

*Laws.* "Laws" means any and all statutes, constitutions, ordinances, resolutions, regulations, judicial decisions, rules, tariffs, administrative orders, certificates, orders, or other requirements of the City or other governmental agency having jurisdiction over the parties to this Agreement.

*Licensed Area.* "Licensed Area" means the area where Licensee's Facilities are located pursuant to this Agreement and applicable Supplement.

*Licensee's Facilities.* "Licensee's Facilities" means the facilities and equipment controlled by Licensee to provide wireless telecommunications service, including but not limited to antennas, cables, wires, lines, waveguides, poles, conductors and related hardware, including, but not limited to, Small Wireless Facilities, Network Equipment and Nodes.

*Licensee.* "Licensee" means New Cingular Wireless PCS, LLC, organized and existing under the laws of the State of Delaware, and its lawful successors, assigns and transferees.

*Municipal Facilities.* "Municipal Facilities" means City-owned Streetlight Poles, lighting fixtures, electroliers, or comparable facilities located within the Public Way.

*Network.* "Network" or collectively "Networks" means one or more wireless networks operated by Licensee to serve its wireless customers in the City.

*Network Equipment.* "Network Equipment" shall mean the equipment the Licensee proposes to attach or has attached on City Facilities under this Agreement, as described in each Supplement.

*Node.* "Node" means a facility that receives, sends, or processes data in a telecommunication network. Typically, a node is comprised of a pole or other similar support structure, an antenna or antennas attached to the pole or similar support structure, and related equipment, and is connected to a telecommunications network.

*Public Way, Right-of-Way, or Public Rights-of-Way.* "Public Way," "Right-of-Way," or "Public Rights-of-Way" means the space in, upon, above, along, across; under and over the public streets, roads, lanes, courts, ways, alleys, boulevards, and places, including all public utility easements and public service easements as the same now or may hereafter exist, that are under the jurisdiction of the City. This term shall not include any other property owned by the City or any property owned by any person or entity (e.g. county, state, or federal rights-of-way) other than the City, except as provided by applicable Laws or pursuant to an agreement between the City and any such person or entity.

*Services.* "Services" means the services provided through the Network by Licensee to its wireless customers.

*Streetlight Pole.* "Streetlight Pole" means any, City-owned standard-design concrete, fiberglass, or metal pole that has a mast arm for electrolier support and is used for streetlighting purposes.

*Supplement.* "Supplement" means the Supplement attached as Exhibit B.

*Supplement Application.* "Supplement Application" means an application by Licensee to use a Licensed Area and Municipal Facility in the form attached as Exhibit B.

*Wireless Facility or Small Wireless Facilities.* "Wireless Facility" or "Small Wireless Facilities" shall mean a wireless telecommunications facility including attachments of antennas, as defined by California Government Code section 65850.6(d)(2), which defines such term as "equipment and network components such as towers, utility poles, transmitters, base stations, and emergency power systems that are integral to providing wireless telecommunications services" or a wireless facility that uses licensed or unlicensed spectrum and comprises part of Licensee's Network. Wireless Facilities shall also be facilities that meet the following conditions:

- The facilities-
  - are mounted on structures 50 feet or less in height including their antennas, or
  - are mounted on structures no more than 10 percent taller than other adjacent structures, or
  - do not extend existing structures on which they are located to a height of more than 50 feet or by more than 10 percent, whichever is greater;
- Each antenna associated with the deployment, excluding associated

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- antenna equipment, is no more than three cubic feet in volume or larger at the City's discretion;
- All other wireless equipment associated with the structure, including the wireless equipment associated with the antenna and any pre-existing associated equipment on the structure, is no more than 28 cubic feet in volume or larger at the City's discretion;
- The facilities do not require antenna structure registration under the FCC Wireless Infrastructure Order;
- The facilities are not located on Tribal lands, as defined under 36 CFR 800.16(x); and
- The facilities do not result in human exposure to radiofrequency radiation in excess of the applicable safety standards specified in the FCC Wireless Infrastructure Order.

**Section 2. Authorization.** Subject to the terms and conditions contained herein, for the limited purpose of constructing, installing, operating, and maintaining wireless facilities, City hereby authorizes Licensee to encroach upon and occupy the portions of the Public Rights-of-Way.

a. Licensee Obtains Power. Licensee shall obtain electrical power at its own costs from the applicable utility company.

b. Electrical Costs. Licensee shall be solely responsible for all costs and expenses associated with obtaining and maintaining a suitable and compatible electrical supply sufficient to power and operate Licensee's Facilities. Licensee shall also be solely responsible for all costs, expenses and payments of any and all electrical utility charges by the applicable utility company based upon the usage of electricity and applicable tariffs provided, however, if Licensee elects to utilize City's electrical service serving the Streetlight Pole and/or Municipal Facility for particular Licensee's Facilities, Licensee shall pay to City a utility usage fee per month in accordance with City's billing schedule and electric rates set forth in the wireless technology rate (WTR) schedule until such use is discontinued by Licensee. City shall under no circumstances be responsible for reimbursing, contributing, or paying any costs to any utility company or Licensee for the costs and expenses associated with any modification of or any use of electricity under this Agreement. Except as set forth herein, Licensee Facilities shall not draw compatible electricity from a Municipal Facility until such time as Licensee has secured all required electrical approvals and the electricity charging/payment agreement with the electrical utility company is in place.

c. Joint Poles. Notwithstanding anything to the contrary herein, this Master Agreement does not apply to electric utility poles governed by the Southern California Joint Pole Agreement and/or the Southern California Joint Pole Committee.

d. Supplement Applications. Licensee shall complete a Supplement Application for each individual attachment(s) and/or Licensee's Facility, in the form attached as **Exhibit B** hereto, and the City's approval of that Supplement Application will be deemed a Supplement to this Agreement, in the form attached as **Exhibit B** hereto. Licensee may include multiple attachments and/or installations on a Supplement

Application and the City may issue Supplements for all such attachments and/or installations. Upon receiving the City-executed Supplement but not before, and upon payment of the sums required herein, Licensee shall have the right to install, maintain and use its equipment described in the Supplement upon the pole(s) or conduit(s) identified therein, provided, however, that before commencing the installation Licensee shall notify City of the specific date it proposes to do the work at least 24 hours in advance so City may arrange to have its representative present when the work is performed.

**Section 3. Term.** The initial term of this Agreement (“Initial Term”) shall begin on the Effective Date and shall be effective for a period of five (5) years, unless previously terminated as provided herein. This Agreement shall be renewed thereafter for two successive terms of five (5) years each on the same terms and conditions of this Agreement (each a “Renewal Term”) unless Licensee provides City written notification of its intent not to renew this Agreement not less than sixty (60) days prior to the scheduled termination of the Initial Term or any Renewal Term, as the case may be. At the end of term period, the Parties may mutually agree, in writing, to extend the term of the Agreement.

a. Term of a Supplement. The initial term for each particular Supplement shall commence on the first day of the month following the day Licensee commences installation of Licensee’s Facilities at a particular location (“Supplement Commencement Date”) and shall be effective for a term of five (5) years. Each Supplement shall be automatically extended for two (2) successive five (5) year renewal terms, unless Licensee notifies City in writing of Licensee’s intent not to renew the Supplement at least thirty (30) days prior to the expiration of the then-current term. Notwithstanding anything herein, after the expiration or earlier termination of this Agreement, the terms and conditions of a Supplement which was signed during the term of the Agreement shall survive and remain in full force and effect until the expiration or earlier termination of such Supplement.

b. Renewal Term. The Initial Term and any Renewal Terms shall be collectively referred to as the “Term.” If Licensee’s Facilities remain in place at the expiration of the final Supplement renewal term, the Supplement shall be deemed a month-to-month agreement under the same terms and conditions of this Agreement including the requirement to pre-pay for the subsequent calendar year. If the Supplement becomes month-to-month, and is not extended, then at the end of the Supplement, Licensee shall be refunded the pro-rata share of unused prepayment.

**Section 4. Permitting and Location of Nodes.** City agrees to permit Licensee to construct infrastructure on the Public Rights-of-Way subject to the City’s reasonable, time, place, and manner restrictions. The Parties agree that **Exhibit C** represents a good-faith representation of the design of the equipment and pole requirements in connection with Licensee’s Facilities. Licensee shall be allowed to install Licensee’s Facilities consistent with **Exhibit C** without further land use review or approval by City, subject to space and structural capacity and loading review by City during the Supplement Application review process. Subject to City’s reasonable review and approval, Licensee may modify the design configurations and/or Facilities specifications set forth in **Exhibit C** upon written notice to City. City shall endeavor to review and either approve or deny

such revisions within thirty (30) days and the Parties shall cooperate to promptly amend **Exhibit C** accordingly.

a. Height and location of equipment. Notwithstanding any other provision in this Agreement to the contrary, in no event may any Node antenna or supporting Node equipment placed on a Streetlight Pole or Licensee installed pole be placed less than eight feet (8') above the ground/sidewalk or lower if necessary to comply with the American's with Disabilities Act requirements, and this Agreement does not authorize the placement of any equipment or other item in violation of any applicable law, such as the Americans with Disabilities Act.

b. Permits Required. In addition to the City permitting process, Licensee agrees to seek any and all additional local, state and federal approvals that may be required for its deployments. For example, Licensee and any contractor working on its behalf shall have a City Business License and shall obtain necessary encroachment permits. Encroachment permits are required for the following:

- Installing new utilities such as gas, electric, water lines, communications (phone, cable, etc.), cellular equipment, etc.
- Excavating inside the Public right-of-way when proposed by others.
- Performing work and/or construction activities that require traffic control or restricts pedestrians from using the sidewalk areas.
- Tree trimming or landscaping that restricts both vehicular and or pedestrian traffic.

Prior to installation or attachment of any Licensee's Facilities that will include the activities listed above, and after submission of a written Supplement Application, Licensee shall apply for and obtain, or cause to be applied for and obtained, or show proof of existence from the City of an encroachment permit authorizing such installation or attachment.

c. Number of Streetlight Poles. City shall make available to Licensee various Streetlight Poles located within the City's Right-of-Way for the placement of Licensee's Nodes in the locations shown on approved Supplements.

**Section 5. Scope of Agreement.** This Agreement shall be interpreted consistent with the following laws and regulations (a) California Government Code Sections 50030, 65964, and 65850.6; (b) California Public Utility Code or the Telecommunications Act of 1996 including but not limited to those rights set forth in Section 253(c); and (c) Section 6409 of the Middle Class Tax Relief and Job Creation Act of 2012 (H.R. 3630, P.L. 112-96).

a. Limitations on License. Nothing herein creates a real property interest or creates a landlord-tenant relationship. Licensee cannot avail itself of rights afforded to tenants under the laws of the State of California.

b. Preference for Municipal Facilities. If Licensee has a choice of attaching its equipment to either Municipal Facilities or third-party-owned property in the Public Right-of- Way, Licensee agrees to use good faith efforts to attach to the City Municipal

Facilities, provided that (i) such City Municipal Facilities are at least equally suitable functionally for the operation of the Network and (ii) the fee and installation costs associated with such attachment over the length of the term are equal to or less than the fee or cost to Licensee of attaching to the alternative third-party-owned property. In the event that no suitable Municipal Facilities are functionally suitable, Licensee may, at its sole cost and expense, install its own poles. Design, location and height of proposed Licensee poles shall be reviewed and be subject to approval by the City prior to installation. Licensee's Facilities and poles must conform as closely as practicable with the design and color of poles existing in the vicinity of Licensee's Facilities or pole location.

c. No Warranty. City makes no warranty or representation whatsoever, whether express or implied, regarding the suitability of any Licensed Area for Licensee's use. Licensee has inspected Licensed Area and accepts the same "AS IS." Licensee agrees that neither the City nor its agents have made, and the City expressly disclaims, any representations or warranties whatsoever, whether express or implied, with respect to the physical, structural or environmental condition of the Licensed Area, the present or future suitability of the premises for the permitted use, or any other matter related to this Agreement. City is under no obligation to perform any work or provide any materials to prepare the Licensed Area for Licensee.

d. Replacement Street Light Pole. For replacement of a City Street Light Pole, the Licensee shall be responsible for all costs to procure and install a Replacement Light Pole consistent with City standards, see **Exhibit D**. The Replacement Light Pole shall be subject to the review and approval of the City. Upon completion of its installation and acceptance by City, Replacement Light Pole shall become the City's property. Licensee shall execute any commercially reasonable documents required by the City to cause the Replacement Light Pole to transfer of ownership to the City. In the event a City Street Light Pole has been removed and a Replacement Light Pole for that City Street Light Pole has not been accepted by the City prior to the termination of this Agreement, Licensee shall be responsible for all costs and expenses associated with making such commercially reasonable adjustments to the Replacement Light Pole so that it is consistent with City standards. Such light pole shall be subject to the review and approval process set forth herein.

## **Section 6. Compensation.**

a. Compensation. Licensee shall compensate City consistent with the FCC Wireless Infrastructure Order. Those fees are as follows:

- \$500 for non-recurring fees, including a single up-front application that includes up to five Small Wireless Facilities, with an additional \$100 for each Small Wireless Facility beyond five, or \$1,000 for non-recurring fees for a new pole (i.e. not a collocation as defined in the FCC Wireless Infrastructure Order) intended to support one or more Small Wireless Facilities.
- \$270 per Small Wireless Facility per year for all recurring fees.

b. Payment Terms and Audit. Licensee shall pre-pay the amount specified in subsection (a) for the period from the Supplement Commencement Date through the end of the calendar year within sixty (60) days of the Supplement Commencement Date. Subsequent payments shall be made annually and received by the City within (60) days of receipt of invoice in advance of the upcoming calendar year.

c. Reserved.

d. Annual Fee Adjustment. At the start of each calendar year, the compensation rates in connection with each Supplement will be increased annually by three percent (3%) of the previous year's compensation rate.

e. Delinquent Payment. Payments not received within thirty (30) days of the due dates as specified above shall accrue interest at a rate of five percent (5%) per annum from the due date. Notwithstanding the provisions of this subparagraph, failure to make payments pursuant to the terms provided herein shall constitute a material default of the terms of the Agreement, subject to the terms stated in Section 33, "Termination." Licensee assumes all risk of loss and responsibility for delinquent payments.

f. Future FCC Rulings/Findings. In the event the FCC Wireless Infrastructure Order is reversed, stayed, or altered in a significant manner by the FCC or a court of competent jurisdiction ("Subsequent Action"), either Party to this Agreement may request that the Parties confer whether the Agreement should be modified, and, if so, both Parties agree to negotiate in good faith any changes required as a result of the Subsequent Action.

**Section 7. Assignment or Transfer of Authorization.** Except as allowed by subsection (a) of this Section, Licensee shall not sell or transfer its operation, or directly or indirectly assign or delegate any of its interests or rights, and obligations under this Agreement to a third party without the express written consent of the City. The City shall not unreasonably withhold condition, or delay its consent under this Section.

a. The transfer of the rights and obligations of Licensee to a parent, subsidiary, or other affiliate of Licensee or to any successor in interest or entity acquiring more than fifty percent (50%) of Licensee's stock or assets (collectively "Exempted Transfers") shall not be deemed an assignment for the purposes of this Agreement and therefore shall not require the consent of the City.

b. Licensee shall give at least sixty (60) days' prior written notice (the "Exempted Transfer Notice") to the City of any such proposed Exempted Transfer.

c. Each assignee shall assume all obligations of Licensee under this Agreement and each assigned Municipal Facilities will be and remain liable jointly and severally with Licensee for all obligations to be performed by Licensee until and unless the assignee signs a written agreement, in a form reasonably acceptable to the City, to unconditionally assume all Licensee's obligations under this Agreement and any Supplement issued hereunder. No assignment will be binding on the City unless Licensee or the assignee delivers to the City evidence reasonably satisfactory to the City that the assignee has obtained all required regulatory approvals necessary to

install, maintain and operate the Municipal Facilities and any other associated improvements or personal property, a copy of the assignment agreement (or other document reasonably satisfactory to the City in the event of an Exempted Transfer), consistent with the requirements of this Section. However, the failure or refusal of an assignee to execute such instrument of assumption will not release such assignee from its liability as set forth in this Section. Except for an Exempted Transfer, Licensee shall reimburse the City on demand for any reasonable costs that the City incurs in connection with any proposed assignment, including the costs of investigating the acceptability of the proposed assignee and legal costs incurred in connection with considering any requested consent. The City agrees that its right to reimbursement under this Section during the Term shall not exceed \$2,000 for each request.

**Section 8. Responsibility of Licensee/Maintenance.** The Licensee, on the Licensee's own behalf and on behalf of any successor or assign(s), hereby assumes all responsibility, financial or otherwise, for the permitted use of the Public Rights-of-Way property, City Municipal Facilities, and the planning, design, installation, construction, maintenance, repair, operation and complete and proper removal of Licensee's Facilities. The uses granted herein shall be undertaken without risk or liability whatsoever on the part of the City. All construction, installation, removal, repair and maintenance work shall be performed by Licensee and at Licensee's sole cost and expense in accordance with applicable law, using generally accepted construction standards.

Licensee shall ensure that Licensee's Facilities are maintained in a clean and safe condition, in good repair and free of any defects. Licensee shall employ reasonable care at all times in the installation and maintenance of Licensee's Facilities and Licensee shall use commonly accepted methods and/or devices to reduce the likelihood of damage, injury or nuisance to the public. The construction, operation, and maintenance of Licensee's Facilities shall be performed by experienced and properly trained, and if required by Law, licensed maintenance and construction personnel.

**Section 9. Public Works Operations.** Except as provided otherwise in this Agreement, the City and its Agents have the right to access the Licensed Area at any time without notice for any purpose. The City will be liable, if at all, only for the cost of repair to damaged portions of the Small Cell Facilities arising from the gross negligence or willful misconduct of City, its employees, agents, or contractors. The City, its agents, officers, employees or contractors, shall not be liable for any damage from any cause whatsoever to the Small Cell Facilities, specifically including, without limitation, damage, if any, resulting from the City's maintenance operations adjacent to the Small Cell Facilities or from vandalism or unauthorized use of the Small Cell Facilities, except to the extent such damage is caused by the gross negligence or willful misconduct of City, its agents, officers, employees or contractors. The City will in no event be liable for indirect or consequential damages.

a. **Repairs, Maintenance and Alterations to Municipal Facilities.** The City and/or the City's Public Works Department will: (1) maintain and repair Municipal Facilities as needed, in its sole judgment, for its street light operations and other municipal functions; (2) correct any immediately hazardous condition. Except as provided in Section 33 (Termination), and excluding conditions that arise from the City's



or its Agents' gross negligence or willful misconduct, neither any City work on any Municipal Facility nor any condition on any Municipal Facility will: (a) entitle Licensee to any damages; (b) excuse or reduce any obligation by Licensee to pay any license charges or additional fees or perform any covenant under this Agreement; or (c) constitute or be construed as a constructive termination of this Agreement.

b. Repairs, Maintenance and Alterations to the Licensed Area. The City may, at any time, alter, add to, repair, remove from and/or improve the Licensed Area in whole or in part for any operational purpose, which includes without limitation maintenance and improvements in connection with street light services and compliance with laws; provided (1) the City makes a good-faith effort to provide advance notice to Licensee's representative as soon as reasonably practicable; (2) the City allows Licensee's representative to observe the City's work; and (3) the City takes reasonable steps not to disrupt Licensee's ordinary operations on the area where Licensee's Facilities are located. The provisions in this Section 9(b) will not be construed to allow Licensee's ordinary operations to impede or delay the City's authority and ability to make changes to the area where Licensee's Facilities are located, necessary to maintain street light services.

c. Destruction of City Facilities. In the event that a Municipal Facility is rendered unusable through the action of a third party, including, but not limited to, a vehicle involved in a collision with such facility, City's sole responsibility shall be to notify Licensee of such action, and, if necessary, transport any Network Equipment located or attached to such facility to City's Corporate Yard and make such equipment and facilities immediately available for retrieval by Licensee. City shall use reasonable care to preserve such but shall not be responsible for any damage to the equipment resulting from the transportation or storage as stated herein. Licensee shall be responsible for reattaching the Network Equipment to a Municipal Facility, but has no obligation to do so and may choose to terminate the Supplement referencing that Network Equipment in accord with Section 33 herein. The City shall have no responsibility to replace the Municipal Facility with a structure that is capable for accommodating the Network Equipment. If City chooses to not replace such Municipal Facility, (i) Licensee shall have the ability, but not the obligation, to replace the Municipal Facility rendered unusable with a structure that is capable for accommodating the Network Equipment, subject to City written approval; or (ii) City will make another reasonably equivalent Municipal Facility which provides substantially similar signal coverage for Licensee's Facilities available for use in accordance with and subject to the terms and conditions of this Agreement.

d. Emergencies. In emergencies that imminently threaten injury to person or property, or loss of life, the City's work will take precedence over Licensee's operations, which includes without limitation any equipment operated on the Licensed Area, and the City may access the Licensed Area in whole or in part as the City deems necessary in its sole determination and in accordance with this Section 9 (d), whether the City has notified Licensee of such emergency or not. When safe and practicable, the City will notify Licensee of any emergency that requires the City to remove or replace any Municipal Facility and will allow Licensee to remove its equipment before the City removes or replaces the Municipal Facility; provided, however, the City will remove the equipment from the Municipal Facility when in the City's sole determination it would (1)

be unsafe or not practicable to wait for Licensee to perform the work; (2) cause significant delay; or (3) otherwise threaten or compromise public safety or public services. The City will remove any equipment with reasonable care and store the equipment for retrieval by Licensee and the City will provide notice as soon as reasonably practicable after such emergency, but in no event later than 24 hours after the emergency. Licensee shall have the right to reinstall such removed equipment or equivalent equipment at Licensee's sole expense on the repaired or replaced Municipal Facility. The City's removal of Licensee's equipment in emergencies will not be deemed to be a forcible or unlawful entry onto the Licensed Area or any interference with Licensee's contractual privilege to use the Licensed Area where Licensee's Facilities are located.

**Section 10. Disconnection.** Licensee shall, at its sole expense, protect, support, temporarily disconnect, relocate, modify or remove all or any portion of Licensee's Facilities at the time and in the manner required by the City for the construction or expansion of roads, streets, sidewalks, curbs, gutters, storm drainage facilities, sewer lines, water utility lines or other capital improvement project within City's jurisdiction undertaken by or on behalf of City. Except in an emergency, the City shall give prior ninety (90) days' advance written notice pursuant to Section 32 (Notices) describing where the work is to be performed. Should an emergency require that the City undertake immediate maintenance, repair or other action, Licensee shall take the measures required under this Section 10 within seventy-two (72) hours of receiving notice from the City.

If Licensee does not protect, temporarily disconnect, relocate, or remove Licensee's Facilities within the time period specified above, City may remove the equipment, facilities, and property and charge Licensee for the cost of removal and storage. Alternatively, upon Licensee's request, City may approve the abandonment of Licensee's Facilities in place. Upon approval, Licensee shall execute, acknowledge and deliver any necessary documents to transfer ownership of the Licensee's Facilities to City.

**Section 11. Change in Equipment.** If Licensee proposes to install equipment which increases the loading on the applicable Municipal Facility or involves placement of equipment outside the area designated in the Supplement, then Licensee shall first obtain the approval for the use and installation of the equipment from the City, such approval not to be unreasonably withheld, conditioned or delayed. To the extent that a modification to the equipment involves only substitution of substantially similar equipment, will be in compliance with applicable laws (such as radio-frequency emission standards), does not result in any change to the external appearance, does not increase the dimensions or weight of the equipment, and does not cause any external impacts, such as additional electrical load or interference, Licensee may proceed with such modification without obtaining City approval. In addition to any other submittal requirements, at City's request, Licensee shall provide load calculations for all Licensee Facilities it intends to install in the Public Rights-of-Way, notwithstanding original installation or by way of equipment type changes.

**Section 12. Repair of Facility.** Licensee shall repair or refinish, after providing the City notice, at Licensee's sole cost and expense any surface or other portion of the

Public Rights-of-Way property or City Municipal Facilities that is disturbed or damaged during the construction, installation, maintenance, or operation of Licensee Facilities. Without limiting any other available remedies, if Licensee fails to repair or refinish such damage, City may in its sole discretion, but without any obligation to do so, repair or refinish the disturbance or damage and Licensee shall reimburse City all costs and expenses incurred in the repair or refinishing of such property.

Licensee agrees to give the City notice of the need for any repair to any surface or other portion of the Public Rights-of-Way property or City Municipal Facilities promptly after Licensee discovers any damage from any cause. Licensee's agreement to provide notice is not an assumption of liability for any life-threatening or hazardous conditions unless caused by the acts, omissions or negligence of Licensee or its Agents or Invitees.

**Section 13. Relocation of Facilities.** City may require Licensee to remove or relocate one or more of Licensee's Facilities. Licensee shall at City's direction remove or relocate such Licensee's Facilities at Licensee's sole cost and expense, whenever City reasonably determines that the removal or relocation is needed for any of the following purposes; (a) if required for the construction, completion, repair, relocation of roads, streets, sidewalks, curbs, gutters, storm drainage facilities, sewer lines, water utility lines or other capital improvement project within City's jurisdiction undertaken by or on behalf of City; (b) where the Licensee's Facilities interfere with or adversely affect the proper operation of City owned Streetlight Poles, Traffic signals, or communications, or other Municipal Facilities and such interference cannot be resolved; (c) a change in status of City right of way (i.e. street vacation consistent with California Streets and Highway Code); or (d) to protect or preserve the public health or safety. In any such case, City shall use its best efforts to provide Licensee a reasonably equivalent alternate location. If Licensee fails to remove or relocate any Licensee's Facilities within ninety (90) days of receipt of written notice from City of such relocation in the case of (a) and (c) above and within a reasonable time under the circumstances in the case of (b) and (d) above, City may relocate the Licensee's Facilities at Licensee's sole cost and expense, without further notice to Licensee.

**Section 14. Licensee to Bear All Costs.** The Licensee, or any successor or authorized assign, shall bear all costs incurred in connection with the planning, design, installation, construction, maintenance, repair, operation, modification, disconnection, relocation and removal of the Licensee Facilities. The Licensee shall be responsible and shall bear the cost of any movement to, damage to or repair of Licensee's Facilities due to repair, maintenance and/or failure/collapse of any existing gas, water, and sewer lines or any other improvements or works approximate to Licensee's Facilities. Licensee agrees to bear this cost regardless of whether or not such damage may be directly or indirectly attributable to the installation, operation, maintenance, repair or upgrade work on the Licensee's Facilities, unless the damage results from the active negligence or willful misconduct of the City, its officers, agents or employees. These costs include electrical utility charges to the applicable utility company based upon the Licensee Facilities usage of electricity and applicable tariffs.

**Section 15. Future Rules or Orders.** The Licensee or any successor or

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authorized assign, shall abide by any agreements, rules, regulations, orders, or directives governing the use of the Public Rights-of-Way property or City Municipal Facilities as the City may find necessary and appropriate in executing its responsibilities for public right-of-way management and wireless site regulation, provided, such rules or orders shall not apply retroactively unless required by Laws.

**Section 16. Licensee to Submit Acceptable Plans.** Prior to construction and installation of Licensee's Facilities and in conjunction with the Supplement Application, Licensee shall, at its sole cost and expense, prepare and submit, together with payment of all related fees, any and all reasonable plans and specifications required by the City, which shall include detailed maps showing the planned construction, the size and the location and number, and any other details regarding the placement of appurtenant above-ground equipment to be located in the Public Rights-of-Way and on City Municipal Facilities or existing third-party infrastructure. The City Planning Division of the Community Development Department shall be authorized to review the plans and specifications and to impose such requirements as are necessary to protect the public health and safety and to minimize any negative impact on aesthetics in the case of the above-ground improvements in accordance with FCC standards and regulations. The City Planning Division shall be authorized to require an alternate location for the Licensee's Facilities on Municipal Facilities to avoid conflict with public safety as well as other permitted uses in or future public needs of the Public Rights-of-Way identified in this Agreement. Licensee shall, at its sole cost and expense, submit traffic control plans for City approval. The City reserves the right to inspect the installation and maintenance of Licensee's Facilities at any time during the term of this Agreement and subsequent term extension if applicable. Licensee shall pay all plan check, inspection and other related fees prior to the issuance of any permit for the installation and construction of Licensee's Facilities. All work within the Public Rights-of-Way and Municipal Facilities or existing third-party infrastructure shall be performed in strict compliance with plans and permits approved by the City.

**Section 17. Licensee to Secure Approval and Permits.** Licensee agrees that Licensee's ability to use the Public Rights-of-Way and Municipal Facilities and any third-party infrastructure for the purposes contemplated by this Agreement is dependent upon Licensee obtaining and maintaining all of the certificates, permits and other approvals which may be required by other federal, state or local authorities and any easements which are required from any third parties.

**Section 18. As Built Drawings to be Provided.** The Licensee shall provide as-built drawings, in any format reasonably acceptable to the City, detailing the location of Licensee's Facilities installed pursuant to this Agreement within sixty (60) days after Licensee's Facilities are installed.

**Section 19. Liability Insurance during the term of this Agreement.** Throughout the life of the Agreement, Licensee shall pay for and maintain in full force and effect all policies of insurance required hereunder with an insurance company (ies) eligible to do business in the State of California and rated not less than "A-VII" in Best's Insurance Rating Guide. The following policies of insurance are required, and the City reserves the right to update insurance requirements once per term, with sixty (60) days advanced written notice to Licensee:

- a) COMMERCIAL GENERAL LIABILITY insurance Insurance Services Office (ISO) Commercial General Liability Coverage Form CG 00 01 or its equivalent and include insurance for "bodily injury," "property damage" and "personal and advertising injury" with coverage for premises and operations (including the use of owned and non-owned equipment), products and completed operations, and contractual liability with limits of \$1,000,000 per occurrence for bodily injury and property damage, \$1,000,000 per occurrence for personal and advertising injury, \$2,000,000 aggregate for products and completed operations and \$2,000,000 general aggregate.
- b) COMMERCIAL AUTOMOBILE LIABILITY insurance which shall be at least as broad as the most current version of Insurance Services Office (ISO) form CA 00 01 and shall include coverage for "any auto" with limits of liability of not less than \$1,000,000 per accident for bodily and property damage. Commercial Automobile Liability coverage is required if automobiles are to be operated on city-owned property or within City right-of-way.
- c) WORKERS' COMPENSATION insurance as required under the California Labor Code.

Licensee shall be responsible for payment of any deductibles or self-insured retentions contained in any insurance policies required hereunder.

Licensee will provide at least thirty (30) days written notice to the City of cancellation or non-renewal of any required coverage that is not replaced. Upon issuance by the insurer, broker or agent of a notice of cancellation or non-renewal, Licensee shall furnish City with a new certificate and applicable endorsements for such policy(ies). In the event any policy(ies) is due to expire before the completion of the Agreement, Licensee shall provide a new certificate and all applicable endorsements evidencing renewal of such policy(ies) not less than 10 calendar days prior to the expiration date of the expiring policy(ies).

The General Liability and Automobile Liability insurance policies shall be written on an occurrence form and include the City and its officers, officials, employees and agents as additional insured's. Such policy(ies) of insurance shall be endorsed so Developer's insurance shall be primary and no contribution shall be required of City. To the extent allowed by law, the required Workers' Compensation insurance policy shall contain a waiver of subrogation as to City, its officers, officials, employees and agents. Licensee shall furnish City with the certificate(s) and applicable endorsements for all required insurance fourteen (14) days prior to the start of work. NOTE: A Certificate of Insurance is not acceptable. The Certificate of Insurance must be accompanied by the additional insured and primary insurance endorsements.

If Licensee retains any contractor or subcontractor to perform any of the Work to be performed under this Agreement, Licensee shall require each contractor or subcontractor to provide insurance protection in favor of City, its officers, officials, employees and agents in accordance with the terms of the Agreement. Any contractor or subcontractor performing work on behalf of Licensee shall likewise be required to name City its officers,

officials, employees and agents as additional insured's as required herein. Licensee shall obtain certificates and endorsements from such contractors or subcontractors before the commencement of any work.

If Licensee is required to provide certified copies of insurance policies to any court or government agency pursuant to a written court order, subpoena, regulatory demand, or process of law, the City must, unless prohibited by applicable law, first provide Licensee with prompt written notice of such requirement and the City should seek reasonable protective arrangements and non-disclosure agreements for the production of such insurance policies. Before releasing to any court or government agency, these protective arrangements and non-disclosure agreements are subject to final review and approval by Licensee. The City will (a) take reasonable steps to limit any such provision to the specific insurance policies required by such court or agency, and (b) continue to otherwise protect insurance policies disclosed in response to such order, subpoena, regulation, or process of law as confidential and proprietary in nature.

If at any time Licensee fails to maintain the required insurance in full force and effect, all work permitted thereunder shall be discontinued immediately until notice is received by City that the required insurance has been restored to full force and effect and that the premiums therefore have been paid for a period satisfactory to City. Any failure by Licensee to provide or maintain the required insurance shall be considered a material breach of the Agreement.

The fact that insurance is obtained by Licensee shall not be deemed to release or diminish its liability, including but not limited to, liability under the indemnity provisions on this Agreement. Licensee's duty to defend and indemnify City shall apply to all claims and liabilities, regardless of whether any insurance policies are applicable. The policy limits stated herein do not act as a limitation upon the amount of indemnification required to be provided by Licensee.

**Section 20. Accident Reports.** Licensee shall, within forty-eight (48) hours after occurrence, report to City any accident causing property damage or any serious injury to persons resulting from any of Licensee's activities under this Agreement. This report shall contain the names and addresses of the parties involved, a statement of the circumstances, the date and hour, the names and addresses of any witnesses and other pertinent information.

**Section 21. Indemnification.**

a. To the fullest extent permitted by law, Licensee shall indemnify and defend City, its officers, agents, employees, and volunteers from and against any and all claims and losses, costs or expenses for any damage due to death or injury to any person and injury to any property resulting from any acts or alleged intentional, reckless, negligent, or otherwise wrongful acts, errors or omissions of Licensee, its officers, employees, servants, agents, or subcontractors in any way related to Licensee's use of Public Rights-of-Way and Municipal Facilities in performance of this Agreement except to the extent that the claims or losses arise from the gross negligence or willful misconduct of the City or its Agents. Such costs and expenses shall include, but are not limited to, reasonable attorneys' fees incurred by counsel of City's choice regardless of

whether resolution proceeds to judgment or not. Accordingly, the provisions of this indemnity provision are intended by the Licensee and City to be interpreted and construed to provide the fullest protection possible to City under the law. Licensee acknowledges that City would not enter into this Agreement in the absence of Licensee's commitment to indemnify and protect City as set forth herein.

b. Licensee shall hold City harmless and bear all risk of loss or damage of Licensee's Facilities and materials installed in the Public Rights-of-Way and on Municipal Facilities pursuant to this Agreement and City shall not be liable for any costs or expenses of repair to damaged Licensee's Facilities including, but without limitation, damage caused by forces of nature or by City's removal of Licensee's Facilities, except to the extent that such loss or damage was caused by the willful misconduct or negligence of the City, its officials, employees, agents, contractors, subcontractors or volunteers.

c. City does not, and shall not, waive any rights that it may possess against Licensee because of the acceptance by City, or the deposit with City, of any insurance policy or certificate by Licensee as required pursuant to this Agreement. This hold harmless and indemnification provision shall apply regardless, of whether or not any insurance policies are determined to be applicable to the claim, demand, damage, liability, loss, cost or expense.

d. The above sub-sections of this Agreement notwithstanding, except for each party's indemnity obligations hereunder, and damages arising from either party's negligence or willful misconduct, neither party shall be liable to the other party or to any third party for any incidental, consequential, or punitive damages arising out of or related to this Agreement, even if the party has been advised of the possibility of such damages.

**Section 22. Hazardous Materials.** Licensee covenants and agrees that neither Licensee nor any of its Agents or Invitees shall cause or permit any hazardous material to be brought upon, kept, used, stored, generated, disposed of or released in, on, under or about the Licensed Area or any other part of City property, or transported to or from any City property, in violation of environmental laws. Licensee may use such quantities of hazardous materials as needed for routine operation, cleaning and maintenance of Licensee's Facilities that are customarily used for routine operation, cleaning and maintenance of such equipment and so long as all such hazardous materials are contained, handled and used in compliance with environmental laws. Licensee shall immediately notify the City if and when Licensee learns or has reason to believe any release of hazardous material has occurred in, on, under or about the Licensed Area or other City property.

a. Licensee's Environmental Indemnity. If Licensee breaches any of its obligations contained in this Section 22, or if any act, omission, or negligence of Licensee or any of its agents or invitees in the performance of activities pursuant to this Agreement results in any contamination of the Licensed Area or other City property, or in a release of hazardous material from, on, about, in or beneath any part of the Licensed Area or other City property, or the violation of any environmental law, then

Attachment: ATT MLA (3759 : SMALL CELL MLA FOR CINGULAR WIRELESS)

Licensee, on behalf of itself and its successors and assigns, shall indemnify, defend and hold harmless the City, including its agents, and their respective successors and assigns from and against any and all Claims (including, but not limited to, sums paid in settlement of claims, attorneys' fees, consultants' fees, and experts' fees and related costs) arising during or after the Term relating to such release or violation of environmental laws; provided, however, Licensee shall not be liable for any claims to the extent such release was caused by the gross negligence or willful misconduct of the City or its agents. Licensee's indemnification obligation includes costs incurred in connection with any activities required to investigate and remediate any hazardous material brought onto the Licensed Area or other City Property by Licensee or any of its agents or invitees and to restore the Licensed Area and other City Property to its condition prior to Licensee's introduction of such hazardous material or to correct any violation of environmental laws. Licensee specifically acknowledges and agrees that it has an immediate and independent obligation to defend the City and the other indemnified parties from any claim that actually or potentially falls within this indemnity provision even if the allegations supporting the claim are or may be groundless, fraudulent, or false, which obligation arises at the time such claim is tendered to Licensee by the indemnified party and continues until the claim is finally resolved. Without limiting the foregoing, if Licensee or any of its agents or invitees causes the release of any hazardous material on, about, in, or beneath the Licensed Area or other City Property, then in any such event Licensee shall, immediately, at no expense to any indemnified party, take any and all necessary actions to return the Licensed Area and other City Property, as applicable, to the condition existing prior to the release of any such hazardous materials on the Licensed Area or other City Property or otherwise abate the release in accordance with all environmental laws, except to the extent such release was caused by the gross negligence or willful misconduct of the City or its Agents. Licensee shall afford the City a full opportunity to participate in any discussions with Regulatory Agencies regarding any settlement agreement, cleanup or abatement agreement, consent decree or other compromise or proceeding involving hazardous material.

**Section 23. Revocation of Authorization.** If the Licensee fails to comply with any of the material terms and conditions of this Agreement beyond any applicable cure periods and/or any applicable law, the City may revoke the authorization granted herein, subject to the terms and conditions stated in Section 33, "Termination."

**Section 24. Terms and Conditions Specific to this Agreement.** The terms and conditions of this Agreement shall apply solely to Licensee's Facilities and the Public Rights-of-Way and Municipal Facilities described in approved Supplements, and shall not apply to, nor establish any precedent for, the conditions the City may impose upon Licensee if Licensee seeks to provide other telecommunications services or cable services to the public for hire within the City.

**Section 25. Reservation of Rights.** The rights granted by this Agreement are granted based upon representations by Licensee that its federal and state grants or certificates authorize construction and operation of activities in relation to this Agreement.

**Section 26. Governing Law: Jurisdiction.** This Agreement shall be governed



and construed by and in accordance with the laws of the United States and the State of California without reference to general conflicts of law principles. If suit is brought by a party to this Agreement, the parties agree that trial of such action shall be vested exclusively in the State courts of Orange County, California or in the United States District Court, Southern District of California. Nothing in this section shall be interpreted to preclude either party's right to seek redress from the Federal Communications Commission.

**Section 27. Amendment of Agreement.** This Agreement shall not be changed, modified or amended except by a writing signed by both parties.

**Section 28. Merger Clause.** This Agreement contains the entire understanding between the parties with respect to the subject matter herein. There are no representations, agreements, or understandings, whether oral or written, between or among the parties relating to the subject matter of this Agreement, which are not fully expressed herein. Each party has relied on advice from its own attorneys, and the warranties, representations, and covenants of this Agreement itself.

The terms and conditions of this Agreement shall bind and inure to the benefit of City and Licensee and, except as otherwise provided in this Agreement, their respective heirs, distributees, executors, administrators, successors, and assigns.

**Section 29. Severability.** If any part of any provision of this Agreement or any other agreement, document, or writing given pursuant to or in connection with this Agreement is finally determined to be invalid or unenforceable under applicable law, that part or provision shall be ineffective to the extent of such invalidity only, and the remaining terms and condition shall be interpreted so as to give the greatest effect to them.

**Section 30. Taxes.** Licensee shall pay, before delinquency, all taxes, assessments, and fees assessed or levied upon Licensee or the Licensee's Facilities, including any buildings, structures, machines, equipment, appliances, or other improvements or property of any nature whatsoever erected, installed, or maintained by Licensee or levied by reason of the business or other Licensee activities related to this Agreement, including any licenses or permits. Licensee specifically acknowledges that the grant of this license may subject Licensee to certain taxes under California Revenue and Taxation Code Section 107.6 and Licensee agrees it shall be solely responsible for the payment of these taxes. Licensee further understands and acknowledges that any sublicense or assignment permitted under this Agreement and any exercised options to renew or extend this Agreement may constitute a change in ownership for taxation purposes and therefore result in a revaluation for any possessory interest created under this Agreement.

Licensee shall also be responsible for all utilities imposed on Licensee's property.

**Section 31. Non-Exclusivity.** Neither this Agreement nor the permit granted hereunder is exclusive. The City reserves the right to enter into co-location agreements with other parties, including but not limited to telecommunications and information services providers for use of the Public Rights-of-Way or Municipal Facilities.

**Section 32. Notices.** All notices, requests, demands, and other communications hereunder shall be in writing and shall be delivered in person or sent by registered or certified mail, postage prepaid, commercial overnight courier with written verification of receipt. A notice shall be deemed given when properly sent and received, refused or returned undelivered. Notices shall be addressed as set forth below, but any addressee may change its address by written notice in accordance herewith.

**LICENSEE:**  
New Cingular Wireless PCS, LLC  
Attn: Tower Asset Group – Lease Administration  
Re: Wireless Installation on Public Structures  
(City of Moreno Valley) (CA)  
FA No.: \_\_\_\_\_  
1025 Lenox Park Blvd NE  
3<sup>rd</sup> Floor  
Atlanta, GA 30319

**CITY:**  
City of Moreno Valley  
Public Works Director  
PO Box 88005  
14177 Frederick Street  
Moreno Valley, CA 92552-0805

With a copy to: (if applicable)

New Cingular Wireless PCS, LLC  
Attn: AT&T Legal Dept. - Network Operations  
Re: Wireless Installation on Public Structures  
(City of Moreno Valley) (CA)  
FA No.: \_\_\_\_\_  
208 S. Akard Street  
Dallas, TX 75202-4206

City of Moreno Valley  
City Attorney  
PO Box 88005  
14177 Frederick Street  
Moreno Valley, CA  
92552-0805

**Section 33. Termination.**

a. This Agreement may be terminated with respect to the Supplement pertaining to a default by either party upon forty-five (45) days' prior written notice to the other party upon a default of any material covenant or term hereof by the other party, which default is not cured within forty-five (45) days of receipt of written notice of default (or, if such default is not curable within forty-five (45) days, if the defaulting party fails to commence such cure within forty-five (45) days or fails thereafter diligently to prosecute such cure to completion,) provided that the grace period for any monetary default shall be thirty (30) days from receipt of notice. Should Licensee use Licensee's Facilities for a purpose that requires additional City approvals that have not been obtained, City may terminate the applicable Supplement with respect to such Licensee's Facilities in the manner authorized by this Section.

b. Licensee may terminate any Licensee's Facility in the right of way for Licensee convenience with thirty (30) days of notice to City. All payments due to City for the affected the Licensed Area shall cease upon full removal of Licensee's Facility and full repair of the Licensed Area. If for any reason other than force majeure,

Attachment: ATT MLA (3759 : SMALL CELL MLA FOR CINGULAR WIRELESS)

Licensee ceases operation of any of Licensee's Facilities for a period of more than ninety (90) days, Licensee shall within 30 days thereafter cause the full removal of such Licensee Facility/Facilities and, and have fully repaired the relevant Licensed Area. If such removal disturbs the Right-of-Way, Licensee shall also, at its sole cost and expense, restore the Right-of-Way to its original condition, reasonable wear and tear excepted, and further excepting landscaping and related irrigation equipment or other aesthetic improvements made by Licensee.

c. If Licensee cannot obtain all regulatory approvals required for any Licensee Facility after one year from the subject Supplement Commencement Date, then either the City or Licensee may terminate the applicable Supplement on 60 days' notice to the other party delivered within 10 days after the first anniversary of that Supplement's Commencement Date. The parties agree that the Supplement Commencement Date will be deemed to have not occurred for any Supplement terminated, and Licensee will have no obligation to pay the applicable fees for that Supplement.

**Section 34. Removal Due to Termination.** Except to the extent prohibited by Law, no later than one hundred eighty (180) days after termination of a Supplement or the Agreement, Licensee shall, at its sole cost and expense, remove its Facilities and, if such removal disturbs the Right-of-Way, restore Right-of-Way to its original condition, reasonable wear and tear excepted, and further excepting landscaping and related irrigation equipment, or other aesthetic improvements made by Licensee to the Right-of-Way. Alternatively, the City may allow Licensee, in the City's sole and absolute discretion, to abandon its Facilities, or any part thereof, in place and convey it to the City. Licensee shall replace any removed City-owned pole with a matching new pole.

**Section 35. Other Regulations.** All use of the Public Rights-of-Way and Municipal Facilities by Licensee under this Agreement shall be in accordance with the laws of the United States of America, the State of California and in accordance with all applicable City rules and regulations and ordinances now in force, or hereinafter prescribed or promulgated by resolution or ordinance or by State or Federal law.

Either Party may, upon thirty (30) days' written notice, require that the terms of this Agreement which are affected by any legislative, regulatory, judicial, or other action ("New Law") be renegotiated to conform to the New Law on a going forward basis for all existing and new Licensee Facilities, unless the New Law requires retroactive application, except that, notwithstanding a New Law, the Compensation rates shall remain unchanged for any Licensee Facilities in place as of the time the New Law became effective. In the event that the Parties are unable to agree upon such new rates, terms or conditions within ninety (90) days after such notice, then any rates contained in the New Law shall apply as of the effective date of the New Law forward (except as to the Compensation rates for any Licensee Facilities in place as of the time the New Law became effective) until the negotiations are completed or a Party obtains a ruling regarding the appropriate conforming terms from a commission or court of competent jurisdiction. Except as provided in the preceding sentence, all terms in the existing Agreement shall remain in effect while the parties are negotiating.

**Section 36. Related Actions.** By the granting of this Agreement, neither City nor the Council of the City is obligating itself to any other governmental agent, board, commission, or agency with regard to any other discretionary action relating to the use of the Public Rights-of- Way and Municipal Facilities. Discretionary action includes, but is not limited to, permits, environmental clearances or any other governmental agency approvals, which may be required for the development and operation of the Licensee's Facilities within the Public Rights-of-Way and Municipal Facilities.

**Section 37. Use of the Public Rights-of-Way.** Licensee acknowledges that the paramount use of Public Rights-of-Way Property or Municipal Facilities is for the public. Licensee agrees to coordinate use of the Public Rights-of-Way Property or Municipal Facilities with City so as not to conflict with City's programs and activities.

**Section 38. Eminent Domain.** If City receives notice of a proposed taking by eminent domain of any part of the Licensed Area or the easements in connection with a Municipal Facility, City will notify Licensee of the proposed taking within five (5) days of receiving said notice and Licensee will have the option to: (i) declare the applicable Supplement null and void and thereafter neither party will have any liability or obligation hereunder; or (ii) remain in possession of that portion of the Licensed Area and easements that will not be taken, in which event there shall be an equitable adjustment in rent on account of the portion of the Licensed Area and easements so taken. With either option Licensee shall have the right to contest the taking and directly pursue an award.

**Section 39. Business Summary Report.** Once per calendar year, City may submit a written request to Licensee for a business summary report pertaining to Licensee's rent obligations for the prior twelve (12) month period, and Licensee shall provide such written accounting to City within sixty (60) days after Licensee's receipt of such written request.

**Section 40. Powers to Enter into Agreement.** The individuals executing this Agreement represent and warrant that they have the right, power, legal capacity and authority to enter into and to execute this Agreement on behalf of the respective legal entities of the Licensee and the City.

IN WITNESS WHEREOF the parties hereto for themselves, their heirs, executors, administrators, successors, and assigns do hereby agree to the full performance of the covenants herein contained and have caused this Agreement to be executed by setting hereunto their signatures on the day and year respectively written herein below

*[Execution Pages  
Follow]*

Attachment: ATT MLA (3759 : SMALL CELL MLA FOR CINGULAR WIRELESS)

**CITY:**

THE CITY OF MORENO VALLEY

**ATTEST:**

By: \_\_\_\_\_

Print Name: \_\_\_\_\_

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

By: \_\_\_\_\_

Print Name: \_\_\_\_\_

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

Date: \_\_\_\_\_

**APPROVED AS TO FORM:**

By: \_\_\_\_\_

Print Name: \_\_\_\_\_

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

*[Lessee Execution Page Follows]*

Attachment: ATT MLA (3759 : SMALL CELL MLA FOR CINGULAR WIRELESS)

This Agreement is executed by Licensee as of the date first written above.

**LICENSEE:**

New Cingular Wireless PCS, LLC

By: AT&T Mobility Corporation  
Its: Manager

By: \_\_\_\_\_

Print Name: \_\_\_\_\_

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

Date: \_\_\_\_\_

Attachment: ATT MLA (3759 : SMALL CELL MLA FOR CINGULAR WIRELESS)

**EXHIBIT A – Intentional Left Blank**

Attachment: ATT MLA (3759 : SMALL CELL MLA FOR CINGULAR WIRELESS)



## EXHIBIT B – SUPPLEMENT APPLICATION

Attachment: ATT MLA (3759 : SMALL CELL MLA FOR CINGULAR WIRELESS)

# CITY OF MORENO VALLEY STREET LIGHT ATTACHMENT APPLICATION

NOTE: An executed Master License Agreement for Wireless Facilities in PROW must be on file prior to supplemental application review

MLA approval date: \_\_\_\_\_

Application Date: \_\_\_\_\_  
 Site Name/Project #: \_\_\_\_\_  
 PW Permit #: \_\_\_\_\_  
 Approved by: \_\_\_\_\_  
 Date: \_\_\_\_\_

**Equipment Owner**

Name: \_\_\_\_\_  
 Address: \_\_\_\_\_  
 Contact Name: \_\_\_\_\_  
 Phone #: \_\_\_\_\_

Applicant (if different than owner)  
 Name: \_\_\_\_\_  
 Address: \_\_\_\_\_  
 Contact Name: \_\_\_\_\_  
 Phone #: \_\_\_\_\_

**Approval of this Application does not constitute approval for Electric Facility Installation; a separate Application for electric Service Design is required for Electric Service.**

This Supplemental Application must be accompanied by Wireless Permit Application that includes antenna/equipment plans, fiber-optic backbone plans, traffic control plans, pole elevations, photo simulations, and structural calculations

## SMALL CELL ANTENNA - ATTACHMENT TO EXISTING STREET LIGHT POLE

Street Light #	Location/GPS Coordinates	Luminaire Attachment Grade	Antenna Grade (Highest Point)	Antenna Grade (Lowest Point)	Antenna Dimensions (HxWxD)	Equipment Weight	Transmit Frequency	Receive Frequency	Output Power Level	Operating Voltage	Operating Amperage
<b>Notes:</b>											

## SMALL CELL ANTENNA - STREET LIGHT POLE REPLACEMENT

Street Light #	Location/GPS Coordinates	Luminaire Attachment Grade	Antenna Grade (Highest Point)	Antenna Grade (Lowest Point)	Antenna Dimensions (HxWxD)	Equipment Weight	Transmit Frequency	Receive Frequency	Output Power Level	Operating Voltage	Operating Amperage
<b>Notes:</b>											

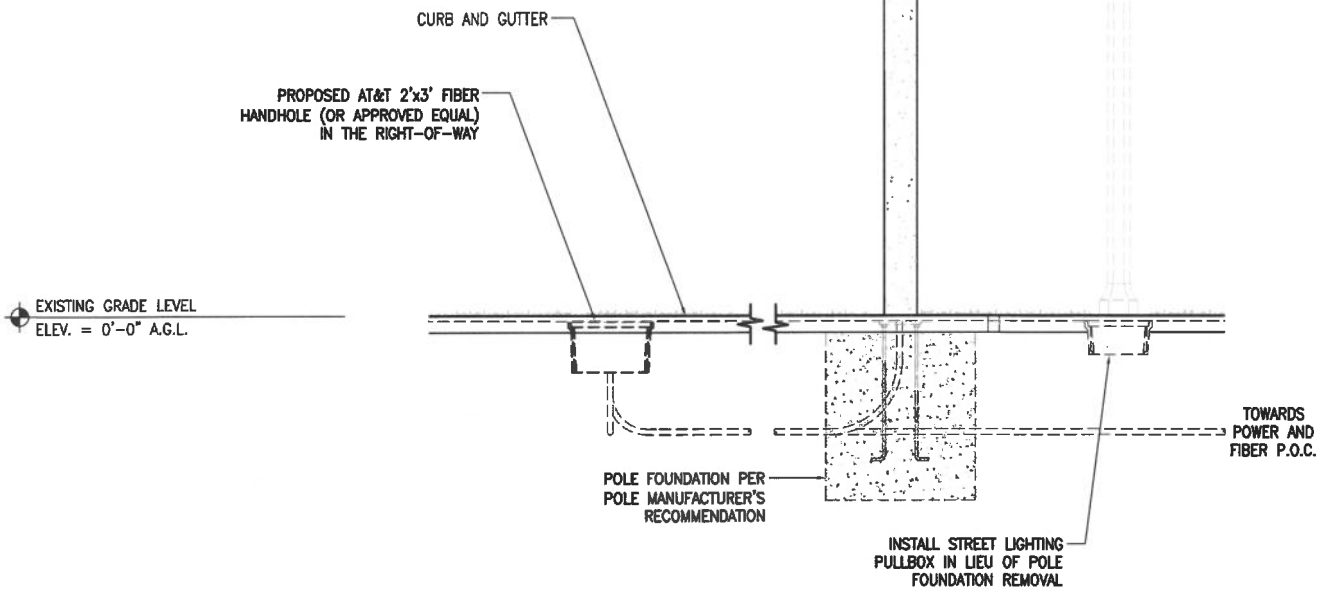
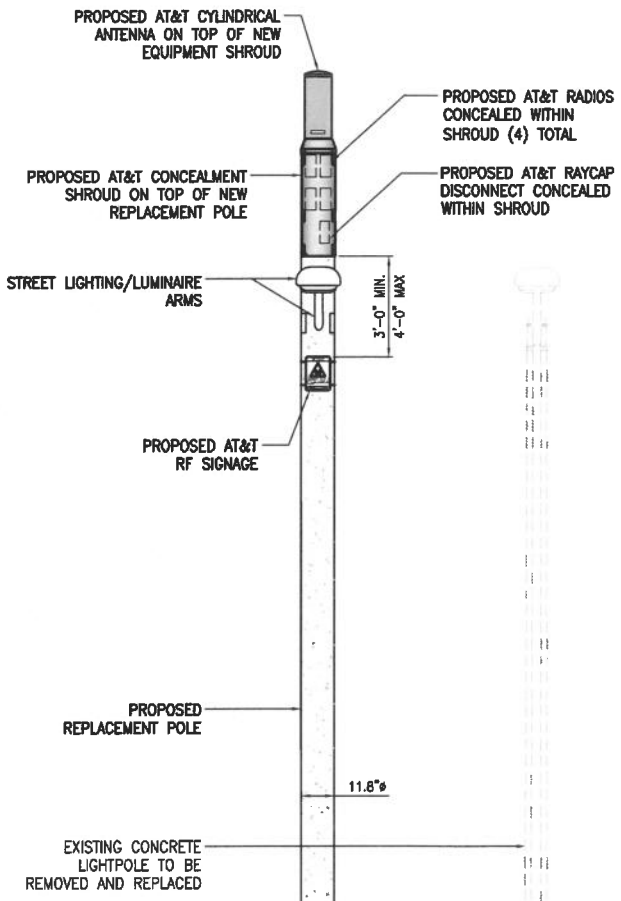
\*THIS APPROVED APPLICATION IS A LEGAL SUPPLEMENT TO THE EXECUTED MASTER LICENSE AGREEMENT

**EXHIBIT C- AUTHORIZED DESIGNS FOR LICENSEE'S FACILITIES**

Attachment: ATT MLA (3759 : SMALL CELL MLA FOR CINGULAR WIRELESS)

NOTE:  
NEW ANTENNA, EQUIPMENT SHROUD, AND/OR  
HARDWARE SHOULD BE PAINTED TO MATCH LIGHT  
POLE FOR CONCEALMENT AS NECESSARY.

- TOP OF PROPOSED ANTENNA  
ELEV. = ±34'-9" A.G.L.
- RAD CENTER OF PROPOSED ANTENNA  
ELEV. = ±33'-9" A.G.L.
- BOTTOM OF PROPOSED ANTENNA/  
TOP OF EQUIPMENT SHROUD  
ELEV. = ±32'-9" A.G.L.
- TOP OF REPLACEMENT LIGHT POLE/  
BOTTOM OF EQUIPMENT SHROUD  
ELEV. = ±29'-3" A.G.L.
- TOP OF REPLACEMENT LUMINAIRE  
ELEV. = ±28'-11" A.G.L.



PICO DESIGN - FRONT ELEVATION

Attachment: ATT MLA (3759 : SMALL CELL MLA FOR CINGULAR WIRELESS)

NOTE:

NEW ANTENNA, EQUIPMENT SHROUD, AND/OR HARDWARE SHOULD BE PAINTED TO MATCH LIGHT POLE FOR CONCEALMENT AS NECESSARY.

- TOP OF PROPOSED ANTENNA  
ELEV. = ±34'-9" A.G.L.
- RAD CENTER OF PROPOSED ANTENNA  
ELEV. = ±33'-9" A.G.L.
- BOTTOM OF PROPOSED ANTENNA/  
TOP OF EQUIPMENT SHROUD  
ELEV. = ±32'-9" A.G.L.
- TOP OF REPLACEMENT LIGHT POLE/  
BOTTOM OF EQUIPMENT SHROUD  
ELEV. = ±29'-3" A.G.L.
- TOP OF REPLACEMENT LUMINAIRE  
ELEV. = ±28'-11" A.G.L.

- PROPOSED AT&T CYLINDRICAL ANTENNA ON TOP OF NEW EQUIPMENT SHROUD
- PROPOSED AT&T RADIOS CONCEALED WITHIN SHROUD (4) TOTAL
- PROPOSED AT&T RAYCAP DISCONNECT CONCEALED WITHIN SHROUD
- PROPOSED AT&T CONCEALMENT SHROUD ON TOP OF NEW REPLACEMENT POLE

STREET LIGHTING/LUMINAIRE ARMS (BEYOND)

PROPOSED REPLACEMENT POLE

11.8"

EXISTING CONCRETE LIGHTPOLE TO BE REMOVED AND REPLACED

INSTALL STREET LIGHTING PULLBOX IN LIEU OF POLE FOUNDATION REMOVAL

CURB AND GUTTER

PROPOSED AT&T 2"x3" FIBER HANDHOLE (OR APPROVED EQUAL) IN THE RIGHT-OF-WAY

EXISTING GRADE LEVEL  
ELEV. = 0'-0" A.G.L.

TOWARDS POWER AND FIBER P.O.C.

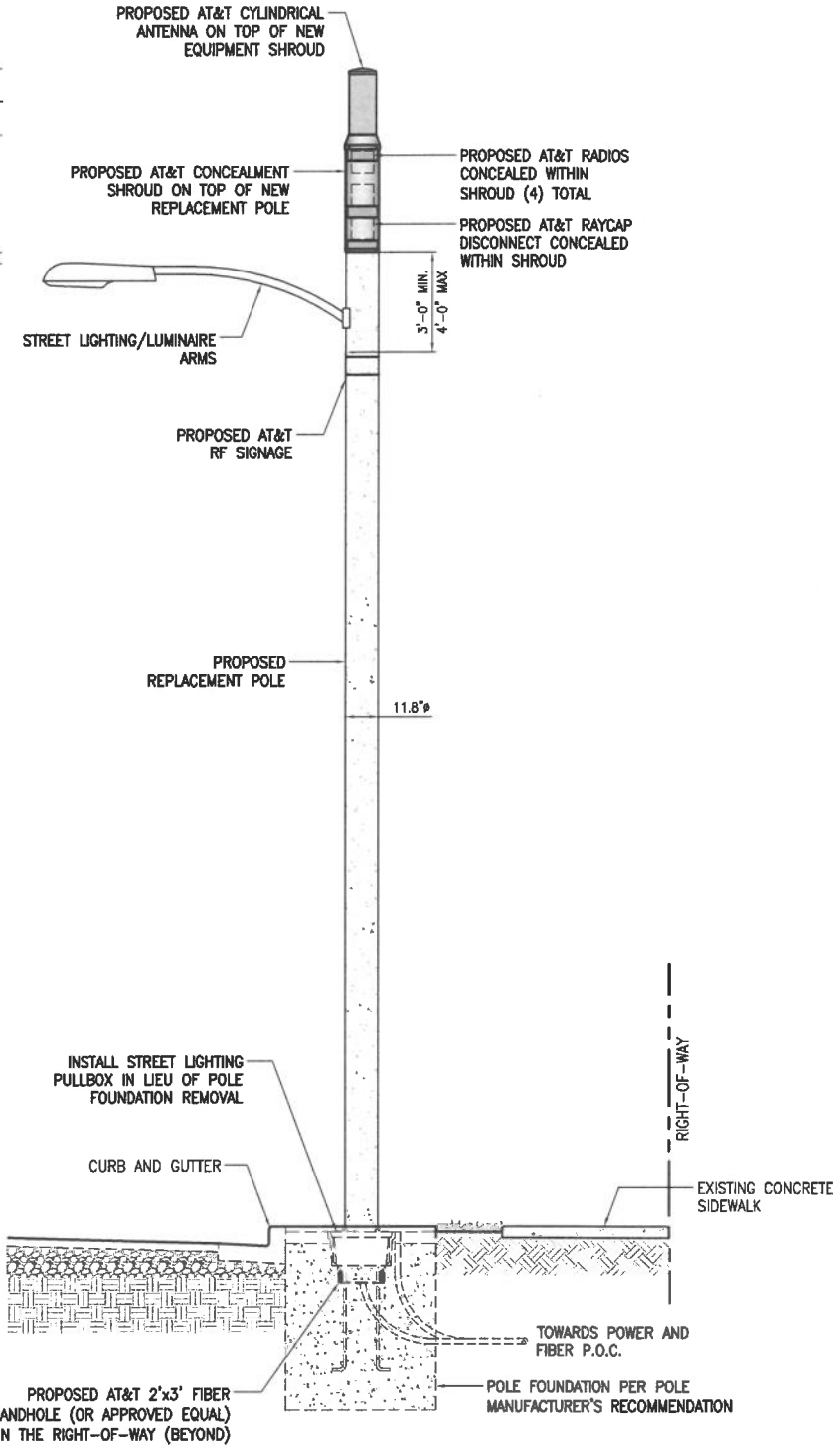
POLE FOUNDATION PER POLE MANUFACTURER'S RECOMMENDATION

Attachment: ATT MLA (3759 : SMALL CELL MLA FOR CINGULAR WIRELESS)

PICO DESIGN - REAR ELEVATION

NOTE:  
 NEW ANTENNA, EQUIPMENT SHROUD, AND/OR  
 HARDWARE SHOULD BE PAINTED TO MATCH LIGHT  
 POLE FOR CONCEALMENT AS NECESSARY.

- TOP OF PROPOSED ANTENNA  
 ELEV. = ±34'-9" A.G.L.
- RAD CENTER OF PROPOSED ANTENNA  
 ELEV. = ±33'-9" A.G.L.
- BOTTOM OF PROPOSED ANTENNA/  
 TOP OF EQUIPMENT SHROUD  
 ELEV. = ±32'-9" A.G.L.
- TOP OF REPLACEMENT LIGHT POLE/  
 BOTTOM OF EQUIPMENT SHROUD  
 ELEV. = ±29'-3" A.G.L.
- TOP OF REPLACEMENT LUMINAIRE  
 ELEV. = ±28'-11" A.G.L.

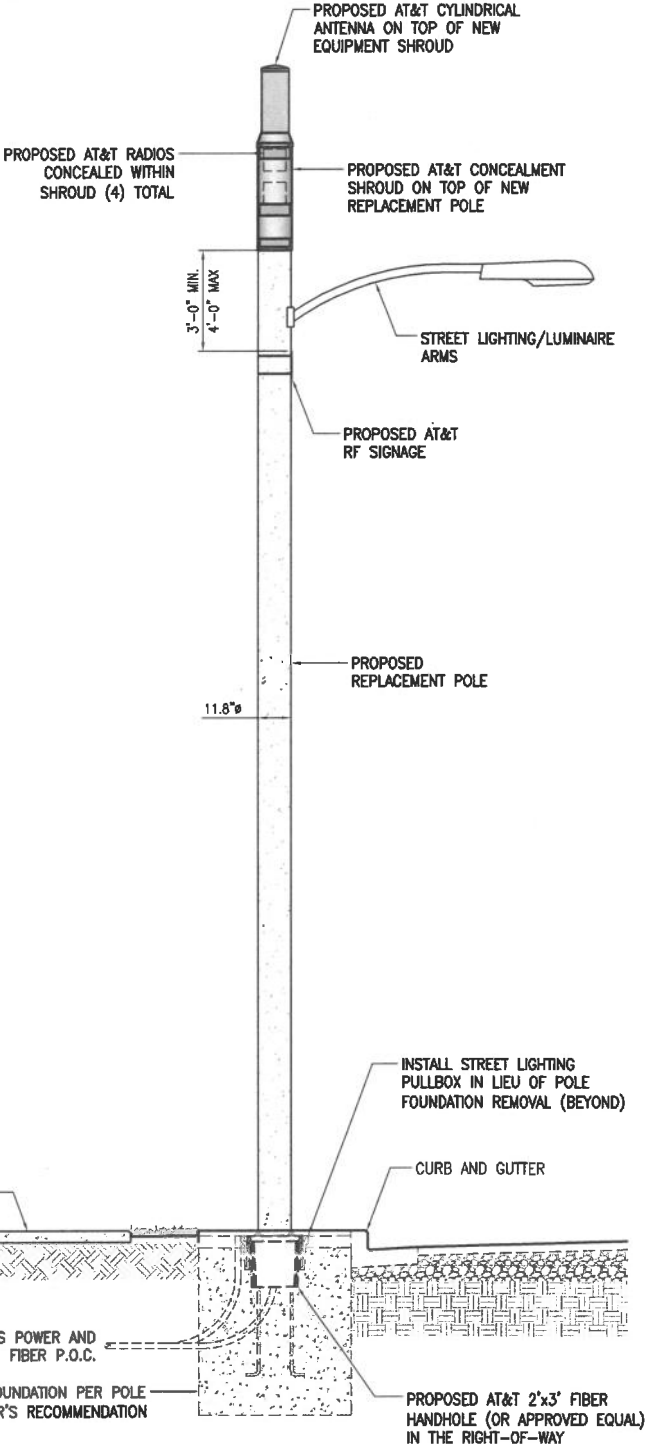


Attachment: ATT MLA (3759 : SMALL CELL MLA FOR CINGULAR WIRELESS)

PICO DESIGN - SIDE ELEVATION 1

NOTE:  
NEW ANTENNA, EQUIPMENT SHROUD, AND/OR  
HARDWARE SHOULD BE PAINTED TO MATCH LIGHT  
POLE FOR CONCEALMENT AS NECESSARY.

- TOP OF PROPOSED ANTENNA  
ELEV. = ±34'-9" A.G.L.
- RAD CENTER OF PROPOSED ANTENNA  
ELEV. = ±33'-9" A.G.L.
- BOTTOM OF PROPOSED ANTENNA/  
TOP OF EQUIPMENT SHROUD  
ELEV. = ±32'-9" A.G.L.
- TOP OF REPLACEMENT LIGHT POLE/  
BOTTOM OF EQUIPMENT SHROUD  
ELEV. = ±29'-3" A.G.L.
- TOP OF REPLACEMENT LUMINAIRE  
ELEV. = ±28'-11" A.G.L.



Attachment: ATT MLA (3759 : SMALL CELL MLA FOR CINGULAR WIRELESS)

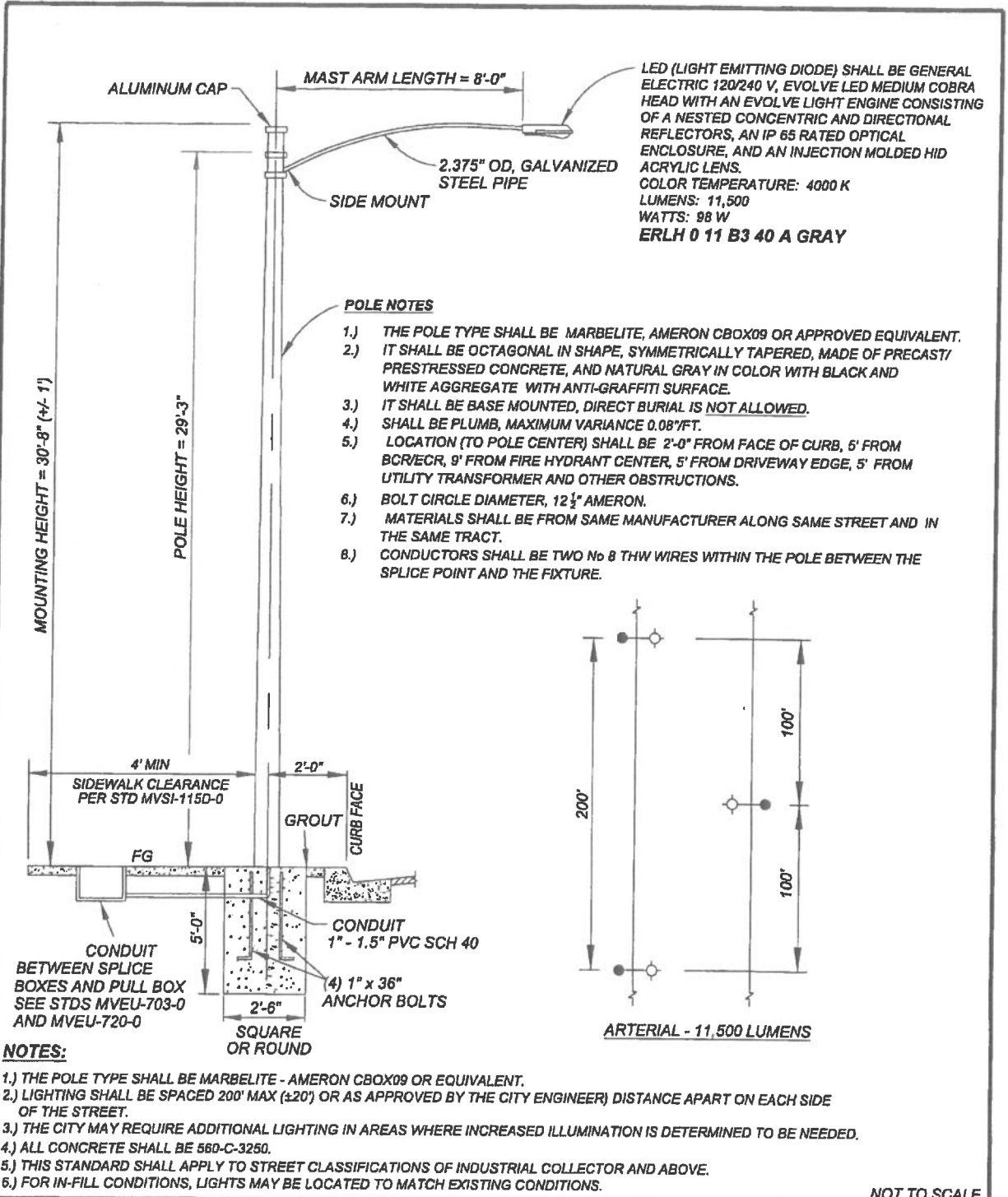
PICO DESIGN - SIDE ELEVATION 2

**EXHIBIT D- REPLACEMENT STREET LIGHT POLE**


Attachment: ATT MLA (3759 : SMALL CELL MLA FOR CINGULAR WIRELESS)

D





Attachment: ATT MLA (3759 : SMALL CELL MLA FOR CINGULAR WIRELESS)

	RECOMMENDED: <b>EL</b> 2/21/18 DIVISION MANAGER      DATE	<h2 style="margin: 0;">CITY OF MORENO VALLEY</h2> <p style="margin: 0;">PUBLIC WORKS DEPARTMENT - TRANSPORTATION ENGINEERING DIVISION</p> <h3 style="margin: 0;">ARTERIAL HIGHWAY LIGHTING</h3>	NOT TO SCALE
	APPROVED: <b>Mt. W. Up</b> 2/23/18 PUBLIC WORKS DIRECTOR / DATE CITY ENGINEER		STANDARD PLAN <b>MVLT-400B-2</b> SHEET 2 OF 2



## Report to City Council

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**TO:** Mayor and City Council

**FROM:** Kathleen Sanchez, Human Resources Director

**AGENDA DATE:** October 1, 2019

**TITLE:** LIST OF PERSONNEL CHANGES

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### **RECOMMENDED ACTION**

#### **Recommendation:**

1. Ratify the list of personnel changes as described.

### **DISCUSSION**

The attached list of personnel changes scheduled since the last City Council meeting is presented for City Council ratification.

Staffing of City positions ensures assignment of highly qualified and trained personnel to achieve Momentum MoVal priorities, objectives and initiatives.

### **FISCAL IMPACT**

All position changes are consistent with appropriations previously approved by the City Council.

### **PREPARATION OF STAFF REPORT**

Prepared By:  
Vanessa Leccese  
Executive Assistant

Department Head Approval:  
Kathleen M. Sanchez  
Human Resources Director

### **CITY COUNCIL GOALS**

None

### **CITY COUNCIL STRATEGIC PRIORITIES**

- 1. Economic Development
- 2. Public Safety
- 3. Library
- 4. Infrastructure
- 5. Beautification, Community Engagement, and Quality of Life
- 6. Youth Programs

**ATTACHMENTS**

- 1. Personnel Changes for Staff Report\_10.1.19

**APPROVALS**

Budget Officer Approval	<u>✓ Approved</u>	9/19/19 3:07 PM
City Attorney Approval	<u>✓ Approved</u>	9/25/19 8:05 AM
City Manager Approval	<u>✓ Approved</u>	9/25/19 10:14 AM

**City of Moreno Valley  
Personnel Changes  
October 1, 2019**

**New Hires**

None

**Promotions**

None

**Transfers**

None

**Separations**

Steve McQueen, Park Ranger, Parks & Community Services Department/ Park Maintenance Division

Richard Sandzimier, Community Development Director, Community Development Department



## Report to City Council

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**TO:** Mayor and City Council

**FROM:** Michael L. Wolfe, P.E., Public Works Director/City Engineer

**AGENDA DATE:** October 1, 2019

**TITLE:** AUTHORIZATION TO AWARD A CONSTRUCTION CONTRACT TO ONYX PAVING COMPANY INC FOR PAVEMENT REHABILITATION FOR VARIOUS LOCAL STREETS - CDBG FISCAL YEAR 2019/20 – PROJECT NO. 801 0084

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### **RECOMMENDED ACTION**

#### **Recommendations:**

1. Award a construction contract to Onyx Paving Company, Inc., 2890 East La Cresta Avenue, Anaheim, CA 92806, for the Pavement Rehabilitation for Various Local Streets - CDBG Fiscal Year 2019/20 Project and authorize the City Manager to execute a contract with Onyx Paving Company, Inc. in substantial conformance with the attached contract in the amount of \$1,528,000.00;
2. Authorize the issuance of a Purchase Order for Onyx Paving Company, Inc. in the amount of \$1,604,400.00 (\$1,528,000.00 bid amount plus 5% contingency) when the contract has been signed by all parties;
3. Authorize the Public Works Director/City Engineer to execute any subsequent related change orders to the contract, but not exceeding the total contingency of \$76,400.00 subject to the approval of the City Attorney; and
4. Authorize a budget adjustment as set forth in the Fiscal Impact section of this report.

### **SUMMARY**

This report recommends approval of a contract with Onyx Paving Company, Inc. for the construction of the Pavement Rehabilitation for Various Local Streets - CDBG Fiscal Year 2019/20 project.

## DISCUSSION

This project provides pavement preservation and pavement rehabilitation for approximately 69 local streets citywide. These streets are included in the Pavement Management Program (PMP) Five-year Look-ahead Plan approved by the City Council at its meeting on March 19, 2019. Preservation work is crucial to extend the useful life of City streets when the Pavement Condition Index (PCI) is at appropriate levels. Pavement rehabilitation work is for street segments where the pavement distresses are beyond preservation techniques. The majority of these streets are within the CDBG target areas of the City and therefore eligible to receive CDBG funding (Fund 2512).

The project design and bidding documents were completed in August 2019. As identified in the bid documents, the scope of work was categorized to include base bid and nine additive alternate bids in an effort to maximize utilization of the available budget, depending on the bid results. Additive alternate bids allow for more street repairs when favorable bids are received to maximize the use of available budget.

The project was advertised for construction bids on August 23, 2019 and formal bidding procedures were followed in conformance with the Public Contract Code. Six bids were received via the electronic bid management system, PlanetBids, on September 12, 2019 as follows:

<u>CONTRACTORS</u>	<u>Base Bid + Alt Additive Bids</u>
1. <b>Onyx Paving Company, Inc.</b>	<b>\$1,576,000.00</b>
2. Sequel Contractors, Inc.	\$1,579,550.00
3. Hardy & Harper, Inc.	\$1,737,000.00
4. All American Asphalt	\$1,853,143.00
5. Vance Corporation	\$2,059,597.00
6. R.J. Noble Company	\$2,382,697.60

The lowest responsible bidder was determined by comparing the cumulative total for all base bid items and additive alternate bid items as stipulated in the bid documents. Staff has reviewed the bid by Onyx Paving Company, 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 Onyx Paving Company, Inc. in their bid.

The Base Bid amount was lower than the Engineer's estimated amount. Furthermore, budget savings are being realized in the FY 18/19 pavement project (No 801 0081) as outlined in the Fiscal Impact section of this report. As such, staff is recommending awarding the Base Bid and Additive Alternate Bid items 1 through 8 for a total contract amount of \$1,528,000. With this recommendation, several residential street segments on next year's PMP list will be expedited.

Additive Alternate Bid items 1 through 4 are within the CDBG target area and eligible for

CDBG funding. Additive Alternate Bid items 5 through 8 are not within the CDBG target area, but are eligible for the savings being realized from the FY 18/19 pavement project (No 801 0081). It was determined that Additive Alternate Bid item 9, for sidewalk work, is not needed at this time and therefore is not recommended to be included in the award of contract.

This project includes upgrades of existing access ramps within rehabilitation paving limits, as required by State regulations. Therefore, staff recommends the use of available Gas Tax (Fund 2000) in the Annual ADA Compliant Curb Ramps Project (801 0008) in the amount specified in the Fiscal Impact section of this report to cover the costs of access ramps upgrades.

A contingency of 5% of the bid amount is recommended to account for any changed field condition that may have occurred during the period between the completion of the engineering design work and construction start. The contingency is also recommended to allow rapid response to avoid unnecessary construction delays that typically result in contractor change orders from unforeseen circumstances encountered during construction.

The Planning Division of the Community Development Department has determined that this project is exempt from the California Environmental Quality Act (CEQA) per CEQA Guidelines Section 15301(c) (Existing Facilities), Article 19, commencing with Section 15300. In addition, Planning Division also reviewed this project under the National Environmental Policy Act (NEPA) as part of the CDBG funding approval and determined that these projects qualify for a Categorical Exclusion pursuant to 24 CFR Part 58.34(a)(1), and 58.34(a)(2).

Approval of the recommended actions would support Objective 4 of the *Momentum MoVal* Strategic Plan: “Manage and maximize Moreno Valley’s public Infrastructure to ensure an excellent quality of life, develop and implement innovative, cost effective infrastructure maintenance programs, public facilities management strategies, and capital improvement programming and project delivery.”

## **ALTERNATIVES**

1. Approve and authorize the recommended actions as presented in this staff report. *This alternative will provide for the timely construction of the Pavement Rehabilitation for Various Local Streets - CDBG Fiscal Year 2019/20 project and expedite several street segments from next year’s PMP list.*
2. Approve any combination of base bid items and additive alternate bid items. *Staff does not recommend this alternative as funding is available for the base bid and recommended additive alternate items and will delay needed repairs, which could result in more costly repairs if delayed.*
3. Do not approve and authorize the recommended actions as presented in this staff report. *Staff does not recommend this alternative as it will delay the*

construction of needed improvements and may result in loss of CDBG funding.

**FISCAL IMPACT**

This project is funded by the Community Development Block Grant (CDBG Fund 2512), Capital Projects Reimbursement Fund (3008), and Gas Tax (Fund 2000). **There is no impact to the General Fund.**

Staff anticipates presenting a substantial amendment (SA) to the CDBG Annual Action Plan to the City Council in November 2019. The SA will recommend the reallocation of some of the budget savings from recently completed CDBG funded projects and other activities to this paving project. If approved, the SA would allow the use of additional CDBG funds to cover authorized portions of this paving project, supplanting the use of non-CDBG funds outlined below.

Budget savings being realized in the FY 18/19 pavement project (No 801 0081) are summarized as follows:

Description	Fund	GL Account No.	Type (Rev/Exp)	FY 19/20 Budget	Proposed Adjustments	FY 19/20 Amended Budget
CIP	Capital Projects Reimbursements	3008-70-77-80001-720199	EXP	\$972,285	\$0	\$972,285
		801 0081-3008-99		\$961,020	(\$631,684)	\$329,336
		801 0084-3008-99		\$2,065	\$631,684	\$633,749

**AVAILABLE BUDGET FOR CONSTRUCTION:**

Community Development Block Grant (CDBG)	(Account 2512-70-77-80001) (Project No. 801 0084)	\$854,416
Saving of Capital Projects Reimbursement from Project No. 801 0081	(Account 3008-70-77-80001) (Project No. 801 0081)	\$631,684
Annual ADA Compliant Access Upgrades	(Account No. 2000-70-77-80001, Project No. 801 0008)	<u>\$218,300</u>
<b>Total Available Funds</b>		<b>\$1,704,400</b>

**ESTIMATED CONSTRUCTION COSTS:**

Construction (includes contingency)	\$1,604,400
Construction Material Testing	\$50,000
Project Administration and Inspection*	<u>\$50,000</u>
<b>Total Construction Costs</b>	<b>\$1,704,400</b>

\*Project administration and inspection will be provided by City staff

**ANTICIPATED PROJECT SCHEDULE:**

Construction ..... Late Fall 2019 to early Calendar Year 2020

**NOTIFICATION**

Prior to construction, all utilities, adjacent property owners, business owners, law



enforcement, fire department, and other emergency services responders in the area will be notified in a timely manner of the proposed construction.

**PREPARATION OF STAFF REPORT**

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

Department Head Approval:  
Michael L. Wolfe, P.E.  
Public Works Director/City Engineer

Concurred By:  
Henry Ngo, P.E.  
Capital Projects Division Manager

**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.

**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.

**CITY COUNCIL STRATEGIC PRIORITIES**

1. Economic Development
2. Public Safety
3. Library
4. Infrastructure
5. Beautification, Community Engagement, and Quality of Life
6. Youth Programs

**ATTACHMENTS**

1. Contractor Agreement
2. Location Map

**APPROVALS**

Budget Officer Approval	<u>✓ Approved</u>	9/25/19 3:31 PM
City Attorney Approval	<u>✓ Approved</u>	9/25/19 4:48 PM
City Manager Approval	<u>✓ Approved</u>	9/26/19 8:31 AM

Agreement No. \_\_\_\_\_

**AGREEMENT****PROJECT NO. 801 0084  
Pavement Rehabilitation for Various Local Streets - CDBG FY 2019/20**

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 **Onyx Paving Company, 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. This Agreement
- B. Any and all Contract Change Orders issued after execution of this Agreement
- C. Addenda Nos.   0   inclusive, issued prior to the opening of the Bids
- D. Federal Provisions and Requirements
- E. Any Federal Certifications, documentation and reports as required, including but not limited to Federal Contract Requirements Certification, Nonsegregated Facilities Certification, Good Faith Efforts Regarding Minority Based Enterprise (MBE) and Women Based Enterprise (WBE) Certification, Past Performance Certification, Worker's Compensation Certification, Equal Employment Opportunity Commitment, Section 3 Business Certification, Section 3 Resident Certification and Federal Lobbyist Certification.
- F. City of Moreno Valley Supplementary General Conditions
- G. The bound Contract Documents that includes City Special Provisions, 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 other than those listed in paragraph 2, below.
- J. Project Plans
- K. City Standard Plans
- L. Caltrans Standard Plans
- M. EMWD Standard Plans
- N. Governmental approvals, including, but not limited to, permits required for the Work
- 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

Standard Form of Agreement  
00500-1

Attachment: Contractor Agreement (3727) : AUTHORIZATION TO AWARD A CONSTRUCTION CONTRACT TO ONYX PAVING COMPANY INC

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 are made available to the Contractor for informational purposes:

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 Base Bid Items awarded by the City performed in accordance with the lump sum prices and unit prices for Base Bid Items and Alternate Additive 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 Base Bid Items and Alternate Additive Bid Items, if any, awarded by the City is **One Million Five Hundred Twenty Eight Thousand and 00/100 Dollars (\$1,528,000.00)** ("Contract Price"). **The Alternate Additive Bids selected by the City and included in the Contract are from No. 1 to No. 8.** 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 Section 7 of the Standard Specifications, as modified by Section 7 of the City Special Provisions.

**5. CONTRACT TIME.**

**A. Contract Time.** The Contract Time shall be determined in accordance with the following:

Base Bid	60 Working Days
Alternate Additive Bids 1 to 8	40 Working Days

**B. 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 **One Hundred (100) Working Days for Base Bid plus Alternate Additive Bids.** 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.

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
- Obtaining an approved no fee Encroachment Permit
- Notifying all agencies, utilities, residents, etc., as outlined in the Contract Documents

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.

**C. Notice to Proceed with Construction.** After all preconstruction requirements are met and materials have been ordered 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 **\$900.00 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 6-4 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 3-5 of the City 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 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 3-13.3 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 five (5) 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 10. 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 10.

**10.7. No Limitation or Waiver of Rights.** Contractor's obligations under this Paragraph 10 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 10 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 10 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 10 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

**Onyx Paving Company Inc.**

BY: \_\_\_\_\_  
Thomas M. DeSantis, 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
_____	Chief Financial Officer / City Treasurer
_____	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.

Attachment: Contractor Agreement (3727 : AUTHORIZATION TO AWARD A CONSTRUCTION CONTRACT TO ONYX PAVING COMPANY INC

**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

Onyx Paving Company, Inc.

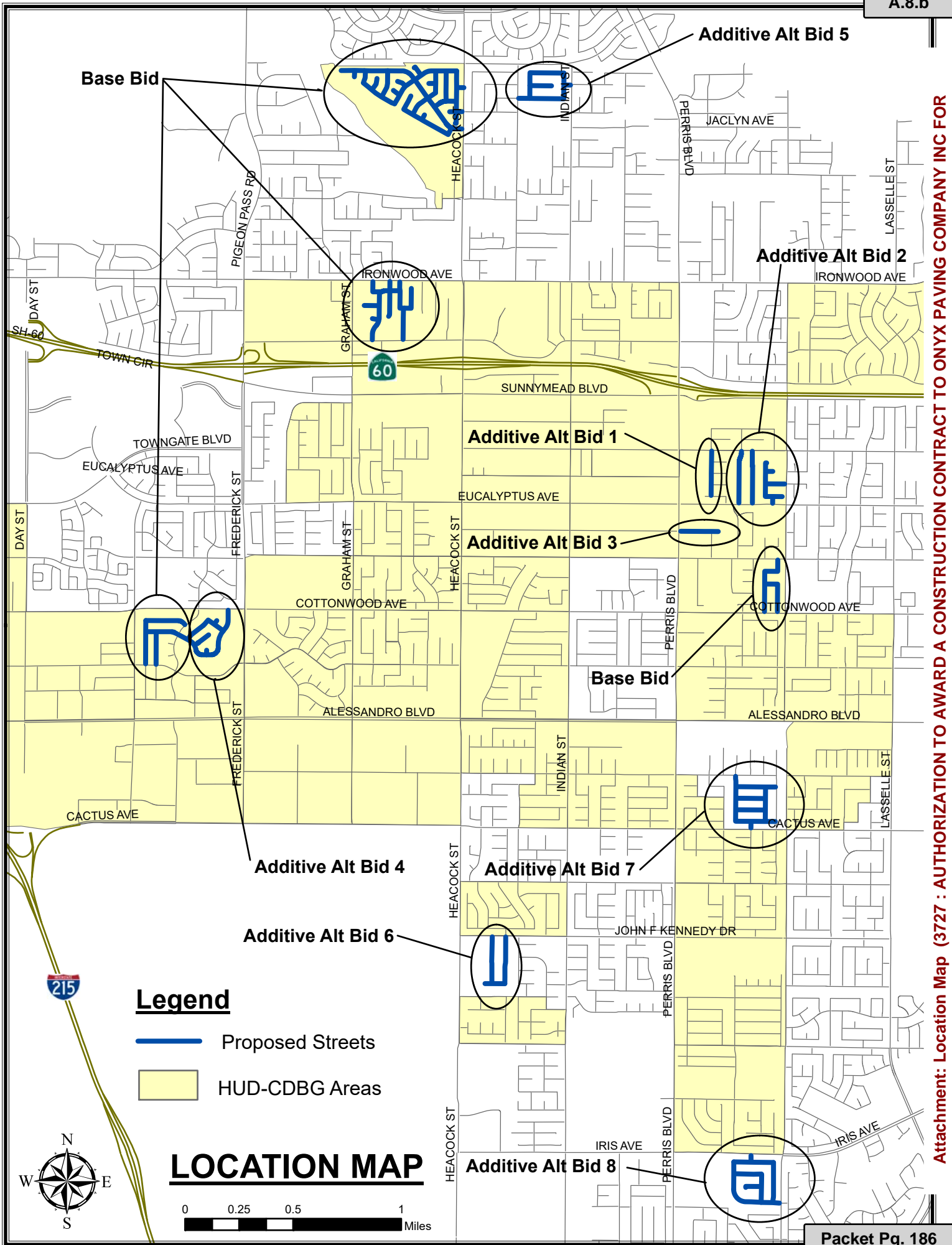
BY: \_\_\_\_\_  
Thomas M. DeSantis, City Manager  
\_\_\_\_\_  
Date

BY: \_\_\_\_\_  
TITLE: \_\_\_\_\_  
*(Select only one please)*  
(President or Vice President)  
\_\_\_\_\_  
Date

BY: \_\_\_\_\_  
TITLE: \_\_\_\_\_  
(Corporate Secretary)  
\_\_\_\_\_  
Date

<u>INTERNAL USE ONLY</u>
APPROVED AS TO LEGAL FORM:
_____ City Attorney
_____ Date
RECOMMENDED FOR APPROVAL:
_____ Public Works Director/City Engineer
_____ Date
_____ Chief Financial Officer / City Treasurer

Attachment: Contractor Agreement (3727 : AUTHORIZATION TO AWARD A CONSTRUCTION CONTRACT TO ONYX PAVING COMPANY INC



Attachment: Location Map (3727 : AUTHORIZATION TO AWARD A CONSTRUCTION CONTRACT TO ONYX PAVING COMPANY INC FOR



## Report to City Council

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**TO:** Mayor and City Council

**FROM:** Marshall Eyerman, Chief Financial Officer

**AGENDA DATE:** October 1, 2019

**TITLE:** ADOPTION OF RESOLUTION FOR UPDATE OF THE CITY USER FEE SCHEDULE - MISCELLANEOUS (NON-DEVELOPMENT) FEES FOR FY 2019/20

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### **RECOMMENDED ACTION**

#### **Recommendation:**

1. That the City Council adopt Resolution 2019-XX approving the increase in Miscellaneous (Non-Development) User Fees

### **SUMMARY**

The City of Moreno Valley is allowed to recover cost for certain services provided at the request of the public. Based on California statutes, cities are able to recover up to the full cost of services which are provided based on voluntary requests from the public. The statutes require that any revenues collected related to the provision of these services can only be used to offset costs resulting from the performance of the requested services or activities. These fees may not exceed the estimated reasonable cost of providing that service.

The City's Fee Schedule sets the rates or fees for these services and was last revised in 2016 to reflect updated costs based on a detailed fee study conducted by NBS. This action proposes a fee increase of 2.9% which reflects the increase in the Consumer Price Index (CPI) for the Riverside, San Bernardino, Ontario area for the period of May 2018 to May 2019 as published in July 2019 by the U.S. Department of Labor, Bureau of Labor Statistics. CPI measures the rate of inflation experienced by consumer goods during a specific period. The proposed fee increase will be applied only to Miscellaneous (Non-Development) Fees.

### **DISCUSSION**

The City of Moreno Valley is allowed to recover cost for certain services provided at the request of the public. Based on California statutes, cities are able to recover up to the full cost of services which are provided based on voluntary requests from the public. The statutes require that any revenues collected related to the provision of these services can only be used to offset costs resulting from the performance of the requested services or activities. These fees may not exceed the estimated reasonable cost of providing that service.

For Moreno Valley there are three basis groups of fees, Development Fees, Miscellaneous Fees and Parks & Community Services Fees. Development Fees include, but may not be limited to, any fee related to a service provided to a construction or development project such as plan checks, permits and inspections. Parks & Community Services Fees include fees related to programs or facility rentals managed by the Parks & Community Services Department. Miscellaneous Fees include other minor fees such as animal licenses or vaccinations, library fees, copies of documents and other services.

The City's Fee Schedule was last revised in 2016 to reflect updated costs based on a detailed fee study conducted by NBS. During the approval process some development services fees were included but in general development fees were not adopted at the revised levels. In 2017 the Parks & Community Services Fees were revised to reflect changes in the services or programs that were provided as well as setting new fee levels.

With this fee review we are setting back into place a best practice, which had been in place prior to the recession, that fees be adjusted annually to reflect the impact of inflation. The proposed fee increase reflects the increase in the Consumer Price Index (CPI) of 2.9% for the Riverside, San Bernardino, Ontario area for the period of May 2018 to May 2019 which was published in July 2019 by the U.S. Department of Labor, Bureau of Labor Statistics. CPI measures the rate of inflation experienced by consumer goods during a specific period. The proposed fee increase will be applied only to Miscellaneous (Non-Development) Fees.

Other changes in addition to the increase related to the CPI include the addition of a fee in Special Districts for Joint Community Facilities Agreements (JCFA) and reformatting of the fees for cannabis permits. The fees for cannabis permits have been reformatted in a manner to show a better correlation between the fees and the sequencing of the application and review process.

This was reviewed by the Finance Subcommittee at their meeting on September 24, 2019.

### **ALTERNATIVES:**

1. That the City Council adopt Resolution No. 2019-XX increasing Miscellaneous (Non-Development) Fees. *Staff recommends this alternative since*

*this establishes the Fee Resolution for FY 2019-20 and allows staff to update the necessary systems that utilize these fees.*

2. Do not adopt Resolution No. 2019-xx and provide staff with additional direction. *Staff does not recommend this alternative since this will result in a delay in the programming of the new fee structure into the City's software applications.*

## **FISCAL IMPACT**

The fiscal impact of the adoption of these user fees will be dependent on the demand for these services from the community.

## **NOTICE**

Agenda Publication

## **PREPARATION OF STAFF REPORT**

Prepared By:  
Brooke McKinney  
Treasury Operations Division Manager

Department Head Approval:  
Marshall Eyerman  
Chief Financial Officer

## **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.

## **CITY COUNCIL STRATEGIC PRIORITIES**

1. Economic Development
2. Public Safety
3. Library
4. Infrastructure
5. Beautification, Community Engagement, and Quality of Life
6. Youth Programs

## **ATTACHMENTS**

1. Resolution 2019-xx\_City Council
2. Exhibit A Misc Fees with increase

## **APPROVALS**

Budget Officer Approval            ✓ Approved                            9/25/19 1:47 PM

City Attorney Approval  
City Manager Approval

✓ Approved  
✓ Approved

9/25/19 4:51 PM  
9/26/19 9:14 AM

## RESOLUTION NO. 2019-XX

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MORENO VALLEY, CALIFORNIA, ESTABLISHING SPECIFIED FEES FOR VARIOUS NON-DEVELOPMENT SERVICES FOR FISCAL YEAR 2019-20 AND REPEALING PRIOR RESOLUTIONS THAT MAY BE IN CONFLICT

WHEREAS, the City Council has in the past approved and adopted fee schedules for various services provided by the City for the benefit of a limited number of persons; and

WHEREAS, the cost of rendering such services should be borne by the beneficiaries of such service; and

WHEREAS, data supporting the estimated cost of providing said services has been made available to the City Council and to the public; and

WHEREAS, the City Council has duly considered at a duly noticed public meeting the question of whether or not to modify existing fees and establish new fees for such services, to provide more equitable cost recovery for such services; and

WHEREAS, at said meeting, the City Council duly considered all public comments which were made with respect to said question;

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

1. The amended fees attached as Exhibit "A" hereto are hereby approved and adopted.
2. Where services are performed for the City by another governmental agency, the fees charged by the City shall be adjusted upward or downward to reflect fluctuations, if any, in the price which the City pays to the other government agency for such services. Such adjustments shall be made as the fluctuations occur if imposed upon the City without recourse.
3. All prior enactments of the City Council establishing fees for services, materials, impact and mitigation are hereby repealed to the extent that such enactments establish fees for services, materials and mitigation which are different than the fees established therefore by this Resolution, but shall otherwise remain in full force and effect.

4. All fees established by this Resolution shall, when collected, be paid to the City Treasurer for deposit into the General Fund of the City or into such special funds as may be otherwise required by law.

5. If any provision, clause, sentence or paragraph of this Resolution or the application thereof to any person or circumstances shall be held invalid, such invalidity shall not affect any other provision or application of the provisions of this Resolution which can be given effect without the invalid provision or application, and to this end the provisions of this Resolution are hereby declared to be severable.

6. Each fee or charge set by this Resolution is for the specific process or service to which the fee or charge is related. When a process or service in addition thereto is requested or required, the appropriate additional fee or charge shall be imposed and collected only upon approval of the City Council.

7. When a fee or charge is indicated on a unit basis, a fee or charge for each such unit or portion of a unit associated with the requested or required process or service shall be imposed and collected.

8. If a deposit has been made on account of a fee or charge, and where the deposit is insufficient to pay the later-determined actual fee or charge, the balance due shall be paid to the City before any associated entitlement or permit is issued to the applicant. If the amount of the deposit exceeds the later-determined actual fee or charge, the overage shall be refunded to the applicant, except that an overage of one dollar or less shall not be refunded but shall be transferred to the General Fund of the City.

9. The fees approved, increased and established herein shall become effective Wednesday October 2, 2019.

APPROVED AND ADOPTED this 1st day of October 2019.

\_\_\_\_\_  
Mayor

ATTEST:

\_\_\_\_\_  
City Clerk

APPROVED AS TO FORM:

\_\_\_\_\_

2  
Resolution No. 2019-  
Date Adopted:

Attachment: Resolution 2019-xx\_City Council (3673 : FY 2020 ANNUAL MISCELLANEOUS FEE UPDATE)



City Attorney

**RESOLUTION JURAT**

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

I, Pat Jacques-Nares, City Clerk of the City of Moreno Valley, California, do hereby certify that Resolution No. 2019-XX was duly and regularly adopted by the City Council of the City of Moreno Valley at a regular meeting thereof held on the 1st day of October, 2019 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

(Council Members, Mayor Pro Tem and Mayor)

\_\_\_\_\_  
CITY CLERK

(SEAL)

Attachment: Resolution 2019-xx\_City Council (3673 : FY 2020 ANNUAL MISCELLANEOUS FEE UPDATE)

3  
Resolution No. 2019-  
Date Adopted:



# MISCELLANEOUS FEES

Attachment: Exhibit A Misc Fees with increase [Revision 2] (3673 : FY 2020 ANNUAL MISCELLANEOUS

# City Clerk

	<u>Unit</u>	<u>Current Fee</u>		<u>Proposed Fee</u>	
Agenda Subscription	per Year	\$ 108.00		\$ 111.00	
Certification of Public Records	Each	\$ 6.00		\$ 6.00	
Minutes Subscription	per Year	\$ 108.00		\$ 111.00	
Municipal Code and Code Supplements	per Page	\$ 0.20	+mailing costs	\$ -	+mailing costs
Nomination Papers Filing Fee	Each	\$ 25.00	Pursuant to §10228 of the CA Elections Code	\$ 26.00	Pursuant to §10228 of the CA Elections Code
Notice of Intent Filing Fee	Each	\$ 200.00	Pursuant to § 9202 of the CA Elections Code	\$ 206.00	Pursuant to § 9202 of the CA Elections Code
Audio Tape Recordings of Council Meetings	per Tape	\$ 2.00		\$ 2.00	
Fair Political Practices Commission (FPPC)	per Page	\$ 0.10		\$ 0.10	
Lobbyist Registration Fee (Filing, amending or renewing)	Per Year	\$ -		\$ 30.00	NEW

Attachment: Exhibit A Misc Fees with increase [Revision 2] (3673 : FY 2020 ANNUAL MISCELLANEOUS

# City Manager

## Cable TV Administration and Production

	<u>Unit</u>	<u>Current Fee</u>	<u>Proposed Fee</u>
Video Recordings of Council Meetings	per Tape	\$ 6.00	\$ 6.00
Recordings of Council Meetings on DVD	per DVD	\$ 2.00	\$ 2.00
DVD Copy of files			
Existing file	per DVD	\$ 2.00	\$ 2.00
Non-Existing file	per DVD	\$ 2.00	\$ 2.00
Blue Ray recordings	per Disk	\$ 2.00	\$ 2.00
Motion Picture Permit (includes permit & business license)	per Permit	\$ 393.00	\$ 405.00

Attachment: Exhibit A Misc Fees with increase [Revision 2] (3673 : FY 2020 ANNUAL MISCELLANEOUS

# Community Development

<u>Animal Services</u>	<u>Unit</u>	<u>Current Fee</u>	<u>Proposed Fee</u>
Adoption Fee (Does not include the cost for spay/neuter)			
Dogs	Each	\$ 31.00	\$ 32.00
Cats	Each	\$ 20.00	\$ 21.00
Rabbit, Hamsters and Guinea Pigs	Each	\$ 10.00	\$ 10.00
Other Animals *	Each	\$ 10.00	\$ 10.00
* Fee for "Other Animals" not to exceed the fair market price			
Deposits (Refundable)			
Rabies Vaccination	Each	\$ 20.00	\$ 20.00
Spay & Neuter	Each	\$ 75.00	\$ 75.00
Owner Relinquishment			
Dog/Cat*	Each	\$ 23.00	\$ 24.00
Dog/Cat-Litter*	Each	\$ 23.00	\$ 24.00
Other Domestic*	Each	\$ 10.00	\$ 10.00
* Owner may be asked to pay for the cost of spay/neuter and/or vaccines			
** Out of area animals are accepted at the discretion of shelter staff based on adoptability and shelter population			
Owner Requested Companion Pet Euthanasia			
Small/Medium (0-50 lbs)	Each	\$ 23.00	\$ 24.00
Medium/Large (> 50 lbs)	Each	\$ 28.00	\$ 29.00
Litter (up to 8)	Each	\$ 23.00	\$ 24.00
Litter (each add'l >8)	Each	\$ 2.00	\$ 2.00
Deceased Animal Disposal			
Small/Medium (0-50 lbs)	Each	\$ 18.00	\$ 19.00
Medium/Large (51+ lbs)	Each	\$ 23.00	\$ 24.00
Animal Redemption			
1st Impound	Per Animal	\$ 27.00	\$ 28.00
2nd Impound	Per Animal	\$ 53.00	\$ 55.00
3rd Impound	Per Animal	\$ 80.00	\$ 82.00
More than 3 (each occurrence)*	Per Animal	See Note *	See Note *
Small Livestock **	Per Animal	\$ 31.00	\$ 32.00
Large Livestock **	Per Animal	\$ 61.00	\$ 63.00
Other (birds, reptiles, etc)	Per Animal	\$ 20.00	\$ 21.00
* Impound fee will increase by \$50 for each additional occurrence. For example the 4th occurrence would be \$125, the 5th occurrence would be \$175 etc.			
** Trailering Fee		\$ 61.00	\$ 63.00
		+ actual cost for ACO	+ actual cost for

Attachment: Exhibit A Misc Fees with increase [Revision 2] (3673 : FY 2020 ANNUAL MISCELLANEOUS

# Community Development

		<u>Unit</u>	<u>Current Fee</u>	<u>Proposed Fee</u>
<b><u>Animal Services</u></b>				
Boarding				
	Dogs, Cats & Other	Per Day	\$ 6.00	\$ 6.00
	Small Livestock	Per Day	\$ 8.00	\$ 8.00
	Large Livestock	Per Day	\$ 11.00	\$ 11.00
	Other Small Animals	Per Day	\$ 5.00	\$ 5.00
	Special handling fee (Special handling relates to call that require additional Animal Control Officers or extraordinary circumstances such as badly decomposed, owned, deceased animals or transportation to a Veterinarian for sick/injured animals.)	Per Animal	\$ 21.00	\$ 22.00
	Re-inspection Fee (Failed compliance on confinement/property inspections)	Per Inspection	\$ 52.00	\$ 54.00
Licensing				
	Dog (altered)			
		1 year	\$ 15.00	\$ 15.00
		2 year	\$ 27.00	\$ 28.00
		3 year	\$ 34.00	\$ 35.00
	Dog (unaltered)			
		1 year	\$ 52.00	\$ 54.00
		2 year	\$ 84.00	\$ 87.00
		3 year	\$ 105.00	\$ 108.00
Licensing (cont)	Potentially Dangerous/Vicious Economic Hardship* (altered only)	Each Each	\$ 105.00 \$ 6.00	\$ 108.00 \$ 6.00
	*Residents must provide proof that they earn 65% of the median income as set by HUD for the County of Riverside.			
	Late Fee	Each	\$ 20.00	\$ 21.00
	Transfer Fee	Each	\$ 6.00	\$ 6.00
	Lost Tag Replacement	Each	\$ 6.00	\$ 6.00
Kennel				
	Class I Dog			
		1 year	\$ 137.00	\$ 141.00
		2 year	\$ 200.00	\$ 206.00
	Class II Dog			
		1 year	\$ 205.00	\$ 211.00
		2 year	\$ 266.00	\$ 274.00
	Cattery			
		1 year	\$ 137.00	\$ 141.00
		2 year	\$ 200.00	\$ 206.00
	Late Fee		\$ 65.00	\$ 67.00

Attachment: Exhibit A Misc Fees with increase [Revision 2] (3673 : FY 2020 ANNUAL MISCELLANEOUS

# Community Development

## Animal Services

Other Services

	Unit	Current Fee		Proposed Fee
Dog DA2PP Vaccination *	Each	\$ 10.00		\$ 10.00
Cat FVRCP Vaccination **	Each	\$ 10.00		\$ 10.00
Bordatella Vaccination	Each	\$ 10.00	See Note 1	\$ 10.00
Microchip (Owner to pay AKC registration fee)	Each	\$ 16.00		\$ 16.00

\* DA2PP Vaccination- Distemper, Adeno-2, Parvo and Oanfluenza (commonly known as a 5 in 1 )

\*\* FVRCP Vaccination - Feline Viral Rhinotracheitus (FHV-1), Calicivirus and Panleukopenia (commonly known as a 4 in 1)

Trap Rental

Cat				
Trap Rental	per Week	\$ 12.00		\$ 12.00
Refundable Deposit		\$ 50.00		\$ 52.00
Dog				
Trap Rental	per Week	\$ 21.00		\$ 22.00
Refundable Deposit		\$ 150.00		\$ 155.00
Requests for Information	per Page	\$ 0		\$ 0.20
Pet Identification Tags	Each	\$5.50 - \$7.50		\$5.50 - \$7.50

Surcharges

Unlicensed Animal	Each	\$ 15.00		\$ 15.00
Un-altered Animal	Each	\$ 15.00		\$ 15.00
Out-of-area Service Request (for non-residents)	Each	\$ 26.00		\$ 26.00
Un-altered Kennel/Cattery	Each	\$ 52.00		\$ 52.00
Owner Field Service Request	Each	\$ 15.00		\$ 15.00
After Hours Emergency Field Response	Each	\$ 21.00		\$ 21.00

# Community Development

## Animal Services

Municipal Code Reference	Violation	Current Fee			Proposed Fee
		Unit	1st	2nd	
10.02.020 A	Failure to License Dog/Wear License Tag		\$50.00	\$100.00	\$200.00
10.02.020 B	Failure to Vaccinate for Rabies		\$50.00	\$100.00	\$200.00
10.02.040	Failure to License Kennel/Cattery		\$100.00	\$200.00	\$500.00
10.02.105 A	Mandatory Microchipping - Dogs & Cats		\$50.00	\$100.00	\$200.00
10.02.130 A-G	Animal Cruelty-Minor Offense		\$100.00	\$200.00	\$500.00
10.02.130 A-G	Animal Cruelty-Major Offense		\$200.00	\$500.00	
10.02.090 N	Animal Abandonment		\$100.00	\$200.00	\$500.00
10.02.080 A,B	Animal at Large-Altered		\$50.00	\$100.00	\$200.00
10.02.080 A,B	Animal at Large-Unaltered		\$100.00	\$200.00	\$500.00
10.02.080 E	Animal at Large-Threat to Public Safety		\$200.00	\$500.00	\$500.00 (plus removal from City*)
10.02.100	Failure to Provide Proof of Spay/Neuter (spay/neuter deposit forfeited)		\$150.00		
10.02.160	Failure to Comply with Public Nuisance Remedial Requirements		\$100.00	\$200.00	\$500.00
10.02.240-270	Failure to Comply with Requirements for Potentially Dangerous or Vicious Animals		\$500.00	\$500.00	(plus removal from City*)
10.02.120	Failure to Quarantine/Produce the Animal/Concealing Information		\$100.00	\$200.00	\$500.00
10.02.110	Barking Dog		\$100.00	\$200.00	\$500.00
10.02.140 C,D	Interference with ACE or Tampering with Animal/Equipment		\$100.00	\$200.00	\$500.00
10.02.010	Failure to Pay for Services Rendered or Outstanding Fees		\$50.00	(plus outstanding balance)	
H&S 122335	Dog Tethering Violation		\$50.00	\$100.00	\$200.00
H&S 122125-122220	Violation of Pet Protection Act (Businesses/Commercial Breeding)		\$50.00	\$200.00	\$500.00

\* 10.20.160 B.8 Public Nuisance-Prohibit or regulate the acquiring and keeping within the city specified animals for a period of up to five years.

Attachment: Exhibit A Misc Fees with increase [Revision 2] (3673 : FY 2020 ANNUAL MISCELLANEOUS



# Community Development

<u>Code and Neighborhood Services</u>	<u>Unit</u>	<u>Current Fee</u>	<u>Proposed Fee</u>
Re-inspection Fee for Failed Compliance	Each	\$ 192.00	\$ 198.00
Nuisance Abatement Administrative Fee			
Level 1 (4 hrs or less)	Each	\$ 255.00	\$ 263.00
Level 2 (more than 4 hrs)	Hourly	\$ 94.00	\$ 97.00
Removal of Signs in Right-of-Way			
Sign Removal	Each	\$ 27.00	\$ 28.00
Surcharge on signs requiring special equipment or additional labor to remove	Each	\$ 56.00	\$ 58.00
		or actual cost of removal whichever is greater	or actual cost of removal whichever is greater
Lost or Stolen Parking Ticket Recovery	Each	\$ 11.00	\$ 11.00
Drive-off Parking Violation	Each	\$ 18.00	\$ 19.00
Department of Motor Vehicle (DMV) Hold	Each	\$ 10.00	\$ 10.00
		or current DMV rate	or current DMV rate
Certificate of Correction		\$ 150.00	\$ 155.00
Rotational Tow Service Program			
Application	Each	\$ 2,998.00	\$ 3,088.00
Agreement	Deposit	\$ 5,000.00	\$ 5,150.00
		Actual charge is "fully burdened" rate charge	Actual charge is "fully burdened" rate charge
Rotational Tow Vehicle Release Fee	Each	\$ 79.00	\$ 81.00
Demand Letter (1 hr min)	per Hour	\$ 154.00	\$ 159.00
Updated Demand Letter (30 minute min)	per Hour	\$ 154.00	\$ 159.00
		Actual time spent	Actual time spent
Lien Release - Initial Preparation		No Charge	
Replacement Lien Release			
within 60 days of initial preparation		\$ 77.00	\$ 79.00
more than 60 days from initial preparation		\$ 154.00	\$ 159.00
Photo Identification Card	Each	\$ 5.00	\$ 5.00
Registration of Residential Property in Foreclosure	Each	\$ 400.00	\$ 412.00
Code & Neighborhood Services Fully Burdened Average Hourly Rate		\$ 155.00	\$ 160.00

Attachment: Exhibit A Misc Fees with increase [Revision 2] (3673 : FY 2020 ANNUAL MISCELLANEOUS

# Financial & Management Services

	<u>Unit</u>	<u>Current Fee</u>	<u>Proposed Fee</u>
<b><u>Financial Operations</u></b>			
<i>The Annual City Budget and the CAFR are available at no cost on the City's website at the following links:</i>			
Budget			
Budget			
CAFR			
<b><u>Financial Resources</u></b>			
Loan Subordination Fee	Each	\$ 670.00	\$ 690.00
Neighborhood Preservation Revitalization Program Housing Inspection Minimum Permit Fees (all types of permits)	Each	\$ 1,557.00	\$ 1,604.00
Housing Assistance Financial Analysis Charge		City Cost	City Cost
<b><u>Treasury Operations</u></b>			
Collection of Returned Check	Each	\$ 33.00	\$ 34.00
<b><u>Business License</u></b>			
Application	Jan 1, 2016 through Dec 31, 2018	per License	
		\$ 61.00	\$ 61.00
Vehicle Tag		per Tag	
		\$ 6.00	\$ 6.00
License for Farmers Market at Towngate Mall		Per Vendor Per Day	
License for single day events		Per Vendor Per Day	
		\$ 5.00	\$ 5.00
		\$ 5.00	\$ 5.00
(Note: Licenses for single day events must be reviewed and approved by the Chief Financial Officer)			
Reprint of License	Each	\$ 5.00	\$ 5.00
Business Listing	Each	\$ 20.00	\$ 20.00
Photo Identification Card	Each	\$ 5.00	\$ 5.00

Attachment: Exhibit A Misc Fees with increase [Revision 2] (3673 : FY 2020 ANNUAL MISCELLANEOUS

# Financial & Management Services

## Library

	Unit	Current Fee	Proposed Fee
Replacement Library Card	Each	\$ 2.00	\$ 2.00
Out of State Resident Card	Each	\$ 10.00	\$ 10.00
Inter-Library Loan Overdue	per Day	\$ 2.00	\$ 2.00
Flash Drives & Earbuds	Each	\$ 5.00	\$ 5.00
Replacement Bar Code	Each	\$ 1.00	\$ 1.00
Printing - Black & White	per Page	\$ 0.20	\$ 0.20
Printing - Color	per Page	\$ 0.75	\$ 0.75
Copies - Black & White	per Page	\$ 0.15	\$ 0.15
<b><u>Faxes</u></b>			
Send/Receive Public Faxes - Local	per Page	\$ 1.00	\$ 1.00
Domestic Long Distance Faxes	per Page	\$ 2.00	\$ 2.00
International Long Distance Faxes	per Page	\$ 3.00	\$ 3.00
Lost Materials	per Item	Actual Cost +	
Lost Material Processing	per Item*	\$ 10.00	\$ 10.00
* Except for uncataloged paperbacks, no processing fee			
<b><u>Fines</u></b>			
<b><u>Overdue Books</u></b>			
Adult	per Item per Day	\$ 0.50	\$ 0.50
Children	per Item per Day	\$ 0.25	\$ 0.25
Overdue Videos, Kits & Book Club Bags	per Item per Day	\$ 1.00	\$ 1.00
Overdue CDs	per Item per Day	\$ 0.50	\$ 0.50
Overdue Audiocassettes	per Item per Day	\$ 0.50	\$ 0.50

Attachment: Exhibit A Misc Fees with increase [Revision 2] (3673 : FY 2020 ANNUAL MISCELLANEOUS

# Fire

<u>Office of Emergency Management and Volunteer Services</u>	<u>Unit</u>	<u>Current Fee</u>	<u>Proposed Fee</u>
Community Emergency Response (CERT)	per Class	\$ 15.00	\$ 15.00
Past Due Invoices (30, 60 & 90 days)		10%	10%

Attachment: Exhibit A Misc Fees with increase [Revision 2] (3673 : FY 2020 ANNUAL MISCELLANEOUS

**Police**

	<u>Unit</u>	<u>Current Fee</u>	<u>Proposed Fee</u>
ABC Letter (Alcohol Beverage Control Letter)	Each	\$ 20.00	\$ 20.00
<b><u>Administrative Citations</u></b>			
1st Offense		\$ 100.00 MC 1.01.230	\$ 100.00
2nd Offense		\$ 200.00 MC 1.01.230	\$ 200.00
3rd Offense		\$ 500.00 MC 1.01.230	\$ 500.00
Bingo Permit	Annual	\$ 50.00 Fee set by PC 326.5/Ord 611 11.50.050	\$ 50.00
Certification of Police Records	Each	\$ 5.00	\$ 5.00
Clearance Letter	Each	\$ 10.00 GC6253(b)	\$ 10.00
Citation Sign-off for Non-Resident	Each	\$ 15.00 GC26746.1	\$ 15.00
Concealed Weapons Permit	Processed by the Riverside County Sheriff's Department		
Explosive Permit (fingerprinting)	See Fingerprinting: Live Scan		
False Alarm Response			
Burglary	per Occurrence	\$ 32.00	\$ 32.00
Robbery	per Occurrence	\$ 125.00	\$ 125.00
Fingerprinting (Live Scan)			
Processing fee	per Set	\$ 10.00 PC 13300(e)	\$ 10.00
Processing fee through DOJ and FBI	per Set	\$ 49.00 Fee set by DOJ and FBI	
Processing fee through DOJ	per Set	\$ 32.00 Fee set by DOJ	

**Attachment: Exhibit A Misc Fees with increase [Revision 2] (3673 : FY 2020 ANNUAL MISCELLANEOUS**

**Police**

	<u>Unit</u>	<u>Current Fee</u>	<u>Proposed Fee</u>
Police Services at Public Event			
Police Sergeant	per Hour	Fully burdened	
Police Officer	per Hour	City cost per	
Community Services Officer	per Hour	contract	
Reports			
Collision and Crime	up to 10 pages	\$ 5.00	\$ 5.00
	each additional page	\$ 0.20	\$ 0.20
Repossession Fee		\$ 15.00 Fee set by GC26751 & GC41612	\$ 15.00
Second Hand Dealers License (Fingerprinting Required)			
State Initial License		\$ 300.00 Bus & Prof Code 21641	\$ 300.00
Renewal		\$ 300.00 Bus & Prof Code 21642	\$ 300.00
Processing fee	per Set	\$ 10.00 PC 13300(e)	
Processing fee through DOJ	per Set	\$ 32.00 Fee set by DOJ	
Security Clearance Information Act (SCIA) - Local Records Check		\$ 5.00 Federal Statute Title 5 Chapter 91 Section 9101	\$ 5.00
Taxicab (Fingerprinting Required)			
Application Processing	Annual	\$ 159.00	\$ 159.00
Taxicab Driver Permit	Annual / per Driver	\$ 11.00	\$ 11.00
Taxicab Permit	Annual / per Taxicab	\$ 11.00	\$ 11.00
Fingerprinting/ Background Check		See Fingerprinting: Live Scan	
Tow Truck (Fingerprinting Required)			
Driver Fee	Annual	\$ 26.00	\$ 26.00
Fingerprinting/ Background Check		See Fingerprinting: Live Scan	
Vehicle Release		\$ 75.00	\$ 75.00
Massage			
Appeal Fee (Operator and technician)		\$ 110.00	\$ 110.00
Application Fee and Renewal		\$ 6.00	\$ 6.00
Inspection Fee		\$ 70.00	\$ 70.00
<u>Background Check, Fingerprinting and photo</u>			
Initial		\$ 133.00	\$ 133.00
Renewal		\$ 133.00	\$ 133.00
Testing Fee (Operator and technician)		\$ 98.00	\$ 98.00

**Attachment: Exhibit A Misc Fees with increase [Revision 2] (3673 : FY 2020 ANNUAL MISCELLANEOUS**

# Public Works

## Administration

Copy of Capital Improvement Plan  
(Available at no cost on the City's website)

	Unit	Current Fee	Proposed Fee
	Each	Actual City Cost	

## Maintenance and Operations

Private Residence Tree Removal (Service not available on request; service will only be performed when required as determined by Public Works, Maintenance and Operations Division)

	Each	\$ 280.00	\$ 280.00
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## Solid Waste

Self Haul Permit (Solid Waste)

	Each	\$ 41.00	\$ 41.00
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Confiscation of Bin

(1.5 yard - 6 yard)

Hauling & Disposal

	per Bin	\$ 98.00	\$ 98.00
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Storage

	per Bin	\$ 25.00	\$ 25.00
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(10 yard - 40 yard)

Hauling & Disposal

	per Bin	\$ 458.00	\$ 458.00
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Storage

	per Bin	\$ 75.00	\$ 75.00
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**Public Works**

	<u>Unit</u>	<u>Current Fee</u>	<u>Proposed Fee</u>	<u>Comments on Proposed Changes to Fees</u>
<b><u>Special Districts</u></b>				
Miscellaneous Document Preparation, Review, Research,	per Hour	\$ 150.00 + 3rd Party expenses	\$ 155.00 + 3rd Party expenses	
Special District Formation Application	Each	\$ 5,238.00 + 3rd Party expenses	\$ 5,395.00 + 3rd Party expenses	
Special District Bond Issuance	Each	1% of bond issue \$50,000 min	1% of bond issue \$50,000 min	
Fixed Charge Tax Bill Revisions	per Parcel	\$ 150.00 + County Cost	\$ 155.00 + County Cost	
Fixed Charge LevyAdmin Fee (Fire & Code Nuisance Abateme	per Parcel	\$ 16.00 + 3rd Party expenses	\$ 16.00 + 3rd Party expenses	
Fixed Charge LevyAdmin Fee (Solid Waste)	per Parcel	\$ 1.00 + 3rd Party expenses	\$ 1.00 + 3rd Party expenses	
Mail Ballot / Special Election Processing				
Administrative Fee (Includes 2 Council meetings)	per Proceeding	\$ 2,364.00 + 3rd Party expenses	\$ 2,435.00 + 3rd Party expenses	
Administrative Fee (CFD Annexations Only)(includes 1 Council meeting)	per Proceeding	\$ 1,800.00 + 3rd Party expenses	\$ 1,854.00 + 3rd Party expenses	
Additional/rescheduled Council Meeting	per Meeting	\$ 750.00 + 3rd Party expenses	\$ 773.00 + 3rd Party expenses	
Annexation/boundary map preparation	per Map	Actual charge is "fully burdened" rate charge plus expenses. Not to exceed actual City cost.	Actual charge is "fully burdened" rate charge plus expenses. Not to exceed actual City cost.	
Joint Community Facilities Agreement (JCFA)	Per JCFA	Actual charge is "fully burdened" rate charge plus expenses. Not to exceed actual City cost.	Actual charge is "fully burdened" rate charge plus expenses. Not to exceed actual City cost.	NEW

Note: The JCFA fee requires an Advanced Funding Agreement be in place.

Attachment: Exhibit A Misc Fees with increase [Revision 2] (3673 : FY 2020 ANNUAL MISCELLANEOUS



# COMMERCIAL CANNABIS PERMIT FEES

	Unit	Current Fee	Proposed Fee	
Application Fee				
Phase 1 - Determine Eligibility				
Application Fee	Each	\$ 3,250.00	\$ 3,250.00	
Background Review (Owner/Principal)	Each	\$ 300.00	\$ 300.00	
Live Scan (DOJ & FBI)	per Set	\$ 49.00	\$ 49.00	Fee set by DOJ and FBI
Zoning Verification Letter (See Planning Letter)	Each	\$ 114.00	\$ 114.00	
Phase 2 - Initial Review				
Application Fee	Each	\$ 6,301.00	\$ 6,301.00	
Phase 3 - Interview				
Application Fee	Each	\$ 1,556.00	\$ 1,556.00	
Background Review Employee				
Live Scan (DOJ & FBI)	per Set	\$ 49.00	\$ 49.00	Fee set by DOJ and FBI
Annual Permit Fee				
Application Fee	Each	\$ 58,356.00	\$ 58,356.00	
Lottery				
Application Fee	Each		Actual Cost (Cost will be determined at the time the Lottery is announced)	
Other services not listed above				
Application Fee	per Hour		\$ 150.00	NEW

Attachment: Exhibit A Misc Fees with increase [Revision 2] (3673 : FY 2020 ANNUAL MISCELLANEOUS

# Miscellaneous Fees and Charges

	Unit	Current Fee
Council Chamber Room Rental	per Day	\$ 132.00
Mileage for City employee appearances	per Mile	IRS allowable rate
<b><u>Copies *</u></b>		
Black & White	per Page	\$ 0.20
Color	per Page	\$ 0.75

\* All government agencies and their official representatives shall be exempt from paying these charges for single copies for official use.

Copies and Research in response to subpoena	per Occurrence	City cost as provided for in California Evidence Code Section 1563
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Copies of maps, documents, graphs or special work may be furnished upon the payment of the cost of printing and preparation. For such items for which a regular established price is unavailable, the Department Head, in collaboration with the Financial & Administrative Services Director, may establish a price consistent with the cost of printing and preparation thereof. The Financial & Administrative Services Director shall report such exceptions to the City Manager. It shall be the responsibility of the City Manager to review such costs annually and make such recommendations to the City Council as required to keep charges consistent with actual costs.

The City Council may waive processing or appeal fees for any private or public agency on a case-by-case basis. In the case of an appeal by a public agency or school district, no fee shall be charged until the City Council considers the appeal matter itself and renders a decision on the waiver of the fee after the entire appeal matter has been heard.

**Note: Projects equal to or in excess of \$50,000,000 in total value will qualify to be considered for inclusion in the City's pilot program utilizing Time-and-Material charging/billing methodology for Development Services activities; this program encompasses all Departments and all fees for projects in the program. For more information on this pilot program please contact the City Manager's Office.**

**Land Development Division Deposits will be valued at one-quarter of the fee that would typically be charged for plan check or inspection services.**



## Report to City Council

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**TO:** Mayor and City Council

**FROM:** Marshall Eyerman, Chief Financial Officer

**AGENDA DATE:** October 1, 2019

**TITLE:** ADOPT A RESOLUTION SETTING THE LOCAL MORENO VALLEY COMMERCIAL CANNABIS ACTIVITY TAX PURSUANT TO MUNICIPAL CODE 3.28.030

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### **RECOMMENDED ACTION**

#### **Recommendation:**

1. Adopt Resolution No. 2019-XX, a Resolution of the City Council of the City of Moreno Valley, California, setting the Local Moreno Valley Commercial Cannabis Activity Tax initial rate at 5% of gross revenues, 1% of gross revenues for Testing facilities and \$7.00 per square foot for Cultivation.

### **SUMMARY**

On November 6, 2018, the voters of the City of Moreno Valley approved the Local Moreno Valley Commercial Cannabis Activity Tax with a maximum tax rate of 8% of gross revenues, 1% of gross revenues for Testing facilities and \$15.00 per square foot for cultivation.

### **DISCUSSION**

At the June 19, 2018 Council meeting, City Council adopted Resolution 2018-62 submitting a Local Moreno Valley Commercial Cannabis Activity Tax to the voters (Measure M). Attached to that Resolution was an Ordinance, which would become effective if the voters approved the Local Moreno Valley Commercial Cannabis Activity Tax by a majority vote. On November 6, 2018, the voters approved Measure M by over 74%.

At the December 11, 2018 Council meeting, City Council certified the election results. At this same meeting, City Council approved the Ordinance (No. 946) thus formalizing

the addition of Chapter 3.28 “Commercial Cannabis Activity Tax” to the Moreno Valley Municipal Code to reflect the new Local Moreno Valley Commercial Cannabis Activity Tax for the City.

As stated in the original staff report from June 19, 2018 City Council meeting, staff recommended that the initial tax rate be set at 5% of gross revenues, 1% for Testing facilities and \$7.00 per square foot for cultivation. The proposed resolution will set the initial tax rate at 5% of gross revenues, 1% of gross revenues for Testing facilities and \$7.00 per square foot for cultivation until December 31, 2020, at which point, the initial tax rate will sunset and revert back to the maximum rates approved in Ordinance No. 946.

This was reviewed by the Finance Subcommittee at their meeting on September 24, 2019.

### **ALTERNATIVES**

1. Recommend approval of proposed Recommended Actions as set forth in this staff report. Staff recommends this alternative.
2. Do not recommend approval of proposed Recommended Actions as set forth in this staff report. Staff does not recommend this alternative.

### **FISCAL IMPACT**

The setting of the Local Moreno Valley Commercial Cannabis Activity Tax initial rate would generate approximately \$2,200,000 of locally controlled revenues to the General Fund to be used for any lawful expenditure, including but not limited to, maintaining 9-1-1 emergency response times; maintaining robbery and burglary suppression programs; maintaining safe and clean public areas; repairing potholes, local streets, and roads; and enhancing recreation and youth programs and facilities.

### **NOTIFICATION**

Agenda was posted in accordance with the Brown Act

### **PREPARATION OF STAFF REPORT**

Prepared By:  
Brian Mohan  
Financial Resources Division Manager

Department Head Approval:  
Marshall Eyerman  
Chief Financial Officer

### **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.

**CITY COUNCIL STRATEGIC PRIORITIES**

- 1. Economic Development
- 2. Public Safety
- 3. Library
- 4. Infrastructure
- 5. Beautification, Community Engagement, and Quality of Life
- 6. Youth Programs

**ATTACHMENTS**

- 1. Reso

**APPROVALS**

Budget Officer Approval	<u>✓ Approved</u>	9/25/19 1:45 PM
City Attorney Approval	<u>✓ Approved</u>	9/24/19 2:01 PM
City Manager Approval	<u>✓ Approved</u>	9/26/19 8:03 AM

## RESOLUTION NO. 2019-

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MORENO VALLEY, CALIFORNIA, SETTING THE LOCAL MORENO VALLEY COMMERCIAL CANNABIS ACTIVITY TAX INITIAL RATE AT 5% OF GROSS REVENUES, 1% OF GROSS REVENUES FOR TESTING FACILITIES AND \$7.00 PER SQUARE FOOT FOR CULTIIVATION.

WHEREAS, On June 19, 2018, City Council adopted Resolution 2018-62 submitting a Local Moreno Valley Commercial Cannabis Activity Tax to the voters (Measure M); and

WHEREAS, On November 6, 2018, the voters approved Measure M by over 74%; and

WHEREAS, On December 11, 2018, City Council certified the election results and approved the Ordinance (No. 946) thus formalizing the addition of Chapter 3.28 "Commercial Cannabis Activity Tax" to the Moreno Valley Municipal Code to reflect the new Local Moreno Valley Commercial Cannabis Activity Tax for the City; and

WHEREAS, Chapter 3.28.030 Tax Imposed states "For the privilege of operating a Commercial Cannabis Business in the City of Moreno Valley such business shall pay a tax in the maximum amount of eight (8%) percent of the gross receipts of the business and or in the case of a cannabis business engaged in cultivation, fifteen dollars (\$15.00) for every square foot of canopy cultivated"; and

WHEREAS, City Council has authority to set the tax rate at any rate up to the maximum with the approval of a resolution.

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

1. Set the initial tax rate at 5% of gross revenues, 1% of gross revenues for Testing facilities and \$7.00 per square foot for cultivation.
2. The initial rate period will sunset December 31, 2020 and the rates will revert to the maximum rates stated in Chapter 3.28.030.
3. That this resolution shall be effective immediately upon passage and adoption.

Resolution No. 2019-  
Adopted: October 1, 2019

APPROVED AND ADOPTED this 1<sup>st</sup> day of October, 2019.

\_\_\_\_\_  
Mayor of the City of Moreno Valley

ATTEST:

\_\_\_\_\_  
City Clerk

APPROVED AS TO FORM:

\_\_\_\_\_  
City Attorney

Resolution No. 2019-  
Adopted: October 1, 2019

**RESOLUTION JURAT**

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

I, Pat Jacquez-Nares, City Clerk of the City of Moreno Valley, California, do hereby certify that Resolution No. 2019-XX was duly and regularly adopted by the City Council of the City of Moreno Valley at a regular meeting thereof held on the 1<sup>st</sup> day of October, 2019 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

(Council Members, Mayor Pro Tem and Mayor)

\_\_\_\_\_  
CITY CLERK

(SEAL)

Resolution No. 2019-  
Adopted: October 1, 2019





## Report to City Council

---

**TO:** Mayor and City Council

**FROM:** Michael L. Wolfe, P.E., Public Works Director/City Engineer

**AGENDA DATE:** October 1, 2019

**TITLE:** PEN17-0128 (TR 37369) – APPROVE TRACT MAP 37369 LOCATED ON EUCALYPTUS AVENUE EAST OF INDIAN STREET. DEVELOPER: SILVIA E. ROMERO, HECTOR E. ROMERO, AND MICHAEL B. STREET

---

### **RECOMMENDED ACTION**

#### **Recommendations:**

1. Approve Tract Map.
2. Authorize the City Clerk to sign the map and transmit said map to the County Recorder's Office for recordation.

### **SUMMARY**

This report recommends approval of Tract Map 37369, which is owned by Silvia E. Romero, Hector E. Romero, and Michael B. Street. Tract Map 37369 will subdivide two existing parcels into seven single-family residential parcels. The project is located on the south side of Eucalyptus Avenue east of Indian Street.

### **DISCUSSION**

On February 22, 2018, the Planning Commission of the City of Moreno Valley administratively approved Tentative Tract Map 37369, including a variance for reduced setbacks for three existing residences and an existing non-conforming garage (PEN17-0129) and an administrative plot plan for the addition of a proposed garage (PEN17-0130). There are three existing residences on assessor parcel number (APN) 482-040-017 and four existing residences on APN 482-040-018. Tract Map 37369 will subdivide the two parcels into seven single-family residential parcels. Each existing residence will correspond with one of the proposed parcels. Because the associated public improvements with this map have been completed, an Agreement for Public

Improvements is not required. The developer has requested that the map be approved for recordation. The tract map is not attached to this report due to its size and is available for review at the Public Works/Land Development counter at City Hall.

## **ENVIRONMENTAL**

On February 22, 2018, the Planning Commission of the City of Moreno Valley administratively approved Tentative Tract Map 37369. In accordance with the California Environmental Quality Act (CEQA) Guidelines, the Planning Commission determined that the project would not result in a significant effect on the environment and qualified for a Class 32 Categorical Exemption under the provisions of CEQA.

## **ALTERNATIVES**

1. Approve and authorize the recommended actions as presented in this staff report. *Staff recommends this alternative as it will allow the tract map to be recorded and allow the project to move forward.*
2. Do not approve and do not authorize the recommended actions as presented in this staff report. *Staff does not recommend this alternative as it will not allow the tract map to be recorded and not allow the project to move forward.*

## **FISCAL IMPACT**

No fiscal impact is anticipated.

## **NOTIFICATION**

Publication of agenda.

## **PREPARATION OF STAFF REPORT**

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

Department Head Approval:  
Michael L. Wolfe, P.E.  
Public Works Director/City Engineer

Concurred by:  
Michael D. Lloyd, P.E.  
Engineering Division Manager/Assistant City Engineer

## **CITY COUNCIL GOALS**

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

## **CITY COUNCIL STRATEGIC PRIORITIES**

- 1. Economic Development
- 2. Public Safety
- 3. Library
- 4. Infrastructure
- 5. Beautification, Community Engagement, and Quality of Life
- 6. Youth Programs

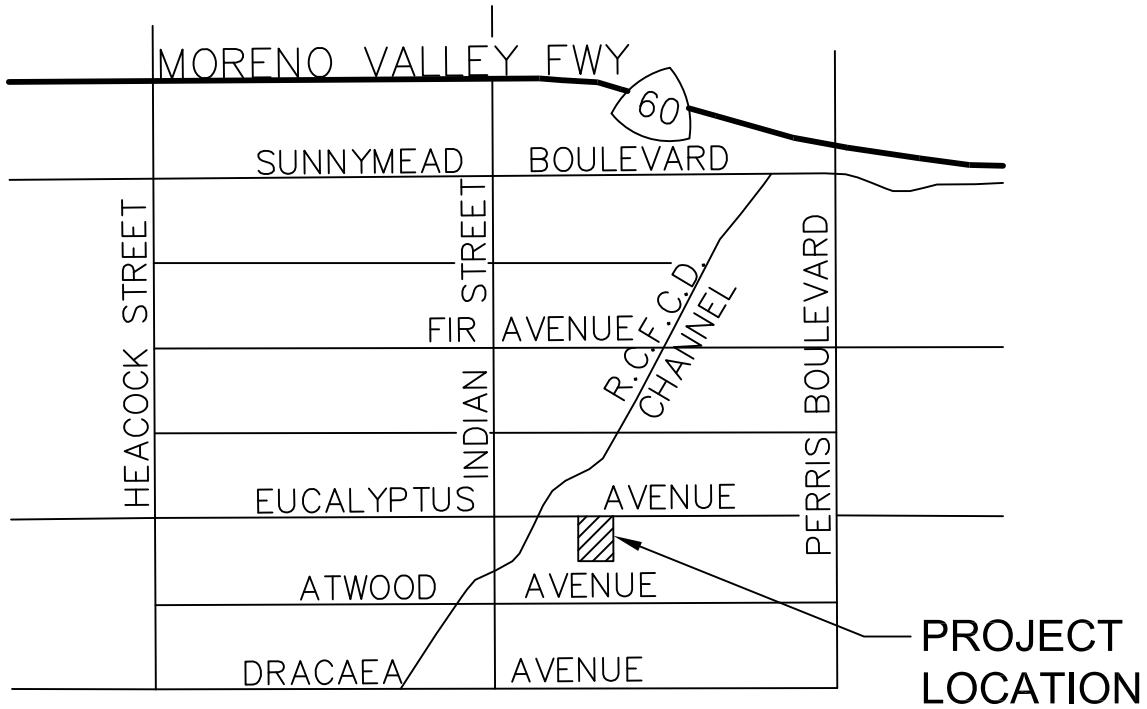
Objective 4.2: Develop and maintain a comprehensive Infrastructure Plan to invest in and deliver City infrastructure.

**ATTACHMENTS**

- 1. Vicinity Map - PEN17-0128 (TR 37369)

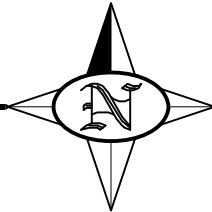
**APPROVALS**

Budget Officer Approval	<u>✓ Approved</u>	9/19/19 3:06 PM
City Attorney Approval	<u>✓ Approved</u>	9/25/19 4:47 PM
City Manager Approval	<u>✓ Approved</u>	9/26/19 8:42 AM



SEC. 7, T.3S., R.3W.  
**VICINITY MAP**

NO SCALE



Attachment: Vicinity Map - PEN17-0128 (TR 37369) (3654 : PEN17-0128 (TR 37369) - APPROVE TRACT MAP 37369)

CITY OF MORENO VALLEY  
 PUBLIC WORKS DEPARTMENT – LAND DEVELOPMENT DIVISION

PEN17-0128



## Report to City Council

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**TO:**

**FROM:** Martin Koczanowicz, City Attorney

**AGENDA DATE:** October 1, 2019

**TITLE:** ORDINANCE AMENDING CHAPTER 2.18 PLANNING COMMISSION

---

### **RECOMMENDED ACTION**

**Recommendation:**

It is recommended that the City Council introduce and conduct the first reading by title only, of Ordinance \_\_\_\_, amending Chapter 2.18 of the Municipal Code to reinstate Planning Commission to 7 members.

### **SUMMARY**

This report recommends introduction of an Ordinance \_\_\_\_ which, when adopted, would reinstate the composition of the Planning Commission to seven (7) members.

### **DISCUSSION**

In 2015 the Municipal Code was amended to change the composition of the Planning Commission to include two additional, alternate members. Their duties included attendance at the meetings of the Planning Commission and taking the dais in the event of an absence of one of the regular Commissioners. This necessitated that they review the agenda packet and prepare for participation in the hearings, often without knowing if they will be needed.

The apparent reason for that change was a concern about maintaining a quorum so no meetings had to be cancelled and no delays in processing projects incurred by the applicants. Over the last three years staff does not recall a single instance where an alternate Planning Commissioner took the dais to maintain or meet the quorum.

Currently, there are seven appointed Planning Commissioners with two vacancies in the alternate slots. Attendance at meetings has not been an issue. If adopted, the

proposed Ordinance would return the Planning Commission to its pre-2015 composition and eliminate the need for nine appointed positions. It would take an absence of four Commissioners to necessitate a cancellation of a meeting for lack of quorum.

### **ALTERNATIVES**

1. Introduce and conduct the first reading by title only, of Ordinance \_\_\_ returning the Planning Commission back to 7 members, and schedule the second reading and adoption for the next regularly scheduled Council meeting.
2. Take no action on the proposed Ordinance and leave the two Alternate Commissioner positions.
3. Provide other direction to staff.

### **FISCAL IMPACT**

There may be some minimal savings realized to the budget as Alternate Commissioners received a stipend along with the regular Commission Members.

### **NOTIFICATION**

Agenda was posted in accordance with the Brown Act.

### **PREPARATION OF STAFF REPORT**

Prepared By:  
Martin D. Koczanowicz  
City Attorney

### **CITY COUNCIL GOALS**

None

### **CITY COUNCIL STRATEGIC PRIORITIES**

1. Economic Development
2. Public Safety
3. Library
4. Infrastructure
5. Beautification, Community Engagement, and Quality of Life
6. Youth Programs

**ATTACHMENTS**

- 1. Ordinance Council comp2019final

**APPROVALS**

Budget Officer Approval	<u>✓ Approved</u>	9/04/19 6:20 PM
City Attorney Approval	<u>✓ Approved</u>	9/26/19 1:04 PM
City Manager Approval	<u>✓ Approved</u>	9/26/19 1:18 PM

ORDINANCE NO.

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MORENO VALLEY, CALIFORNIA, AMENDING CHAPTER 2.18 OF TITLE 2 OF THE CITY OF MORENO VALLEY MUNICIPAL CODE, RETURNING THE PLANNING COMMISSION TO SEVEN MEMBERS

WHEREAS, in 2015 the City Council amended the Municipal Code adding Section 2.18.050 to create two Alternate Planning Commission positions due to concerns about meeting quorum requirements; and

WHEREAS, since that amendment no Alternate Planning Commissioner was needed to meet quorum requirements for any Planning Commission meeting; and

WHEREAS, City Council now desires to return the composition of the Planning Commission back to seven members.

The City Council of the City of Moreno Valley does therefore ordain as follows:

SECTION 1. PRIOR ENACTMENTS REPEALED:

All prior enactments of the City Council, which are in conflict with this Ordinance, are hereby repealed, the repeal to be effective only upon the effective date of this Ordinance.

SECTION 2. MUNICIPAL CODE CHAPTER 2.18 AMENDMENTS:

Section 2.18.050 of Chapter 2.18 of the City of Moreno Valley Municipal Code is hereby repealed in its entirety.

SECTION 3. 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 4. SEVERANCE CLAUSE

If any section, subsection, subdivision, paragraph, sentence, clause, or phrase of this Ordinance or any part thereof is for any reason held to be in violation of the law, such decision shall not affect the validity of the remaining portion of this Ordinance or any part thereof. The City Council hereby declares that it would have passed each section, subsection, subdivision, paragraph, sentence, clause, or phrase thereof, irrespective of the fact that any one or more sections, subsections, subdivisions, paragraphs, sentences, clauses or phrases be declared in violation of the law.



SECTION 5. EFFECTIVE DATE:

This ordinance shall take effect 30 days after adoption by the City Council.

INTRODUCED at a regular meeting of the City Council on \_\_\_\_\_ and PASSED, APPROVED, and ADOPTED by the City Council on \_\_\_\_\_ by the following roll call vote, to wit:

AYES:

NOES:

ABSENT:

ABSTAIN:

\_\_\_\_\_  
Dr. Yxstian Gutierrez, Mayor

ATTEST:

\_\_\_\_\_  
Pat Jacquez-Nares, City Clerk

APPROVED AS TO FORM:

\_\_\_\_\_  
Martin D. Koczanowicz, City Attorney

APPROVED AND ADOPTED this 18th day of June, 2019.

Attachment: Ordinance Council comp2019final (3681 : ORDINANCE AMENDING CHAPTER 2.18 PLANNING COMMISSION)

3

Ordinance  
Date adopted:





## Report to City Council

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**TO:** Mayor and City Council

**FROM:** Patty Nevins, Acting Community Development Director

**AGENDA DATE:** October 1, 2019

**TITLE:** AUTHORIZATION TO AWARD PROJECT-RELATED SERVICES AGREEMENT FOR A COMPREHENSIVE GENERAL PLAN UPDATE, NEW ENVIRONMENTAL JUSTICE AND ECONOMIC DEVELOPMENT ELEMENTS, AND ENVIRONMENTAL IMPACT REPORT

---

### **RECOMMENDED ACTION**

#### **Recommendation:**

1. Approve and award a Project-Related Services Agreement with a “Not-to-Exceed” fee with Dyett and Bhatia to provide services to complete a Comprehensive General Plan Update, New Environmental Justice and Economic Development Elements, and an Environmental Impact Report.
2. Authorize the City Manager, or his designee, to complete the development of scope of service and execute a Project-Related Services Agreement with Dyett and Bhatia, subject to the approval of the City Attorney.
3. Authorize the Chief Financial Officer to approve a purchase order with a “Not-to-Exceed” amount of \$1,498,500 to Dyett and Bhatia, in accordance with approved terms of the Agreement.

### **SUMMARY**

This report recommends approval of a Project-Related Services Agreement with Dyett & Bhatia in the “Not-to-Exceed” amount of \$1,498,500 to prepare a City-funded comprehensive General Plan Update, new Environmental Justice and Economic Development Elements, and an Environment Impact Report (EIR). Collectively, the project will achieve a comprehensive General Plan with all of the eight (8) state-mandated General Plan elements, a new optional element covering Economic Development, and preparation of a requisite EIR for the General Plan update.

Dyett & Bhatia is recommended for this project following a thorough review and rating of multiple proposals submitted to the City in response to the Request for Proposals (RFP) issued for this work. The selected vendor will work in concert with City staff to ensure timely completion of the General Plan Update and all requisite supporting studies and analysis consistent with Initiative 1.9.4 of the adopted Momentum MoVal Strategic Plan.

## **DISCUSSION**

The Governor's Office of Planning and Research (OPR) strongly encourages cities and counties in California to maintain their General Plans through periodic updates. A guideline for cities to consider is the updating of the General Plan document every ten (10) years. The importance of this consideration is the fact that change is constant and with changed economic conditions, technology, environmental considerations, and demographic shifts, it is prudent for jurisdictions to confirm, validate, and/or adjust the policies and goals of their General Plan. The City of Moreno Valley's last comprehensive General Plan update was in 2006. The current General Plan, typical of most city General Plans, focuses on preservation of open space and natural resources, balanced multi-modal transportation infrastructure, a broad spectrum of land uses including a wide variety of housing choices, commercial centers, business and office parks, industrial areas, and requisite attention to noise and safety conditions. Collectively, the General Plan sets forth a long-term vision for the community and establishes desired standards, levels of service and other policies that influence quality of life with appropriate fiscal considerations.

The General Plan must include eight (8) mandated elements including: Land Use; Circulation; Housing; Conservation; Open Space; Noise; Safety; and Environmental Justice. State law mandates certain General Plan elements and updates that are needed for the City's general plan, as follows:

- The Housing Element is required to be updated on an eight-year cycle as set by the State Department of Housing and Community Development; the deadline for the next Housing Element is October of 2021. Although Housing Elements are frequently updated as a stand-alone project, considering the timing of the Housing Element, it was determined prudent to include the required Housing Element update in the scope in order to achieve the update of this element by late 2021.
- Environmental Justice became a mandatory element as a result of SB 1000, signed into law in 2016. SB 1000 requires that, as of January 2018, California cities with disadvantaged communities incorporate environmental justice policies into their General Plan either by adopting a stand-alone Environmental Justice Element, or by integrating Environmental Justice goals and policies into the other elements of their General Plan upon concurrent adoption or revision of two or more elements.
- SB279, signed into law in October 2015, requires that upon revision of a local hazard mitigation plan on or after January 1, 2017, the local safety element

must be updated to consider and address flood hazards, wildfire hazards, and hazard mitigation (Moreno Valley's local hazard mitigation plan was revised in May 2017).

- As a result of the passage of Senate Bill 743, the Circulation Element must include metrics for traffic impact analyses based on Vehicle Miles Traveled (VMT) methodology as opposed to prior commonplace Level of Service (LOS) methodology.

A General Plan may contain optional elements that can be used to accentuate and bring attention to particular policies and interests of the community, regional policy and environmental conditions. It is recommended, and included in the consultant scope of work, that a new optional element be included to address Economic Development.

Dyett & Bhatia along with their consulting team will provide technical expertise and assistance to City staff in the areas of: stakeholder and public outreach; visioning; identification of community issues and goals; preparation of an existing conditions analysis, and background and baseline reports; development of alternatives; preparation of the requisite California Environmental Quality Act (CEQA) environmental document and processing requirements; preparation of updated text, statistics, tables, maps and graphics for each Element; and a fiscal report on the recommendations. The consultant will be expected to work with City staff, an appointed advisory body, identified stakeholders, the City Planning Commission, and the City Council throughout the project. The consultant will be required to complete the project by May 2021.

#### Consultant Selection:

On June 28, 2019, the Planning Division issued an RFP soliciting professional consulting services for the preparation of a comprehensive General Plan Update and Environmental Impact Report. The RFP was broadly advertised on the City's online bid portal, PlanetBids, to ensure an open competitive process. On July 30, 2019, the City received four (4) qualifying responses from the following firms: Dyett & Bhatia, Rick Engineering, MIG, and Michael Baker.

A team of staff evaluators consisting of the Assistant City Manager, Community Development Director, Public Works Director, Parks and Community Services Director, Economic Development Director, Planning Official, and a Senior Planner were convened to review and rate the proposals. All proposals were evaluated utilizing a standardized point system on multiple criteria including:

- Firms' general experience and qualifications, including staffing levels;
- Firms' experience preparing and completing similar projects;
- Proposed project schedule and firm resources allocated to project;
- Proposed approach to project delivery.

Each proposal was evaluated on its individual merit and assessed a point score through the PlanetBids system by each evaluator. Using the PlanetBids system, a collective

score of the evaluators was generated. Interviews were conducted and scored with the top three (3) firms on August 26, 2019. Based on consideration of both the written proposal score and interview score, Dyett & Bhatia was selected as the best suited for the project.

Subsequent to the submittal of the proposals, staff identified some areas of the scope warranting clarification with the proposed consultant prior to award, including, but not limited to, developing innovative design and program solutions to improve the mobility, efficiency, connectivity, and safety of the transportation system including traffic calming devices, developing study guidelines to satisfy the SB743 mandate for the use of vehicle miles traveled (VMT) as the method of measuring traffic impacts, and incorporating a potential staff prepared Healthy Communities Element, which would be prepared within the schedule of the General Plan update, into the document. Staff worked with Dyett & Bhatia on the refined scope, and is in the process of negotiating the final details of these refinements prior to contract agreement finalization by the City Manager and City Attorney within a total not-to-exceed budget of \$1,498,500. The Agreement will be in effect from the date the City executes the Agreement through May 2021, unless an amendment is approved by City Council action and if no written notice of termination is received by either party. Under this approach, the Plan’s completion will be in May 2021.

The cost proposal makes several assumptions and also recommends that the City set aside a separate 10% contingency of \$149,850. An assumption in the cost proposal resulting in a potential direct cost is that the City would be responsible for the environmental filing fee after certification of the Environmental Impact Report. The Financial & Management Services Department has an identified budget that will cover both the filing fee and the contingency budget. The cost proposal assumes that the City will provide consolidated comments on the review of work products. City staff will work in concert with Dyett & Bhatia to ensure that the project remains on schedule.

Anticipated Project Schedule - General Plan Update

Project Kickoff .....	October 2019
First Community Workshop .....	December 2019
City Council to Approve Project Preferred Alternative .....	June 2020
Release Draft Environmental Impact Report for Public Review .....	November 2020
City Council General Plan Hearing and Adoption.....	May 2021

**ALTERNATIVES**

1. Approve and authorize the recommended actions as presented in this report. *This alternate is recommended by staff as it will facilitate completion of a Comprehensive General Plan Update, including a new Environmental Justice element, a new, optional, Economic Development element, an updated Housing Element, and an Environmental Impact Report as funded by the City Council in the approved FY2019/20 - 2020/21 City Budget.*
  
2. Do not approve and authorize the recommended actions in this report. *This alternative is not recommended as it would delay the desired comprehensive update*

*of the City’s General Plan approved in the FY2019/20 - 2020/21 City Budget and could cause delays to the statutorily required Housing Element update.*

**FISCAL IMPACT**

The “Not-to-Exceed” amount of \$ 1,498,500 for consultant support being procured for the project will be funded through funds allocated for this purpose through the budgeting process.

Available Funds for Project

FY2019/2020 (Account No. 2018-99-99-92018-625099).....\$1,950,000

Estimated Project Related Costs:

Consultant Support, Dyett and Bahtia.....	\$1,498,500
Contingency Fund.....	\$149,850
City Direct Costs/Logistics.....	\$25,000
Total.....	\$1,673,350

The Financial and Management Services Department has available funds within the total \$1.95 million to draw from to cover City costs for logistics, contingency, post-project fees, and post-project approvals (eg. zoning code amendments).

A fiscal impact analysis of the recommendations put forth in the updated elements of the General Plan is an integral to the scope of the work element of the project.

**NOTIFICATION**

The posting of the agenda.

**PREPARATION OF STAFF REPORT**

Prepared By:  
Chris Ormsby  
Senior Planner

Department Head Approval:  
Patty Nevins  
Acting Community Development Director

Approved by:  
Thomas M. DeSantis  
City Manager

**CITY COUNCIL GOALS**

None

**CITY COUNCIL STRATEGIC PRIORITIES**



1. **Economic Development**
2. **Public Safety**
3. **Library**
4. **Infrastructure**
5. **Beautification, Community Engagement, and Quality of Life**
6. **Youth Programs**

### **ATTACHMENTS**

1. General Plan update - Proposal and Scope
2. General Plan update - Cost Proposal
3. Request for Proposals
4. Agreement for Project Related Services

### **APPROVALS**

### **CITY COUNCIL GOALS**

None

### **CITY COUNCIL STRATEGIC PRIORITIES**

1. **Economic Development**
2. **Public Safety**
3. **Library**
4. **Infrastructure**
5. **Beautification, Community Engagement, and Quality of Life**
6. **Youth Programs**

Objective 1.5: Showcase Moreno Valley's unique assets.

Objective 1.9: Ensure the City's General Plan articulates the vision for how Moreno Valley wants to evolve over time, and provides an orderly and predictable process through which this vision is developed and implemented, including new attention to economic development, sustainability, public health, and innovation.

Objective 5.5: Promote a healthy community and lifestyle.

### **ATTACHMENTS**

1. Moreno Valley GP Update\_09232019\_Proposal and Scope
2. Moreno Valley GP Update\_09232019 cost proposal

- 3. Request for Proposals - General Plan update
- 4. Agreement for Project Related Services Dyett & Bhatia

**APPROVALS**

Budget Officer Approval	<u>✓ Approved</u>	9/25/19 3:43 PM
City Attorney Approval	<u>✓ Approved</u>	9/25/19 5:07 PM
City Manager Approval	<u>✓ Approved</u>	9/26/19 8:35 AM



Proposal for the

# City of Moreno Valley Comprehensive General Plan Update and Environmental Impact Report

Submitted by

**DYETT & BHATIA**

Urban and Regional Planners

July 30, 2019

In association with

Recon Environmental

Fehr & Peers

Keyser Marston

VMA Communications

TKE Engineering

Urban Field Studio

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Total Pages in Proposal: 35

Attachment: Moreno Valley GP Update\_09232019\_Proposal and Scope (3743 : AUTHORIZATION TO AWARD PROJECT-RELATED SERVICES

July 30, 2019

City of Moreno Valley  
Community Development Department/Planning Division

**Re: Proposal for the Moreno Valley Comprehensive General Plan Update and EIR**

Dear Members of the Selection Panel:

It is with great enthusiasm that we submit this proposal. Surrounded by mountains and hills, Moreno Valley enjoys a beautiful setting and a strategic location between Los Angeles and Palm Springs, in proximity to the region's other major economic markets. Since the 1980s, Moreno Valley has grown rapidly and is now the second largest city in Riverside County. With the World Logistics Center project on the horizon, the General Plan can help Moreno Valley realize its potential as a model community not only in the Inland Empire, but the broader metropolitan region.

We are truly excited about this opportunity to collaborate with staff, decision-makers, and the community on this important project. Our strengths include:

- **Exceptional General Plan Expertise.** Dyett & Bhatia (D&B) is the California leader in general plan work, having prepared general plans for more than 70 cities and counties across the state, including more than 20 communities in the last ten years. We are currently leading general plans for Diamond Bar, Carson, Mission Valley (in San Diego), Sacramento, Napa, Dixon, and Pacifica. Recent completed General Plans include Redlands, Woodland, Belmont, and St. Helena.
- **Inland Empire Familiarity and Locally-Based Team.** Dyett & Bhatia led preparation of the award winning Redlands General Plan and our locally-based teaming partners have extensive experience in Inland Empire communities through work with WRCOG, and the Cities of Moreno Valley, Redlands, San Bernardino, Rancho Cucamonga, and Corona.
- **Expertise with Transportation Modeling Tools.** Fehr & Peers is working with WRCOG to update the Riverside County Transportation Analysis Model, adding local sensitivity for better forecasting on local roadways. Additionally, Fehr & Peers created an SB743 implementation strategy and tools for WRCOG and local jurisdictions in Western Riverside County. The firm is the recognized statewide expert in SB743 implementation.
- **Exceptional Community and Urban Design Skills.** As Moreno Valley seeks to foster a greater sense of place, establish town and mixed-use centers, and enhance community livability and identity, the D&B team is exceptionally well qualified to assist. D&B is a statewide leader in urban design, numerous notable qualifications, including complete planning, urban design, and zoning for Downtown San Diego, that is shaping one of the most vibrant, mixed-use districts in California. Additionally, Frank Fuller of Urban Field Studio led preparation of the Victoria Gardens Master Plan, which has emerged as Rancho Cucamonga's downtown.

Dyett & Bhatia offers a proven track record of taking plans to adoption within specified time frames and budgets. We recently completed the Redlands General Plan and EIR in two years. The caliber of our work is evidenced by our record of adopted plans and by the 18 awards we have won in the last five years alone from the American Planning Association, all for work done from our one office.

If selected, D&B will serve as primary consultant and firm partners will directly lead the project. **Andrew Hill**, Principal, will serve as **Project Manager** and **Creative Writer**. He is a highly-qualified general plan preparer and accomplished writer, having led 6 general plan efforts around the state, including APA award-winning general plans for Palo Alto and Vallejo. **Rajeev Bhatia**, AICP, ASLA, will serve as Participating Partner. He is one of the most experienced General Plan preparers in California, having led general plans for 35 jurisdictions throughout the state.

This proposal shall remain valid for a period of 90 days from submittal (October 28, 2019). We are happy to modify any aspect of our proposal to better meet your needs.

Cordially,

Rajeev Bhatia, AICP, Partner

rajeev@dyettandbhatia.com, (415) 956-4300 x15

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# 2 PROJECT UNDERSTANDING AND APPROACH

## 2.1 PROJECT UNDERSTANDING

Surrounded by mountains and hills, Moreno Valley enjoys a beautiful setting and a strategic location between Los Angeles and Palm Springs, close to Riverside and other major economic markets. The community saw explosive growth in the 1980s, as development edged eastward from the coastal Los Angeles and Orange counties, with population leaping from 19,000 in 1970 in the area prior to incorporation to 209,050 presently. Thus, much of the city is relatively new, and the city itself was incorporated in 1984. While medical and retail centers, and educational facilities have sprouted, population growth has significantly outpaced jobs. The City's recently adopted Momentum MoVal Strategic Plan includes a number of initiatives aimed at boosting the local economy, and with the World Logistics Center on the horizon, poised to add 40 million square feet of logistics space and provide 20,000 permanent jobs, now is a good time to focus on the future.



Looking ahead, Moreno Valley is well positioned to serve as a model city in the Inland Empire – a desirable place to live, work, and play. Times have changed since the last General Plan was adopted in 2006, and today several of the Plan's goals and objectives have become outdated as the community demographics have evolved and as new technologies and planning concepts have emerged. As a result, the time is right for a comprehensive update to the General Plan and establish a new community vision, setting a clear foundation for future growth and development. The update will also ensure that the Plan fully complies with all State mandates that have been put into place since it was last adopted.

## 2.2 KEY OBJECTIVES

The City desires a cohesive General Plan that is easy-to-use and implement, to chart course for the next era of the city's evolution. The topics below outline our preliminary understanding of some of the key issues for this assignment.

### Enhance the City's fiscal and economic health.

As evidenced by the Momentum MoVal Strategic Plan, strategies to promote economic health and stability are a key focus of the City, and will be an important component of this General Plan Update. A new Economic Development Element will

establish a framework for growth of the local economy, with a focus on attracting new businesses and industries to Moreno Valley, forecasting and harnessing opportunity from anticipated shifts in the labor market, promoting diversified job types and income tiers, and allowing for sound fiscal management while providing flexibility to respond to changing market conditions.



### Establish distinct "town centers" and gateways to create a sense of place.

Dyett & Bhatia recently evaluated new town center possibilities as part of our General Plan update for the City of Diamond Bar, and we have extensive urban design experience in communities throughout California. Team member Frank Fuller of Urban Field Studio was integral in the development of the Victoria Gardens Master Plan, which has emerged as Rancho Cucamonga's downtown. Our scope incorporates preparation of a Community Design Element to build on the town center efforts underway, as well as more broadly to focus on issues of community design and livability in mixed-use centers, corridors, and neighborhoods to enhance Moreno Valley's distinctive setting and the community's quality of life.



### Foster efficient, multi-modal mobility.

Today over 70 percent of residents work outside the community and nearly 95 percent drive to work. This together with the extraordinary growth of the logistics sector in the city and the region, means efficient automobile and truck transportation will remain vital. Given the passage of SB 743, this Gen-

eral Plan Update also provides the City with the opportunity to expand use of alternatives to traffic level of service in determining transportation impacts and standards for improvements, and fulfill the requirements of AB 1358 by establishing a program of Complete Streets connecting neighborhoods, destinations, and transit, based on a prioritized inventory of pedestrian facilities. The Circulation Element will also be updated to enhance the current traffic management system; provide additional detail about transit facilities, systems, and connections; enhance the pedestrian network by reducing gaps and deficiencies; and reconsider existing designated truck routes, as necessary.



### Ensure cohesive climate action, sustainability, and environmental planning.

The General Plan will need to respond to State and regional planning initiatives on environmental concerns (such as AB 32, SB 375, etc.) We believe that sustainability is not a separate “plug in” to the General Plan, but rather that cities can most effectively achieve sustainability if it is woven holistically throughout the Plan. In addition to mitigating and adapting to climate change and ensuring that the City can meet State objectives for GHG reductions, the General Plan should address water conservation, stormwater management, seismic and geological hazards, and emergency preparedness. The City desires that a Climate Action Plan (CAP) be prepared in conjunction with the General Plan. This will help integrate GHG analysis in the General Plan EIR with climate action planning, synchronize the horizon years of the General Plan and CAP, and allow the General Plan EIR to also cover the CAP. Dyett & Bhatia is experienced in undertaking concurrent General Plan and CAP development, and has done this recently for general plans for Redlands, Carlsbad, and Diamond Bar.

### Ensure environmental justice and social equity.

Ensure environmental justice and social equity. The General Plan will include a new Environmental Justice Element, in compliance with SB 1000, aimed at addressing segments of the community disproportionately affected by environmental hazards. This new element will weave together policies on social equity, meaningful participation, equitable protection from environmental burdens, enhanced multimodal transportation and housing opportunities, and increased access to public services and community amenities. To accomplish this we will use a combination of detailed data analysis and meaningful community engagement to understand the issues at play and develop policies to address them. Dyett & Bhatia is currently preparing Environmental Justice Elements in Sacramento and Carson, and we will leverage this experience for Moreno Valley.

## 2.3 APPROACH

### CRAFTING THE GENERAL PLAN

At Dyett & Bhatia, we believe that plan-making is a collaborative process that involves decision-makers, the public and staff. We use the best tools available for research and analysis and are adept at synthesizing a wide range of information into choices that are logical and understandable. Through our work we seek to give form to community aspirations and foster places that are vital, livable, and reflect environmental stewardship. Our work is responsive to physical and natural settings, economic realities, and community needs. We believe that planning decisions must express a community’s personality and its perception of the public interest.

The Moreno Valley General Plan should serve as the City’s constitution. To be effective, this constitution should:

- Be clear, concise, easy to use, and internally consistent;
- Address a comprehensive range of subject matter, such as land use, transportation, natural resource management, economic development and community design; and
- Provide clear direction for evaluating development proposals and for planning capital improvements.

Other foundational aspects of Dyett & Bhatia’s approach to general plans include:

**Flexibility and cost effectiveness.** We have structured the scope of work to be flexible, and the budget to be cost-effective. Each task and product can stand as a complete piece of work, so that if necessary the planning process can stop and restart again based on available funding.

**Working graphically.** We believe strongly that depicting information graphically with maps and images makes the work more easily understood, more engaging for participants, and more concise. We use colored maps, aerial photos (colored and annotated), photos, graphics, visual simulations, etc.

Stakeholders and decision-makers are more likely to read the material when it is in a graphic format. We have extensive in-house graphics staff with strong GIS, graphics, and modeling capabilities that allows us to prepare high-quality visual material.

**Illustrating and analyzing options.** Ultimately a General Plan is about what should grow and change, and what should be preserved. Residents are inherently skeptical about growth, because they see it as creating more problems. We start with identifying what people want to happen to improve their community – better appearance in older areas of the community; community services or facilities; more places to shop; more jobs; calmer traffic. Then we identify how those goals can be achieved, social, and environmental effects of several alternatives must be evaluated. Our job will be to help frame the questions and provide decision-makers with enough information to allow them to feel confident about their choices. For example, to attract new quality jobs, there may need to be intensification of big employers. To improve the appearance of commercial corridors, there may need to be intensification of land use to attract investors to redevelop older rundown properties. We provide detailed maps and drawings to depict alternative strategies, photos and drawings to show what growth or change would really look like, and comprehensive quantitative analysis of impacts.

**Working with the community, decision-makers, and City staff.** Many different types of community outreach are proposed to reach different groups in different ways (see next section). We will work closely with the General Plan Advisory Committee, conducting meetings at the major milestones and soliciting recommendations on key issues. The committee can be a very effective group for arriving at compromise solutions and win-win solutions that meet the needs of different groups. We also envision working in close partnership with City staff. The complementary skills and knowledge of City staff and consultant team can result in a process that is efficient and planning documents that are effective. Staff's familiarity with the City's issues and resources, coupled with consultants' technical expertise and broad experience, will ensure that Plan policies are realistic and have broad community support, and allow Moreno Valley to gain from the experience of other communities.

**Emphasizing implementation.** At Dyett & Bhatia we truly believe that implementation is an integral part of the planning process, not an afterthought. This will be critical to ensure that Moreno Valley's updated General Plan has the desired result, and does not just represent "shelf-art" but is an effective tool for city-building - programming public improvements and guiding private development. Our considerable experience writing zoning and development regulations informs practical policy formulation to effectively achieve community goals.

## ENVIRONMENTAL REVIEW

We propose to prepare a Program EIR to cover the General Plan Update and CAP. The General Plan, CAP, and the EIR will be prepared by the same group of core planners, relying on technical expertise, enabling us to work efficiently; build mitigation strategies into the land use, circulation, and open

space frameworks to create a self-mitigating General Plan; focus analysis on targeted development areas within the General Plan (with the related CEQA streamlining for follow-on projects); and use the environmental discovery process to inform planning and development assumptions. The General Plan EIR will meet legal requirements, but also help streamline subsequent project-level environmental review work.

Our approach to environmental assessment for General Plans typically has four key objectives:

- To ensure that environmental opportunities and constraints identified in the investigation of existing conditions are reflected in the development of the general plan, thus integrating planning and environmental review processes;
- To identify general plan policies that will mitigate any adverse environmental effects of other aspects of the plan, facilitating a "self-mitigating" plan;
- To fully satisfy CEQA requirements for environmental documentation of the general plan and provide a compendium of environmental information; and
- To make maximum use of the environmental information available through existing plans, environmental documents, and specific studies, as well as information from regional and State agencies.

## COMMUNITY ENGAGEMENT

A plan is only successful if it reflects the aspirations and priorities of the community. An effective public participation program should create confidence in the planning process, be meaningful and outcome driven rather than just process oriented, and rally the community behind the adopted plan. By maintaining engagement through a variety of means and media throughout the project, we will not only hear from Moreno Valley residents and business owners up front, but also continually check back in to ensure that plan outcomes reflect the vision and direction provided.

We have outlined an approach to public participation that will focus on identifying the community's vision for the city's future and soliciting feedback on the pertinent issues at hand throughout the planning process. The detail on timing and content in our community outreach schedule is provided in the Scope of Work and Schedule. This is a suggested participation program; as one of the very first steps in the process, we will work with you to devise a strategy that best fits your needs. With our partners in public outreach and facilitation, VMA, we propose:

**Community Workshops (5 total: 4 General Plan, 1 EIR scoping).** Our work program includes four workshops: during initial issue identification, when alternatives are presented, and two when the Public Review Draft General Plan is released. The workshops will be led by VMA. Workshop materials will be clear, concise, and easy for the public to understand. Our experienced meeting facilitators, including several English/Spanish bilingual staff, will use various facilitation techniques to gather information that is constructive to the overall process. Workshop results will be documented and made avail-



able online. A scoping meeting for the EIR will also be held.

**Additional Neighborhood/“Pop-Up” Meetings (up to 13).** Up to ten additional neighborhood /“pop-up” meetings may be held at various places and times throughout the process, enabling our outreach program to be flexible and responsive to various groups. For example, there may be a special event that occurs at the time of a major project milestone, and a General Plan booth at the event may help attract more participants to the planning process. Or there may be neighborhood groups, businesses, or other stakeholders that we will want to engage at strategic times. Bilingual English/Spanish staff will be available to describe the process and survey tools in the preferred language.

**Stakeholder Interviews (16 meetings over 4 days).** At the outset of the process and at key phases in the process, we will conduct face-to-face reconnaissance/“listening” meetings with approximately 30-40 individuals in small group interviews over one or two days. Ideal candidates for interview may include community leaders and decision-makers, and representatives from neighborhood associations, the Moreno Valley Unified and Val Verde Unified school districts, major employers, the Chamber of Commerce, commissions, churches, and social clubs.

**Project Website Materials.** According to the RFP, the City will maintain a project page on its website. Dyett & Bhatia will provide website content, materials for period update, and documents in web-compatible format throughout the process.

**E-Newsletters (3).** D&B will design eye-catching and informative e-newsletters at three key stages throughout the process to provide information about the project, products, and upcoming outreach events.

**Media Relations/E-Updates.** Short updates at key points in the process will be posted on the project website and designed to be distributed via email to inform the public about the planning process. These updates will describe opportunities for participation, and provide information about community workshops, key issues, plan alternatives, and policy recommendations. Messages will include graphics, photos, and illustrations to be eye-catching. It is anticipated that these will be developed six or seven times in the process. VMA will incorporate the e-updates as press releases to local publications, and social media (Nextdoor, Facebook).

**Internet-Based Surveys (2).** We will conduct two online surveys during the visioning and alternatives stages of the process to get community input on visions, priorities, key issues, and preferences. In addition to standard checkbox questions, open-ended questions and potentially map-based ones could be included—Dyett & Bhatia has vast experience with conducting citywide surveys in conjunction with general plan updates using a variety of methods (direct mail in, online, and phone).

**Planning Commission and City Council Meetings and Hearings (10).** Decision-makers will be involved at key stages in the process to ensure there are no surprises at the end. Three Planning Commission meetings, one City Council meeting, and two joint sessions are envisioned throughout the process,

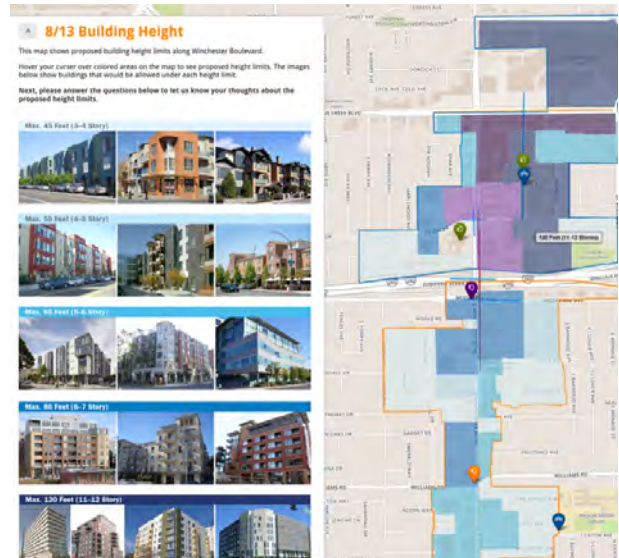
with an additional four hearings budgeted through the adoption process.

**General Plan Advisory Committee (up to 9 meetings).** The GPAC will be composed of members representing a broad segment of community interests (including residents, businesses owners, and others) to serve as a sounding board, taking some heat off the decision-makers by helping to resolve key issues, and serve as ambassadors to the broader community. The GPAC will meet up to seven times throughout the planning process.

These are, again, suggested outreach components that are part of our scope/budget. We would be happy to modify and tailor our community engagement program to best meet Moreno Valley’s needs.



*Our robust public participation strategy includes workshops, online surveys, pop-up events, and several other outreach strategies.*



# 3 TEAM INFORMATION AND QUALIFICATIONS

## 3.1 DYETT & BHATIA FIRM OVERVIEW

Dyett & Bhatia is a California corporation based in Oakland (about 430 miles from Moreno Valley), operating for the past 40 years. We are uniquely focused on urban planning, and have maintained a consistent staff size of approximately 22 over the past decade, enabling us to offer deep expertise combined with personal attention of firm partners to all assignments. Our expertise includes general plans, specific plans, zoning, and environmental review. We conduct analysis and develop policies on a range of planning topics from land use and urban design, to economic development, historic preservation, sustainability and social equity. We believe that plan-making is a collaborative effort involving a diversity of stakeholders, and are deeply committed to active community participation in the planning process. Dyett & Bhatia has won 18 awards in the last five years alone from the American Planning Association—including national awards for sustainability and for innovative outreach for general plans.

Dyett & Bhatia has prepared general plans and EIRs for over 70 California cities and counties. Our recent Southern California work includes general plans for the Cities of Redlands, Diamond Bar, Carson, Carlsbad, Santa Monica, and San Diego, as well as zoning codes for the Cities of Long Beach and Pasadena as well as the County of Orange. Dyett & Bhatia has extensive experience preparing optional general plan elements on a range of topics beyond those required by California state law, including Community Design, Historic Preservation, Economic Development, and Environmental Justice. We prepared the very first Health Element for a General Plan that was adopted in California, which won the National Planning Achievement Award for Environmental Planning in 2013 from the American Planning Association. We are currently preparing optional Environmental Justice, Economic Development, and Sustainability elements for the City of Sacramento; optional Economic Development, Community Health and Sustainability elements for the City of Carson; optional Community Health and Community Character elements for the City of Diamond Bar; and many others. Dyett & Bhatia has also prepared numerous Climate Action plans for California Communities, including recent efforts in the Redlands and Diamond Bar. Four recent representative project examples are included in this chapter, with additional project examples and references in Appendix A.



Recent General Plans and Related EIRs	
<i>Underway</i>	
<ul style="list-style-type: none"> <li>• Carson</li> <li>• Diamond Bar</li> <li>• City of Napa</li> <li>• Princeton-by-the-Sea</li> </ul>	<ul style="list-style-type: none"> <li>• Dixon</li> <li>• Pacifica</li> <li>• Sacramento</li> </ul>
<i>Completed</i>	
<ul style="list-style-type: none"> <li>• Belmont*</li> <li>• Fresno</li> <li>• Woodland*</li> <li>• Los Banos</li> <li>• Carlsbad*</li> <li>• Santa Monica*</li> <li>• South San Francisco*</li> <li>• San Bruno</li> <li>• Santa Clara</li> <li>• Milpitas</li> <li>• American Canyon (EIR only)</li> <li>• San Pablo*</li> <li>• Castro Valley</li> <li>• Rohnert Park*</li> <li>• Redlands*</li> <li>• Santa Rosa</li> <li>• Petaluma</li> <li>• Visalia</li> <li>• Santa Fe (NM)</li> </ul>	<ul style="list-style-type: none"> <li>• Yuba City</li> <li>• Chico*</li> <li>• San Diego (Encanto &amp; Southeastern)</li> <li>• Turlock (twice)*</li> <li>• Lodi*</li> <li>• San Diego (Mission Valley)</li> <li>• Lemoore</li> <li>• Daly City (EIR only)</li> <li>• Colma (Land Use and Urban Design Strategy only)</li> <li>• Emeryville*</li> <li>• Concord</li> <li>• Alameda (twice)</li> <li>• San Ramon*</li> <li>• Vacaville*</li> <li>• Pittsburg (twice)*</li> <li>• Porterville*</li> <li>• St. Helena</li> </ul>

\*APA award-winner

Dyett & Bhatia has a proven track record of successfully completing general plan projects on time and on budget. We are skilled at managing complex, urban projects having led major assignments for large cities such as San Diego, San José, Long Beach, Portland, and Honolulu within the last year. Our approach to project management is predicated on close coordination with City staff over the full term of the project. We have programmed regular status meetings with staff into our work plan to ensure that we identify issues early and address them promptly.

We track and report progress on an ongoing basis with a variety of project management tools, including: critical path schedules; action items lists that identify needed actions, assign responsibility, and establish deadlines for completing them; and monthly progress reports that document tasks completed and detail upcoming meetings and deliverables. We will also coordinate closely with staff in preparing for and conducting public meetings at major milestones in the process to ensure that community input informs the process and that content is vetted with City decision-makers incrementally throughout the process. This is essential for building consensus around core elements of the plan, avoiding unexpected surprises later in the process, and streamlining adoption and certification.

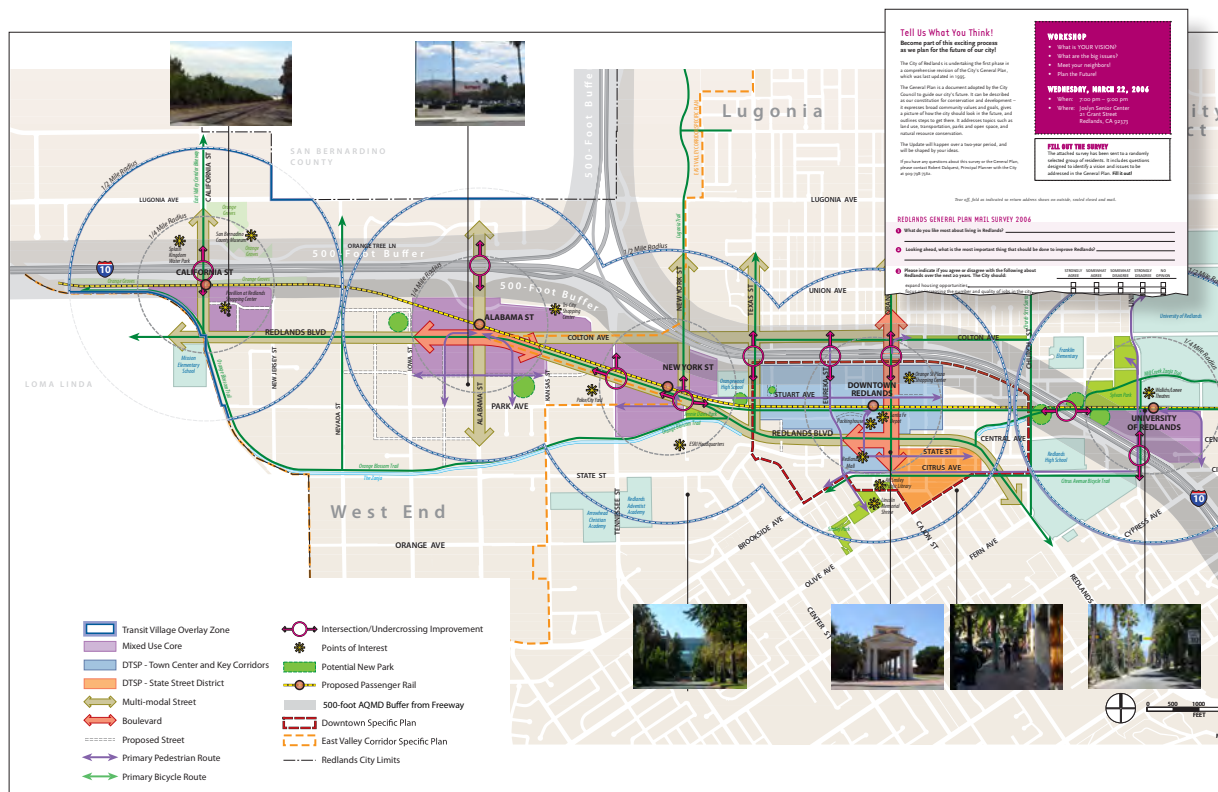
# Redlands General Plan, Climate Action Plan, and EIR

REDLANDS, CALIFORNIA  
 ADOPTED DECEMBER 2017  
 APA Inland Empire Chapter  
 Award of Excellence,  
 Comprehensive Planning,  
 Small Jurisdiction (2018)

The City of Redlands is known for its unique and historic character, enviable quality of life, and beautiful natural setting. Over the years, successful planning efforts have resulted in the development and preservation of desirable neighborhoods.

The Redlands General Plan is organized around “themes” reflecting community values and principles, developed through extensive outreach that included community workshops, online surveys, and close collaboration with a General Plan Steering Committee and decision-makers. The Plan seeks to maintain compact growth patterns, preserve surrounding open space and the city’s citrus heritage by promoting an “emerald necklace”, and organizes new growth in five mixed-use transit villages centered around the proposed Redlands Passenger Rail (extension to Metrolink). Complete streets, connectivity, sustainability, livability, and community health are priorities.

The General Plan was completed over an intensive two-year effort and adopted by the City Council in December 2017. Dyett & Bhatia also prepared the Climate Action Plan, which shows that with integrated land use and transportation planning and an extensive set of policies promoting sustainability, the City can attain greenhouse gas reduction targets without any additional measures. Optional measures and their impacts are quantified should the City seek to pursue these in future.

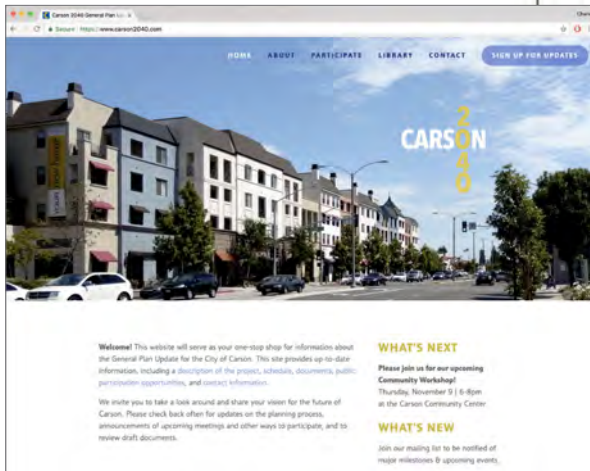


Attachment: Moreno Valley GP Update\_09232019\_Proposal and Scope (3743 : AUTHORIZATION TO AWARD PROJECT-RELATED SERVICES

# Carson General Plan, Zoning Amendments and EIR

CARSON, CALIFORNIA  
ONGOING

Carson, with a population of 95,000, is located about 10 miles south of downtown Los Angeles and three miles north of the Los Angeles and Long Beach ports—the two busiest ports in the country—located side-by-side in San Pedro Bay. The Alameda Corridor, which is the busiest freight corridor in the country linking the ports to the trans-continental rail network, runs through Carson, and has strongly influenced Carson’s evolution as a center of industry and logistics. Dyett & Bhatia is leading a General Plan update that will chart course for a new era of city buildings that fosters sustainability, community health, equity, and creation of walkable places and neighborhoods. Plan preparation is accompanied by neighborhood-scale bilingual outreach. Alternatives were released for public review in summer 2019, and preparation of a Preferred Plan is underway.

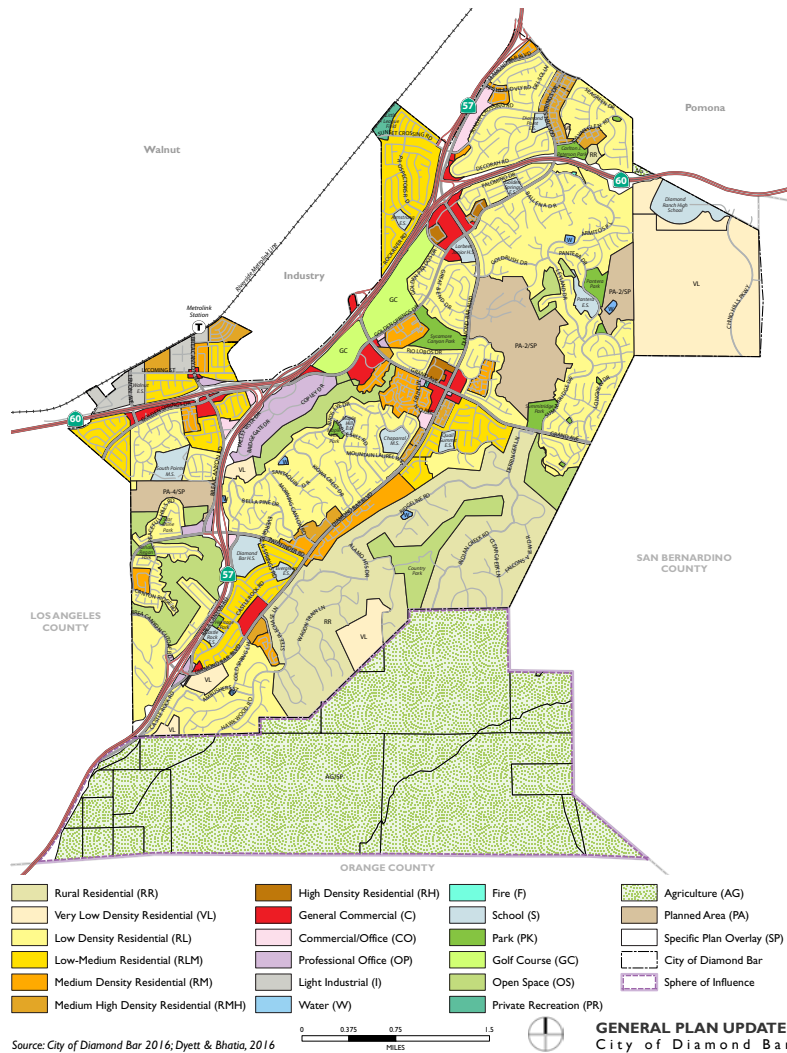
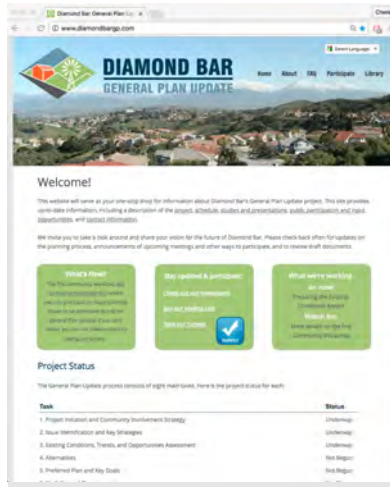


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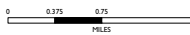
# Diamond Bar General Plan Update, Climate Action Plan, and EIR

DIAMOND BAR,  
CALIFORNIA  
ONGOING

Dyett & Bhatia is leading a multi-disciplinary team in a comprehensive update of the General Plan for the City of Diamond Bar, Public Review Draft of which is dated for release early fall 2019. This is the first update to the City's General Plan since it was originally adopted in 1995. This update will introduce two new elements to the General Plan. The Community Character and Placemaking element will focus on urban design and creation of vibrant new spaces, while the Health and Sustainability element will focus on promoting community wellness, meeting the needs of a changing population, and sustaining the city equitably, fiscally, and environmentally. Dyett & Bhatia is also preparing a Climate Action Plan and a full program EIR.



Source: City of Diamond Bar 2016; Dyett & Bhatia, 2016



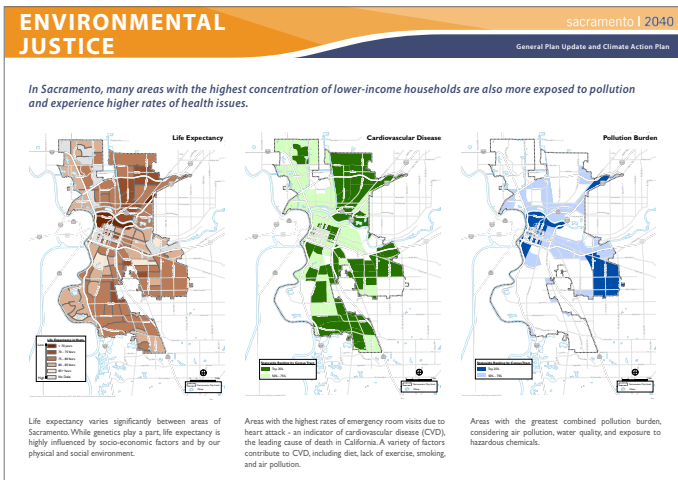
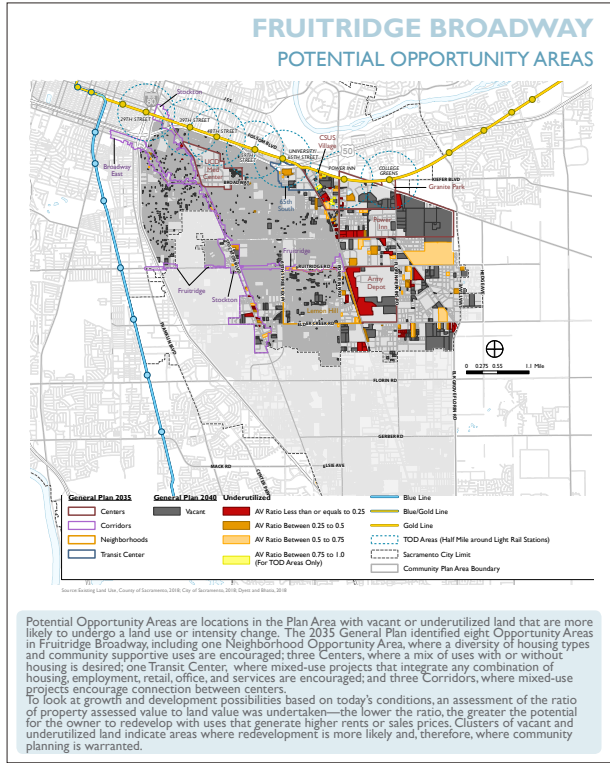
GENERAL PLAN UPDATE  
City of Diamond Bar

Attachment: Moreno Valley GP Update\_09232019\_Proposal and Scope (3743 : AUTHORIZATION TO AWARD PROJECT-RELATED SERVICES

# Sacramento General Plan Update, Climate Action Plan, and EIR

SACRAMENTO, CALIFORNIA  
ONGOING

Sacramento, located at the confluence of the Sacramento and American rivers, is California's fastest growing big city, with a population of 500,000 and a projected increase of 180,000 over the next 20 years. Dyett & Bhatia is leading a team preparing a new General Plan and Climate Action Plan for the city. Extensive community outreach for the plan has revealed community and decision-maker priorities to be carbon neutral by 2045, foster affordable housing, and promote compact development in walkable transit-oriented settings, linked to the city's light rail system. Promoting equitable economic development, social justice, and public health are additional priorities.



Attachment: Moreno Valley GP Update\_09232019\_Proposal and Scope (3743 : AUTHORIZATION TO AWARD PROJECT-RELATED SERVICES

Year	Award (for Dyett & Bhatia)
2018	<p><b>APA California Chapter and California Northern Section Comprehensive Plan Award of Excellence: Small Jurisdiction</b> Belmont General Plan, Village Specific Plan, &amp; EIR</p> <p><b>APA California Sacramento Valley Section Comprehensive Plan Award of Excellence: Small Jurisdiction</b> Woodland General Plan</p> <p><b>APA California Northern Section Award of Merit for Comprehensive Planning</b> Redwood City El Camino Real Corridor Plan</p> <p><b>APA California Inland Empire Section Comprehensive Plan Award of Excellence: Small Jurisdiction</b> Redlands General Plan, CAP, and EIR</p>
2017	<p><b>APA California Northern Section Award of Merit</b> Richmond Zoning and Subdivision Regulations</p> <p><b>APA San Diego Section Award of Merit for Comprehensive Planning</b> Carlsbad General Plan and EIR</p>
2016	<p><b>APA California Chapter and Northern California Section Awards of Excellence</b> Redwood City Community Benefits</p> <p><b>APA San Diego Section Award for Comprehensive Planning</b> Southeastern &amp; Encanto Community Plans</p>

### 3.2 RECON ENVIRONMENTAL

RECON has nearly 50 years of experience in the preparation of complex large-scale EIRs, including numerous environmental documents for general and community plans, general plan elements, and other comprehensive planning documents for agencies in southern California. RECON’s in-depth knowledge of the regulations, policies, and procedures of federal, state, and local agencies, as well as the laws governing environmental documentation, ensures the efficient and accurate preparation of environmental documents. In support of environmental document preparation, the firm has a team of 100 full-time employees, including technical professionals providing air quality/GHG analysis, biological resources, cultural/historic resources, planning and land use, habitat conservation planning, resource agency permitting, wetland delineation, and habitat restoration. Detailed project experience overviews and references are provided in Appendix A. Relevant recent experience includes:

- City of Oceanside General Plan Update/CAP
- City of Encinitas General Plan Housing Element Update (2013-2021) Program EIR
- City of San Diego Uptown, North Park, Golden Hill Community Plan Update EIRs

### 3.3 FEHR & PEERS

Fehr & Peers has specialized in providing transportation planning and engineering services to public and private sector clients since 1985. We develop creative, cost-effective, and results-oriented solutions to planning and design problems associated with all modes of transportation. We offer our clients the right combination of leading-edge technical skills and extensive knowledge of the communities in which we work to deliver comprehensive solutions and superior client service. We are nationally-recognized experts who routinely publish original research, serve on national committees, and teach courses to others in the industry. We do this while maintaining our commitment to translating those techniques into practical solutions. At Fehr & Peers, we take a creative, data-driven approach to each of our practice areas:

- Travel behavior & forecasting
- Multimodal operations & simulation
- Transit planning
- Bicycle & pedestrian planning
- Sustainable transportation
- Freight systems & airports
- Integrated land use & transportation plans
- Conceptual street & trail design
- Transportation engineering & ITS design

Clients hire Fehr & Peers because of our commitment to being the best at what we do. We have a robust, internally-funded research and development program that enables us to develop new analytical methods and advance the state of the practice. Detailed project experience overviews and references are provided in Appendix A. Relevant recent experience includes:

- City of Redlands General Plan Update and EIR
- City of Corona General Plan Update and EIR
- Riverside County Transportation Analysis Model Update | WRCOG



### 3.4 KEYSER MARSTON ASSOCIATES

Keyser Marston Associates, Inc. (KMA) is a full service real estate, financial, housing and economic consulting firm specializing in real estate advisory and evaluation services, and

financial analyses. KMA is known for its creative, pragmatic solutions to complex urban development challenges, including in fiscal and economic impacts, infrastructure finance, public benefits and entitlements, affordable and inclusionary housing, and economic development. The firm's public-sector clients include nearly every major municipality in California, including San Bernardino County and the cities of Moreno Valley, San Bernardino, Los Angeles, Anaheim, Brea, Fullerton, Costa Mesa, Glendale, Pasadena, Burbank and Santa Monica. In addition, the firm has conducted market and fiscal analyses for cities, counties, school districts, water districts and private entities throughout the Inland Empire, Orange County and Los Angeles County. KMA's unique expertise ensures that projects comply with state and local development policies and practices, and are based on a fundamental understanding of real estate markets, valuation and financing. Detailed project experience overviews and references are provided in Appendix A. Relevant recent experience includes:

- City of Brea General Plan Update: market study, pro forma analysis, fiscal revenue assessment.
- City of Anaheim, West Anaheim Specific Plan: market conditions analysis, and other economic and financial services.

### 3.5 VMA COMMUNICATIONS

Located in Claremont, California, VMA Communications is a full-service communications firm of 30 professionals focused on developing increased community awareness and media exposure for our clients by providing professional, high-quality, creative communications services that enhance the quality of life in communities we serve. Started in 1996, VMA specializes primarily in government relations, community outreach, and marketing, as well as public and media relations. VMA is uniquely qualified due to our deep understanding of local and statewide markets, our relationships with local governments across the region, as well as our depth of knowledge related to outreach best practices and project environmental clearance. We are trained in environmental justice requirements and have expertise reaching diverse and disadvantaged populations throughout Los Angeles, San Bernardino and Riverside counties. Detailed project experience overviews and references are provided in Appendix A. Relevant recent experience includes:

- California High-Speed Rail Authority
- City of El Monte
- Whittier Union High School District
- LA Metro
- Orange County Transportation Authority

### 3.6 TKE ENGINEERING

Established in 2000, TKE Engineering, Inc. (TKE) provides turnkey civil engineering services to numerous municipalities throughout Los Angeles, Riverside, San Bernardino, and Orange Counties. Located in Riverside, less than 15 minutes from the City of Moreno Valley, TKE is one of Southern California's premier full-service consulting engineering firms, providing services in construction management, water resources, municipal consulting, and environmental planning. TKE maintains state of the art engineering resources that ensure complete compatibility with our client's resources including computer software compatibility, filing protocol, communications protocol, and survey data. We have established a reputation for thoroughness, rapid turnaround, cost efficiency and overall quality of services. Detailed project experience overviews and references are provided in Appendix A. Relevant recent experience includes:

- City of Diamond Bar Diamond Bar General Plan Update, utilities analysis
- City of Coachella, 2035 General Plan Update Water Supply Assessment
- City of Coachella, 2013 Water Master Plan Update

### 3.7 URBAN FIELD STUDIO

Urban Field Studio is a small firm made of three partners, Jane Lin, Heidi Sokolowsky, and Frank Fuller, who have collaborated as a team for many years prior to forming Urban Field Studio in San Francisco in 2014. Urban Field Studio has extensive experience in Downtown Planning and urban design. Detailed project experience overviews and references are provided in Appendix A. Relevant recent experience includes:

- Victoria Gardens Master Plan, which has emerged as Rancho Cucamonga's downtown
- Anaheim Downtown Plan
- Diamond Bar Town Center Studies (with D&B, in progress)



# TEAM ORGANIZATION

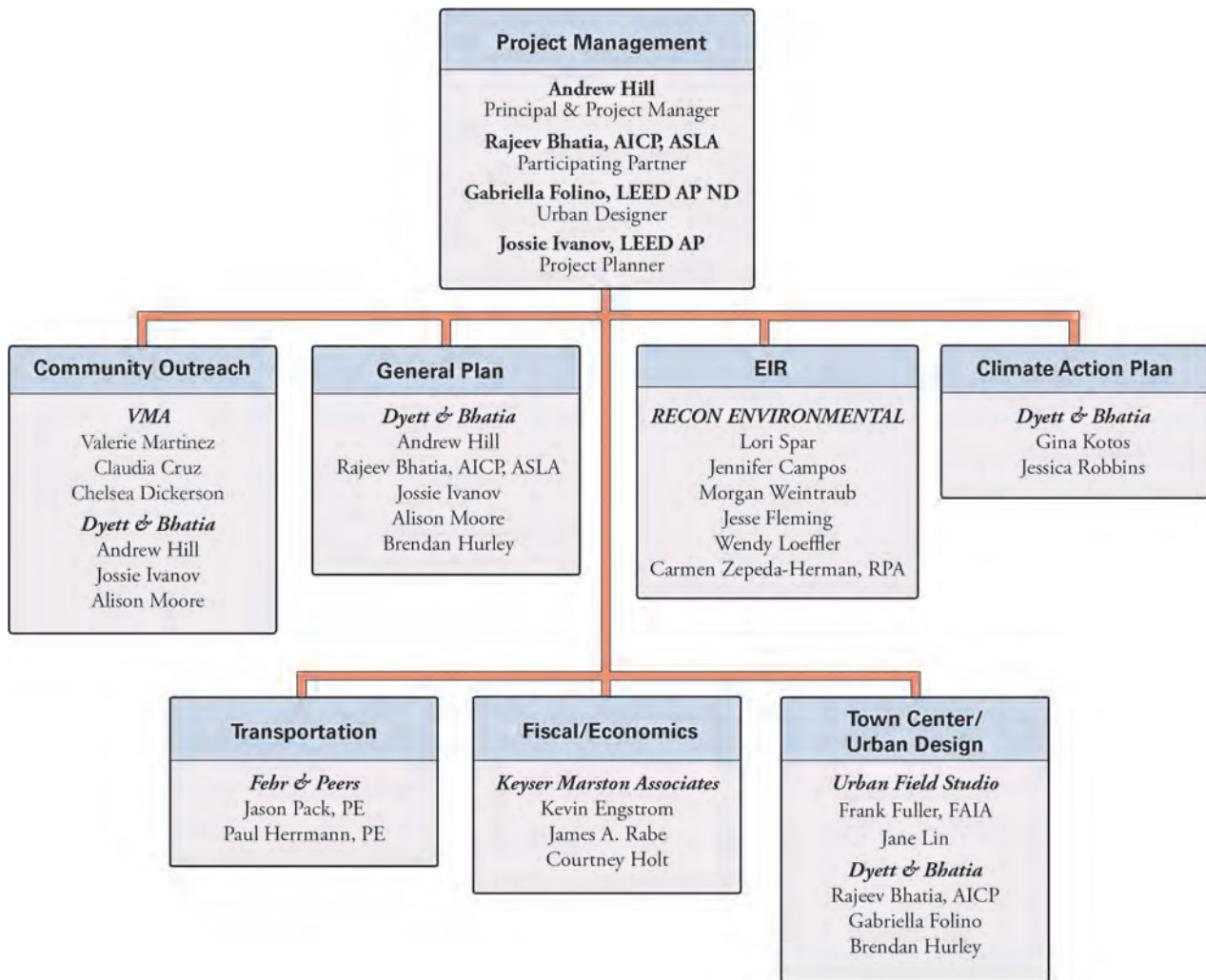
## 4.1 ORGANIZATIONAL CHART

Our team brings extensive collaborative experience on general plans, combined with local familiarity and presence. All of the sub-consultants will report to the project manager at Dyett & Bhatia. All reports and technical analysis by the sub-consultants will be submitted to Dyett & Bhatia, to be integrated into the project deliverables. Dyett & Bhatia will coordinate the format of final documents and will be responsible for the overall consistency of the products.

The team will work collaboratively at key milestones in the project, and will work closely with City staff, stakeholders, and decision makers as needed. We value interdisciplinary collaboration, which allows diverse perspectives and areas of expertise to be brought to bear on the toughest challenges. Team organization and staffing are illustrated below.

The project team and roles are:

- Dyett & Bhatia (D&B), Planning, Urban Design, CAP, and Project Management.
- RECON, Environmental Consultants.
- Fehr & Peers, Transportation Planning.
- Keyser Marston Associates, Economic Strategy and Fiscal Modeling.
- VMA Communications, Public Outreach.
- TKE Engineering, Infrastructure capacity analysis.
- Urban Field Studio, Urban Design.



## 4.2 KEY STAFF

### Dyett & Bhatia

#### Andrew Hill, Principal and Project Manager

Andrew Hill is an award winning urban planner with expertise in land use, transit-oriented development, community engagement, and environmental review. Innovative and collaborative, his work is rooted in a strong commitment to sustainable placemaking and meaningful stakeholder involvement. He has led multi-disciplinary teams in preparing long range plans for communities throughout California, and he possesses over 15 years of project management and leadership experience in the fields of planning, construction management, and engineering. Andrew recently spearheaded preparation of the St. Helena General Plan Update and EIR, seeing the project through to adoption and certification within 15 months from start to finish. With an undergraduate degree in Literature and History and a Masters of Urban Planning from McGill University, Andrew is an accomplished writer with extensive experience authoring a full range of general plan elements, technical reports, press releases and promotional materials. Writing samples are provided in Appendix C.

#### Rajeev Bhatia, AICP ASLA, Project Manager

Rajeev Bhatia is one of the most experienced general plan preparers in California, having led 35 General Plans and related EIRs for California cities, with more than 20 cities in the last 10 years alone. He has extensive Southern California experience, and recently completed the Redlands General Plan and the Climate Action Plan. Current Southern California assignments include general plans for Diamond Bar and Carson, and University Community Plan for the City of San Diego. Other current general plan work includes cities of Napa and Sacramento. He is also an experienced urban designer, having led numerous downtown and transit-oriented plans, including Downtown San Diego Plan, which is shaping one of California's most dynamic, mixed-use districts. His projects have won over 30 awards from the American Planning Association. Rajeev holds an undergraduate degree in Architecture and dual masters degrees in City Planning and Landscape Architecture from University of California, Berkeley. Writing samples are provided in Appendix C.

#### Jossie Ivanov, Associate

Jossie Ivanov is a planner and urban designer with experience working across the disciplines that impact the built environment, including architecture, landscape architecture, planning, historic preservation, urban design, and infrastructure planning. She has worked locally and internationally at a variety of scales, and brings her passion for environmentally-responsible inclusive urban spaces to her projects. Her research interests include landscape conservation, active transportation, urban habitat corridors, green infrastructure, environmental justice, and public water access. Jossie has worked on general plans for the Cities of Sacramento, Dixon, and St. Helena. She holds two undergraduate degrees in Architecture and Arts in Architecture from Rice University, a Master

of City Planning in City Design and Development and Transportation from Massachusetts Institute of Technology (MIT), and a Master of Design Studies in Critical Conservation from Harvard University.

#### Alison Moore, Planner

Alison Moore specializes in healthy communities planning with emphasis on land use, environmental justice, and community outreach. Experienced in general plan development and environmental impact report writing, specific plan preparation, and community engagement, Alison is keenly aware of the relationship between place and health and brings this lens to all aspects of her work. She is working as a project planner for the Pacifica General, Local Coastal Land Use, and Specific Plans, the Sacramento General Plan, and City of Napa General Plan. Alison holds a Bachelor of Arts in Community Health and Sociology from Tufts University and a dual masters degree in City Planning and Public Health from UC Berkeley.

#### Gina Kotos, Planner

Gina Kotos specializes in air quality and climate action planning, as well as environmental planning with emphasis on environmental engineering and policy. She has worked on general plans and environmental impact reports for the Cities of Diamond Bar, St. Helena, Sacramento, and Dixon, and a Climate Action Plan for Diamond Bar. She holds a Bachelor of Science in Molecular Environmental Biology, and a Bachelor of Arts in Public Health from the University of California, Berkeley.

### Recon Environmental

#### Jennifer Campos, Environmental Project Director

Jennifer Campos serves as a RECON Environmental Project Director for CEQA compliance. She leads a team of environmental planners, archaeologists, biologists, noise, and air quality specialists to ensure successful completion of environmental processing requirements for both public agencies and private clients. Jennifer's experience has emphasized the management of environmental review for policy planning documents (general plans, community plans, and specific plans) as well as a full range of large-scale projects including mixed-use, commercial, industrial, and residential developments, urban redevelopment, public facilities, and infrastructure. Relevant recent projects include EIRs for the City of Encinitas Housing Element Update; the City of Oceanside General Plan and Climate Action Plan; and the City of Moreno Valley Rules and Procedures Update project.

### Fehr & Peers

#### Jason Pack, PE, Principal

With 30 years of experience at Fehr & Peers, Jason Pack provides services to clients throughout Southern California and Arizona, with projects from Bakersfield to San Diego, and Phoenix to Long Beach. He has worked on a wide variety of transportation projects, from general plans and specific plans to detailed corridor, interchange, and signal coordina-

tion studies. Additionally, he has applied or developed travel demand forecast models on over 50 projects in the State of California. Jason has had papers/presentations accepted to the TRB National Roundabout Conference, the ITE National Conference, and the California APA Conferences. He also teaches two classes for the ASCE national webinar series on Roundabout Feasibility Assessment and Process of Signal Coordination and holds degree in Civil Engineering from the University of California, Davis. His role in the project will be Principal-In-Charge.

### **Paul Herrmann, PE, Project Manager**

Mr. Herrmann has ten years of experience in transportation engineering and transportation planning, including work on recent general plans for the Cities of Redland, Corona, and Diamond Bar. Prior to his work at Fehr & Peers, Paul worked at the City of Corona in the Traffic Engineering Department. He has assisted in and managed a wide variety of projects including general plan/circulation element updates, CEQA and SB 743 projects, traffic studies, traffic forecasting, parking and circulation studies, and long range development plans. Mr. Herrmann has experience working with AutoCAD, SimTraffic, Synchro, TransCAD and many other transportation software programs. Mr. Herrmann also has experience designing striping plans, traffic signal plans and traffic control plans.

### **Keyser Marston Associates**

#### **Kevin Engstrom, Senior Principal**

Kevin Engstrom is a Senior Principal in the Los Angeles office of Keyser Marston. For more than 20 years he has provided public and private clients with real estate and financial expertise. Kevin has provided public and private clients with real estate and financial expertise, including: market and financial feasibility studies, fiscal impact analyses, economic revitalization consulting, financial modeling, developer selection and disposition consulting. Projects have included general plan updates, specific plans, master plans, corridor studies, economic development strategies, financial feasibility analyses, and highest and best use analyses. Kevin will lead the market reconnaissance for this project.

### **VMA Communications**

#### **Valerie Martinez**

Valerie Martinez provides strategic public affairs and community outreach expertise, government affairs, and technical infrastructure outreach for a variety of public agencies and private corporations. For more than 20 years, she has provided the political guidance and facilitation to develop hundreds of public infrastructure projects that have strengthened the world of education, transportation, and water management throughout California. Most recently, Val is helping to change the face of transportation in America. She has worked since 2003 with the California High-Speed Rail Authority, providing strategic political guidance and implementation of a solid CEQA/NEPA-focused outreach program to support the design and engineering of the largest public infrastructure project in California in the last 50 years.

### **Claudia Cruz**

Claudia Cruz is a bilingual (English and Spanish) public outreach and communications professional with more than 15 years of experience working exclusively in the public outreach and communications field. She is skilled in developing public outreach strategies and implementing programs that are designed to inform and educate diverse communities and stakeholders and provide a forum for open communication.

### **Urban Field Studio**

#### **Frank Fuller, FAIA, Partner**

Frank Fuller is an architect and urban designer who has practiced in the United States for over three decades. In addition to architectural commissions, he has helped to transform downtowns, town and campus centers into active, pedestrian-oriented places. Much of his career has focused on designing frameworks and strategies that create vital downtowns through transit based development and sustainable community design. He understands the perspectives of public agencies and private developers in building and revitalizing communities. By using a consensus-oriented approach, he integrates multiple interests to create strong public and private realms. Among Frank's numerous notable achievements is the Victoria Gardens Master Plan, which has emerged as Rancho Cucamonga's downtown.

### **TKE Engineering**

#### **Michael P. Thornton, P.E., P.L.S. – Principal in Charge**

Michael Thornton has over 33 years of experience as a civil engineer. He has worked in a variety of engineering roles including contract city engineer and project manager for public works projects including street and traffic improvements, park improvements, bike trail improvements, drainage improvements, water system improvements, wastewater system improvements, and reclaimed water system improvements projects. He has served as Contract City Engineer for the Cities of Upland, El Monte, Calimesa, and Hesperia over the past 10 years, presenting to City Councils and at other public meetings and managing major infrastructure development projects.

# 5 PROPOSED SCOPE OF SERVICES

This section outlines our proposed work program for the City of Moreno Valley Comprehensive General Plan Update (GPU), and EIR. The program is organized into nine tasks, including preparation of a Climate Action Plan. In addition, there is an Optional Task at the end of the scope to prepare a General Plan/Zoning Consistency Framework, in order to expedite the update and adoption of a Zoning Code consistent with the General Plan.

The task-by-task descriptions that follow present our approach to community outreach, data collection, alternatives analysis, policy formulation and preparation of documents. Each task description includes a purpose statement at the beginning in italics followed by a detailed description of deliverable formats and content.

Initials in parentheses identify the lead firm for each sub-task:

- D&B: Dyett & Bhatia, Urban and Regional Planners
- F&P: Fehr and Peers, Transportation Planners
- RECON: RECON Environmental, Environmental Consultants
- KMA: Keyser Marston Associates, Market Demand/Fiscal Analysis
- VMA: VMA Communications, Public Outreach and Facilitation
- UFS: Urban Field Studio, Architecture and Urban Design
- TKE: TKE Engineering

## Phase I: Project Initiation, Visioning, and Issue Identification

### TASK 1: PROJECT INITIATION, VISIONING, AND ISSUE IDENTIFICATION

*Objective: The consultant team will engage with City staff and other appropriate representatives to understand key issues, organize background materials and data, and clarify the work plan.*

- 1-A Conduct a Kick-Off Meeting with City Staff/Bus Tour (Team).** Meet with key staff members to discuss their ideas and aspirations for the project. At this meeting, data sources will be identified, roles and responsibilities (including those of the Project Manager and Creative Writer) will be clarified, and communication protocols will be established. Following the kickoff meeting, we will tour the planning area with staff.
- 1-B Review Background Information (Team).** The consultants will review materials including the current General Plan, 2014-2021 Housing Element, Specific Plans, and any other relevant plans/documents, such as regional planning documents, major development projects, and public

facility plans. The consultants will also become familiar with existing conditions and community character, and the history of community input processes to date.

- 1-C Prepare GIS Database (D&B).** We will use pertinent documents and GIS data provided by City staff to prepare base maps showing existing roads and rights-of-way and surrounding land uses. Additional maps will be produced as part of the existing conditions analysis (Task B).
- 1-D Detailed Public Participation Program and GPAC Formation (D&B, VM).** A public participation program will be developed in coordination with City staff, using the components identified in the following tasks. The program will outline topics and estimated dates for all public meetings, public workshops, decision maker meetings, and other outreach tools, as well as strategies for noticing and communication. 10 hard copies and 1 electronic copy of both the Draft and Final Public Participation Program will be provided. During this task, we will also assist the City with formation of the GPAC as needed.
- 1-E Project Logo (D&B).** To set the foundation for the community engagement effort and project-related materials (print and digital), D&B will design a logo to uniquely identify the Moreno Valley GPU. The logo will be used on all project documents and outreach materials. We will develop a few logos for the City to choose between.
- 1-F Project Website Materials (D&B).** D&B will prepare a webpage that the City will maintain on its website. The site will meet four primary purposes: 1. Provide general information about the project, such as purpose, schedule, "General Plan 101", and FAQs; 2. Serve as a regularly updated library of project documents, presentations, and meeting materials as they are completed; 3. Alert the public to upcoming meetings and other means of participation; and 4. Provide opportunities to engage and provide input in creative and convenient ways at various points in the process. Social media and online engagement platforms (e.g. online survey) will link to and be accessed from this site.
- 1-G Monthly Progress Reports (D&B).** Throughout the process, monthly progress reports will be prepared to provide updates on project status and identify any potential risks to the scope or budget.

Meetings	Products
<ul style="list-style-type: none"> <li>• Kickoff Meeting and tour with staff</li> </ul>	<ul style="list-style-type: none"> <li>• Public Participation Program</li> <li>• Draft and Final Logo</li> <li>• Project Website Materials</li> <li>• Monthly Progress Reports</li> </ul>

## TASK 2: VISION AND ISSUE IDENTIFICATION

*Objective: The objective of this task is to engage the community in strategic visioning and priority setting. The team will work to identify and understand community concerns to establish a coordinated and realistic direction for the future. Leveraging our extensive experience in community visioning efforts, we will lead a community outreach program that reaches and engages a broad range of citizens, generates a constructive dialogue, and addresses the core attributes that a general plan can shape: land use, transportation, fiscal and economic health, physical character, and community identity. We will engage the community on specific aspects of the GPU, including their preferred direction for major land use changes, circulation facilities, and others.*

- 2-A GPAC Meeting #1 (D&B).** At this first meeting, GPAC members will be introduced to the GPU. GPAC's role for the GPU, and overall meeting schedule with topics for each meeting will be reviewed. City staff and Consultant will describe the effort, timeline and milestones, and get feedback from decision-makers on (1) What they see as key priorities and issues, and (2) Ideas on outreach to stakeholders, community workshop, and any questions they want to see included as part of the community survey.
- 2-B Kickoff Workshop with Planning Commission/City Council (D&B).** In a joint session of the Planning Commission and City Council, we will kick off the project with decision makers and seek their input on vision, goals, and priorities for the GPU overall and any identified key issues in particular.
- 2-C Stakeholder Identification and Interviews (D&B).** Representatives of public agencies, major property owners, cultural groups, Planning Commission and City Council members, etc. will be interviewed. Our budget provides for up to 16 small group meetings of 3-4 interviewees each over a three-day period. This will also provide an opportunity to speak directly with landowners and/or businesses in areas where land use changes are being considered. Comments and input from the stakeholder meetings will be summarized in a memorandum. City staff will help identify stakeholders for this task.
- 2-D Tribal Outreach (D&B).** Pursuant to SB 18 and AB 52, we will provide support for the City's notification of the Native American Heritage Commission of the planning process and assist the City in contacting tribes with interests in the planning area.
- 2-E Media Relations/E-Updates (VMA).** VMA will ensure that the City utilizes available and popular media forums. Additional research will be completed to identify which sources Moreno Valley residents use, particularly via social media or online, with attention paid to Spanish media outlets. VMA will prepare press/e-news releases approximately six or seven times over the duration of the project to be distributed to local media and posted on the project website and other appropriate outlets. VMA will also design (print and mail will be provided by D&B if necessary) meeting notices, display ads, and provide social media content for the City to post on its Nextdoor and Facebook pages to announce key milestones and community workshops. VMA will design a template in MailChimp to send out e-updates.
- 2-F E-Newsletter #1 (D&B).** The kickoff newsletter will introduce the process, and invite community members to participate in the workshop and take the survey. We will provide an email-ready file to the City. If the City has a mailing list and can provide this in an appropriate format, D&B will send out the newsletter electronically using software such as Mailchimp.
- 2-G Community Workshop #1: Vision, Issues, and Priorities (VMA, D&B).** The first workshop will be held at the inception of the GPU process to introduce the planning effort and encourage participants to articulate the issues challenging the community, express values about what is important, and think in visionary terms about opportunities for the future. The project team will conduct the workshop using visual and interactive tools to engage the community in a discussion about existing conditions and the future of the city. We strongly believe that depicting information graphically with maps and images makes the work more easily understood, more engaging for participants, and more concise. Our highly-skilled in-house graphics staff has extensive experience with GIS, graphic design, and 3D modeling and will prepare high-quality visual material for use in the process. Results of the workshop, and the online engagement component, will be summarized in a memo and will be the foundation for a Vision Statement. D&B will provide content (maps, photos and text) for the workshop posters. VMA will print the maps, and design and print flyers and posters used at the workshop. The same materials can be used at the pop-up events.
- 2-H Online Survey #1 (D&B).** D&B will design and conduct an online visioning survey using Maptionnaire (which enables people to draw or add notes on maps with a Google maps background), Survey Monkey, or a similar platform. The survey will be announced at the workshop, through online and social media outlets, and the City's email databases. The survey will be designed to help people identify and rank their top issues and priorities for the city's future. The survey will use visuals and maps to help community members participate in the survey in a fun, engaging manner.
- 2-I Additional Outreach Meetings (11) (VMA).** VMA will work with the consultant team and City staff to plan and design outreach campaigns for up to 11 additional neighborhood meetings or pop-up events. Leaving these meetings flexible will allow us to strategically adapt to any changes and opportunities throughout the process. For example, there may be a special event in the City that occurs at the time of a major milestone in the GPU process where a GPU booth at the event may help attract

more participants to the planning process. Or there may be particular neighborhood groups, businesses, practitioners, strategic advisors, or other stakeholders that we may want to engage at strategic times. GPU booths can also “piggyback” on standing events or meetings, such as farmers markets, back-to-school nights, parent meetings, sport league opening days, or ethnic celebrations. Spanish translation will be provided, as needed. VMA will conduct up to 10 additional neighborhood or pop-up meetings at strategic times to educate, rally and encourage local participation in the GPU effort.

- 2-J **Community Vision and Guiding Principles (D&B).** Results from the initial outreach activities will be synthesized in the form of a graphics-rich, visually-engaging Community Vision and Guiding Principles document with images, maps, and photos to illustrate the vision. The vision will be aspirational, and the Guiding Principles will confirm existing goals in the current General Plan or outline how these will be modified and tailored to reflect the specific issues of this update. This standalone document will also be incorporated into the General Plan Update.
- 2-K **GPAC Meeting #2 (D&B).** At this second meeting of GPAC, D&B will present the results of the survey and community workshops, present a working draft of Vision and Guiding Principles, and get feedback for finalizing these.
- 2-L **Joint Meeting of City Council and Planning Commission #2.** At this joint meeting of decision-making bodies, Consultant will present results of the outreach, as well as the findings of existing conditions analysis (from Task 3). The emerging Vision and Guiding Principles will be presented and feed-back used for finalizing this. Ideas will be sought for alternatives.

Meetings	Products
<ul style="list-style-type: none"> <li>• GPAC Meetings #1 and #2</li> <li>• Planning Commission and City Council Joint Study Sessions (2)</li> <li>• Stakeholder Interviews (up to 16 individual or small group meetings over three days)</li> <li>• Community Workshop #1</li> </ul>	<ul style="list-style-type: none"> <li>• Stakeholder Interview Memorandum</li> <li>• E-Newsletter #1</li> <li>• Community Workshop Memorandum</li> <li>• Online Survey, and Results Memorandum</li> <li>• Community Vision &amp; Guiding Principles (Drafts for GPAC and for Decision Maker Review, and Final)</li> </ul>

### TASK 3: EXISTING CONDITIONS

*Objective: The objective of this task will be to comprehensively assess the city’s existing land use characteristics, economic position, circulation network, environmental resources and constraints, and assess likely future growth and development capacity. This assessment will inform the identification of key issues and opportunities that the GPU should address. Data collected will be used to prepare the EIR environmental settings. We will prepare findings in a concise and user-friendly reports, emphasizing maps and graphics that present physical data clearly.*

Information compiled will be outlined in formats as follows:

- **Technical Background Reports.** Separate technical reports will be prepared for each of the topics, described in more detail in Task 3-A.
  - **Environmental Conditions Report.** For environmental topics not covered in technical reports, an Environmental Conditions Report will be prepared, emphasizing maps so as to be useful for planning purposes. Details of this are in Task 3-B
  - **Land Use and Built Form Report.** This report will cover land use, urban design, disadvantaged communities, and environmental justice, as outlined in Task 3-C
  - **Economic Analysis Report.** Described in Task 3-D.
- 3-A **Technical Reports. (RECON, F&P).** To inform preparation of the Existing Conditions, Opportunities, and Challenges Report (Task 3-C) and the EIR (Task 8), technical reports on the following topics will be prepared. 10 hard copies and 1 electronic copy of each report will be provided. These reports may be prepared at the existing conditions stage, or following preferred plan preparation, to enable more informed work which can then be reflected in the GPU and the EIR.
- **Air Quality (RECON).** RECON will prepare a technical study detailing existing air quality conditions and regulatory controls, including those from the CARB and the SCAQMD. The report will present a program-level assessment to determine potential impacts to air quality from implementing projects that could occur as a result of adoption of the General Plan update. The study will identify significance thresholds; evaluate construction emissions based on typical construction scenarios; provide a quantitative operational emissions analysis based on proposed land uses and trip generation data; evaluate the potential for localized CO “hot spots” based on intersection volumes; provide a qualitative analysis of toxic air contaminants (TACs) and odors; a cumulative impact analysis; and evaluate consistency with regional air quality plans. While it is understood that environmental review may occur as future project-specific development proposals are initiated, the study will provide a mitigation framework that can be used to inform and guide future project specific analysis.

The existing condition portion of this effort would be provided concurrent with items included in Task 3B, with modeling and analysis occurring after the proposed land use plan is selected and the transportation analysis results are available.

- *Biological Resources (RECON)*. RECON biologists will compile data to document the biological resources present within the City. This will be based on a review of recent aerial photography to identify any areas within the city that may support biological resources that are regulated by state and federal statutes or should otherwise be addressed as part of CEQA compliance. RECON proposes to investigate and assess the character of these areas through a review of available information including GIS data available from the County of Riverside and data from the California Natural Diversity Data Base which contains records of the occurrences of special status habitats and plant and animal species in the vicinity of the city. RECON will conduct a visual field reconnaissance in select areas to verify the potential for sensitive resources potentially subject to state and federal regulations and CEQA review. Once a land use map is selected the analysis phase of this report will be completed. This will allow for an analysis focus within areas where planned land uses may impact sensitive resources, MSHCP Conservation Area Cores, criteria cells, and/or wildlife corridors. The analysis will address potential impacts to important resource areas such as the nearby San Jacinto Wildlife Area, Mystic Lake, and the March Air Reserve Base property in the western portion of the City. All of this analysis will be presented relative to the Multiple Species Habitat Conservation Plan (MSHCP) for western Riverside County. For example, the Moreno Valley is partially located within Subunits 1, 2, 3, and 4 of the MSHCP, Reche Canyon/Badlands Area Plan and the analysis will evaluate whether implementation of the proposed plan can meet the conservation targets for this area. Evaluation of subunit and cell group conservation objectives would be included. The analysis will identify potentially significant impacts and will develop a mitigation framework that could be applied to future development within the Plan area.
- *Circulation (F&P)*. The analysis will be completed in two phases, with the first phase assessing existing traffic conditions using pre-existing traffic count data supplemented by strategic additional counts for up to 100 locations (15 intersections and 85 roadway segments). Results of the Pedestrian Study recently completed by the City will be summarized and focus areas will be highlighted and included in the General Plan Update. The analysis will also consider opportunities for innovative design and program solutions to improve the mobility, efficiency, connectivity, and safety of the transportation system, such as traffic calming devices, roundabouts, traffic circles, curb extensions, separated bicycle infrastructure, pedestrian scramble intersections, high visibility pedestrian treatments and infrastructure, and traffic signal

coordination. Existing constraints with respect to the roadway network and connectivity in Moreno Valley will be identified and potential opportunities developed for incorporating the requirements of AB 1358 (Complete Streets) and SB 743 (vehicle miles traveled).

F&P will develop study guidelines to meet SB 743 mandate for the use of vehicle miles traveled (VMT) as the method of measuring traffic impacts of the new land use. This will include conducting an educational workshop on SB 743 for City staff, summarizing the recommendations from WRCOG's SB 743 Implementation Pathway project, and what the City's options for level of service are moving forward. F&P will then provide recommendations on thresholds of significance and draft new traffic impact study guidelines for CEQA projects that use VMT as the metric for transportation impacts, and will assist the City in adopting the guidelines and thresholds of significance by the City Council by either resolution or ordinance. This task assumes F&P attendance at decision-maker meetings for adoption of the thresholds.

The second phase of the analysis will be conducted after selection of the General Plan land use map. F&P will summarize the previously developed Existing Conditions analysis and any updated future conditions analysis in a technical Traffic Study. Sub-tasks within this effort will include:

- Intersection and roadway Level of Service (LOS) analysis
- Pedestrian analysis
- VMT analysis
- Review of existing designated truck routes to include select classification counts to determine truck percentages and recommendations for new / modified truck routes
- Consistency with Riverside County's Congestion Management Program (CMP)
- Determination of adequate emergency vehicle access
- Identification of any conflicts with adopted plans or policies regarding alternative travel modes

If impacts are identified, F&P will identify potential mitigations. As with most General Plans, it is assumed that the roadway system will be designed so that the General Plan is self-mitigating in that there is sufficient capacity in the roadway network to accommodate any projected growth (or that policies reflect the anticipated service levels that will occur). If this self-mitigation is not the case, additional mitigation measures (where feasible) will be identified for any deficient analysis locations. If necessary, the General Plan will be updated to reflect these additional mitigation measures should any be identified.

- *Neighborhood Character (D&B, UFS)*. D&B and UFS will prepare a technical report on urban

design and neighborhood character, including an analysis of the existing street grid and architecture in different neighborhoods.

- *Noise (RECON)*. RECON will prepare a noise technical study. To create a baseline, measurements of ambient noise at up to 15 locations throughout the City will be taken. Existing noise sources will be identified along with areas considered to be sensitive to excessive noise. Existing City, State and federal regulations governing noise will be summarized. The analysis will consider the effect of stationary and mobile source noise resulting from build-out of the GPU. Data required to complete noise modeling will be taken from the transportation analysis and will include existing and future volumes on local roadways and freeways. Potential impacts to noise sensitive receptors will be evaluated in addition to potential impacts associated with construction noise. Noise sources are anticipated to include freeway noise, road noise along heavily traveled roadways in addition to noise associated with MARB operations. Warehousing noise can also pose an issue where they are located in proximity to sensitive receptors and the analysis will consider whether the proposed GPU includes adequate policy framework to address potential noise impacts associated with warehouse development.
- *Traffic and Circulation (F&P)*. Please see the description of the existing conditions analysis of traffic and circulation in Task 3C below.

**3-B Environmental Conditions Report (RECON; D&B).** For some specific environmental topics not covered by technical reports, an Environmental Conditions Report will be prepared, emphasizing mapped information. These will be as follows:

- *Public Safety (D&B)*. D&B will prepare a study based on information from the City, Police and Fire Departments, and existing plans and report on public safety service standards, staffing, budget, opportunities, and constraints.
- *Parks, Schools, and Public Facilities (D&B)*. D&B will research parkland and recreational open space availability and accessibility; areas with deficits; and potential opportunities for expansion. Additional public facilities, including schools, libraries, and cultural and civic facilities will also be assessed. GIS-based analysis of accessibility to parks and public facilities will be conducted.
- *Infrastructure and Utilities (TKE)*. Summarize wet utilities (water, wastewater, recycled water, storm drainage) capacities given existing and already planned growth, and issues in the city. Summarize status of existing plans for these efforts.

**3-C Existing Conditions, Opportunities, and Constraints Report (D&B, Team).** A report will be prepared providing a detailed analysis of baseline conditions, and identifying prevailing opportunities and constraints for the GPU. This will set the stage for alternatives analysis and policy formulations. 10 hard copies and 1 electronic copy will be provided. The report will contain extensive graph-

ics, using maps and charts, along with supporting text, and will address the following topic areas:

- *Executive Summary (Team)*. The executive summary will highlight the report's key findings in a summary matrix that will include planning implications, opportunities, challenges, and constraints.
- *Community Overview (D&B, KMA)*. This section will feature a community snapshot that includes housing, population, social, and other relevant demographics, as well as neighborhood crime statistics.
- *Land Use (D&B)*. The land use and urban design analysis will catalogue existing land uses and building typologies in and around the planning area based on available GIS information from the City, County Assessor's records (to be provided by City) and focused windshield surveys; highlight historical growth patterns; contain an inventory of planned development by land use based on available data; and review existing zoning, General Plan, and other regulations. Opportunity sites will be identified at the parcel level based on fieldwork and land value analysis to determine realistic opportunities for new development.
- *Disadvantaged Communities/Risks (D&B)*. Per requirements of SB 1000, the analysis will also include identification of disadvantaged communities, and analysis of health risks and other topics in those communities. Disadvantaged Unincorporated Communities will also be identified, and public services to these communities will be assessed, per SB 244.
- *Fire Protection (RECON)*. Existing regulations applicable to fire protection will be summarized. Various fire hazard zones within the City as identified by the California Department of Forestry and Fire Protection (CalFire) with its Fire Resource and Assessment Program (FRAP) mapping will be identified. Existing City fire stations and resources will be identified, as well as areas of existing and future concern for fire protection and fuel modification.
- *Geology and Seismicity (RECON)*. The City is located in a seismically active area and will need to consider adequate protection from natural disaster (e.g., earthquakes, liquefaction, ground acceleration, and ground rupture). RECON will complete literature reviews to identify potential geologic and seismic issues such as strong ground shaking associated with nearby active faults (i.e., San Jacinto Fault splays in the eastern portion of the City), and the secondary seismic hazards of liquefaction, and slope stability. Other local geologic issues include expansive soils (i.e., soils with high shrink-swell potential). RECON will prepare a description of existing soil and geologic conditions in the City based on available data. Existing regulations and plans applicable to geology and seismicity such as the City's Municipal Code and Local Hazard Mitigation Plan will be summarized. No geological fieldwork is proposed.



- *Hazardous Materials (RECON)*. RECON will conduct a search of available databases (e.g. Regional Water Quality Control Board and the Department of Toxic Substances Control Envirostor database) to identify hazardous material sites in the City. RECON will further characterize the general types of hazmat sites and identify those that would have the most critical influence on land uses and planning in the City. Airport hazards and mapping will be identified from the March Air Reserve Base (MARB)/March Inland Port (MIP) Airport Land Use Compatibility Plan (ALUCP).
  - *Hydrology, Flooding, and Watersheds (RECON)*. RECON will provide a summary of existing conditions related to hydrology, flooding and watersheds in Moreno Valley. This will include a summary of existing regulations addressing flooding, hydrology and water quality. Important natural and man-made drainages in the City will be identified in addition to areas of potential flooding. The overall watershed characteristics of the region and City will be described. Information related to water quality concerns and impaired water bodies will be provided.
  - *Infrastructure (RECON)*. A summary of the City's water and sewer infrastructure that supports existing land uses will be identified. Major deficiencies that would need to be eliminated to serve future land uses would be identified. Existing service provider facility plans would be reviewed such as the Edgemont Water Master Plan. This information will be based on a review of secondary source information and technical information to be provided by TKE.
- 3-D Market Analysis (KMA)**. KMA will provide an overview of the market characteristics exhibited by the residential, office, industrial, hospitality and retail uses in the market area. Based on the assessment of current market conditions KMA will identify development opportunities and constraints for these land uses. To that end, KMA will:
- Review real estate market conditions including: sales prices, sales activity/absorption in the region, current rents, marketplace voids and recent/proposed developments.
  - Collect population, household and employment growth projections for the market area and region.
  - Review current retail sales in the City, Market area and County.
  - Review existing employment and business patterns in the County and the market area to gain an understanding of the mix of jobs suited for new development and the demand they could generate.
  - Summarize countywide employment patterns and identify key industries with strong pay levels.
  - Prepare a surplus/leakage analysis for the market area to identify the type and scope of retail development that could be supported in new development.
- 3-E Prepare Economic Development Strategies/Policy Framework (KMA)**. KMA will assist in the identification of economic and financial strategies that can be used to promote the City's economic development goals. The strategies that will be considered (a number of which are likely already utilized by the City) include:
- Identify mechanisms to promote key "opportunity" industries.
  - Assessment district formation for operation and maintenance of public improvements.
  - Expedited development processing and revised development fees to accelerate desired projects.
  - Property tax increment or site specific public revenues
  - Tax-exempt bonds/Low Income Housing Tax Credits (low income housing projects).
  - Enhanced Infrastructure Financing Districts
  - Available grant programs from agencies such as: SCAG, Riverside Transit Agency (RTA), the local TUMF development impact fees, State Cap- and-Trade/California Air Resources Board funds and those available from the Strategic Growth Council, just to name a few, will be identified for providing infrastructure for improved road and highway systems, transit, bicycle and pedestrian infrastructure and other necessary public facilities.
- 3-F Present Background Reports and Analysis to GPAC/Brainstorm Land Use/Transportation Ideas (GPAC Meetings #3)**. This is expected to be a three to four hour workshop, where results of the assessment and key emerging issues will be presented. The bulk of the time will be reserved for hands-on brainstorming for land use/transportation ideas that encapsulate the community's long-range vision. The discussion will also be used to start fleshing out concepts and policies for key topics, as well as incorporation in General Plan policy.
- 3-G. Present Existing Conditions, Opportunities, and Challenges Report Findings to Decision-makers (D&B; Team)**. *This will be done as part of Task 2.L*

Meetings	Products
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- GPAC Meeting #3
- Technical Reports
- Existing Conditions, Opportunities, and Challenges Report (Draft and Final)
- Economic Development Strategies/Policy Framework

## Phase 2: Options and Strategies

### TASK 4: ALTERNATIVES

*Objective: In this task, we will formulate three plans illustrating alternative land use, circulation patterns, and community design for the city, focused on opportunity sites identified in the existing conditions research. Additionally, a comprehensive evaluation of the alternative plans will be conducted, so informed decisions can be made. This will include analysis of traffic impacts, infrastructure, fiscal impacts and population/employment growth.*

**4-A Preliminary Alternative Plans (D&B, UFS).** D&B, with technical assistance from UFS, will prepare up to three alternatives for land use, circulation, and community design in “sketch plan” form. The alternatives will reflect findings from the issues, opportunities, and constraints determined in Task 3; incorporate feedback from community members and decision makers during the previous tasks; and offer real choices for future growth and development. Alternatives will focus on alternative land uses and mixes, building intensity, and locations for potential redevelopment and intensification, and explore issues related to the establishment of town centers, revitalization of key corridors, neighborhood conservation, and economic development. They will incorporate any relevant recommendations from the Nason Study and Healthy Community planning efforts.

Concepts related to connectivity and transportation will be also explored.

**4-B Finalized Alternatives (D&B).** Preliminary alternatives will be refined following the review of City Staff.

**4-C Alternatives Evaluation (Team).** We will quantify the draft alternatives’ impacts. Relative merits and disadvantages of the alternatives will be assessed, and a short report prepared discussing the findings and implications. 10 hard copies and 1 electronic copy will be provided. Topics will include:

- *Land Use, Population, and Employment (D&B).* Comparative impacts in terms of population, jobs/housing balance, and other factors of concern will be prepared in narrative and tabular form.
- *Economic and Fiscal Implications (KMA).* A fiscal impact analysis will be prepared for up to three land use alternatives with an emphasis on development options within key target areas and

along important corridors. The focus of the fiscal analysis will be on the General Fund revenues and costs, but may include other funds based on discussion with city finance and key service provider staff, such as the Gas Tax Road Fund, park and recreation funds and other services, as identified. KMA will estimate the gross annual recurring tax revenues and subvention revenues to be generated by the build out of the land use plan, which are allocated to the City’s General Fund over 20 years (excludes non-General Fund Revenues). The major revenues anticipated to be quantified, include the following:

- City’s share of annual property tax revenues generated by the area;
- City’s subvention revenues (e.g., motor vehicle in-lieu fees);
- City’s share of sales tax revenues generated by the residential and commercial uses;
- Other revenue sources, and;
- Transient occupancy tax revenues, if any.

The second focus of the analysis is the assessment of annual General Fund operating and maintenance costs related to providing services such as police protection, public works, parks and recreation, and general administration, etc. The major steps or tasks to identify costs are:

- Review and analyze the City’s budget, and other written materials to identify the cost experience and current annual operating expenses incurred by the City in serving its existing population. Identify applicable service standards in the General Plan.
- Prepare a set of basic cost and revenue derived from the City’s budget.
- *Transportation (F&P).* Future traffic forecasts for each of the three alternatives will be generated using a traffic model, which will incorporate the future regional socio-economic data and infrastructure assumptions from the 2016 SCAG Regional Transportation Plan (RTP). Additional detail and refinements will be added within the City of Moreno Valley. The choice of model (RIV-TAM or SCAG) will be made jointly with City staff. A high level assessment of the three alternatives will be performed. Additional detailed analysis, including analysis of innovative traffic calming solutions to support the land use, circulation and design alternatives, will be performed.
- *Infrastructure and Utilities (TKE).* TKE will evaluate up to three alternatives and up to six potential town center sites, preparing high-level utility demand forecasts and identifying upgrades necessary to accommodate town center development for the purposes of evaluating benefits, trade-offs and priorities.

**4-C Media Relations/Announcements (VMA).** Press release/e-mails/social media text announcing draft alternatives and the upcoming alternatives workshop will be prepared.

- 4-D E-Newsletter #2 (D&B). The Community Vision and Guiding Principles, and the alternatives will be introduced, and community members invited to participate in upcoming workshop and survey.
- 4-E Citywide Workshop #2 on Alternatives (VMA, D&B). VMA and D&B will facilitate a second city-wide workshop as an opportunity to present draft land use alternatives and design concepts for realizing the community’s vision. (D&B will present the technical material, while VMA will facilitate.) We anticipate that this exercise will provide an important opportunity for community members and stake-holders to confirm areas for growth and revitalization and areas for preservation. Community members will also be able to comment about how the city’s major opportunity areas should change and revitalize to support the needs of the community and businesses, and ensure the continual provision of high quality services and infrastructure in the future. Interactive exercises, small group discussions, or stations will be organized to get feedback. D&B will provide content (maps, photos and text) for the workshop posters. VMA will print the maps, and design and print the flyer and poster used at the workshop.
- 4-F Online Survey #2 (D&B). D&B will design and conduct a second online survey using Maptionnaire, Survey Monkey, or a similar platform. The survey will be announced at the workshop, through online and social media outlets, and the City’s email databases. The survey will be designed to help people identify preferences among the alternatives. The survey will use visuals and maps to help community members participate in the survey in a fun, engaging manner.

Meetings	Products
<ul style="list-style-type: none"> <li>• GPAC Meeting #4</li> <li>• Citywide Workshop #2</li> <li>• Planning Commission Study Session</li> </ul>	<ul style="list-style-type: none"> <li>• Preliminary and Refined Alternatives</li> <li>• Draft and Final Alternatives Report</li> <li>• E-Newsletter #2</li> <li>• Online Survey on Alternatives Results Memo</li> </ul>

- 4-G GPAC Meeting #4. At this meeting the alternatives and community reaction will be reviewed with GPAC, and ideas sought for a Preferred Plan.
- 4-H Planning Commission Briefing on Alternatives (D&B). Planning Commissioners will be briefed on the alternatives, their impacts, and community and GPAC reaction to them, so that they can provide specific direction on formulating a Preferred Plan.

## TASK 5: PREFERRED PLAN AND KEY GOALS

*Objective: In this task, we will identify the preferred land use plan, and develop a framework for policy development, community enhancement, economic development, and circulation.*

- 5-A Prepare Preliminary Preferred Plan (D&B, UFS). Following the public input and decision maker direction, a preliminary Preferred Plan will be prepared. This will be reviewed with staff and refined as needed. The Preferred Plan will encompass land use, community/urban design, open space, and transportation/connectivity components. 10 hard copies and 1 electronic copy will be provided.
- 5-B GPAC Meeting #5 on Preliminary Preferred Plan (D&B). The preliminary Preferred Plan will be reviewed and refined by the GPAC before commencement of public engagement.
- 5-C Prepare Recommended Preferred Plan and Key Policies (D&B). The preliminary Preferred Plan will be revised to produce a Recommended Preferred Plan in the form of a series of maps and key goals that support the new plan and respond to any gaps or needed updates identified. 10 hard copies and 1 electronic copy will be provided.
- 5-D Present Preferred Plan to Planning Commission. The Preferred Plan will be presented to the Planning Commission at one meeting for preliminary approval and a recommendation for review by the City Council.
- 5-E Present Preferred Plan to the City Council. The Preferred Plan will be presented to the City Council at one meeting for preliminary approval. This decision-maker approved Preferred Plan will provide the basis for development of detailed GPU policies.

Meetings	Products
<ul style="list-style-type: none"> <li>• GPAC Meeting #5</li> <li>• Planning Commission/ City Council Study Sessions</li> </ul>	<ul style="list-style-type: none"> <li>• Preliminary Preferred Plan</li> <li>• Fiscal Impact Analysis Technical Memo</li> <li>• Draft and Final Preferred Plan</li> </ul>

## Phase III: Draft and Final Documents

### TASK 6: DRAFT GENERAL PLAN

*Objective: Prepare the Draft General Plan. Decision-maker approval of a Preferred Plan and key goals (Task 5) will establish a strong foundation to build detailed GPU policies. D&B will strive for brevity and clarity that enables all interested persons to easily see what commitments the City is making, what it*

hopes to accomplish, and whether a proposed project is consistent with the Community Vision. We will include both “guiding policies” (or goals) and “implementing policies,” the latter forming a concrete, realistic, and feasible basis for implementing ordinances or amendments to existing ordinances. Preparation of the Draft General Plan will be conducted in parallel with the Draft EIR, so that any necessary mitigation can be folded into Plan policies to ensure that the Plan is largely “self-mitigating”, although the EIR may include some mitigations that may be applied at project level.

**6-A Prepare Outline (D&B).** A detailed outline for the General Plan (including a list of figures) will be prepared and reviewed with City staff. Topics that will be covered in each chapter will be identified, and a “mock-up” section will be prepared for staff approval.

**6-B Review of Existing General Plan Goals, Objectives, and Policies (D&B, Team as needed).** Per the RFP, City staff has already conducted a review of the existing General Plan goals and objectives, and concluded that “nearly all” have been implemented, no longer apply, or need attention. Rather than going through each policy and deciding which one to keep, our team will craft the new General Plan from whole cloth; where existing goals, objectives, or policies are incorporated or reworded, this will be noted in parentheses. If desired, we can then work “backward” to assemble a matrix of existing goals, objectives, and policies, and check boxes for whether these have been kept, modified, or not carried over.

**6-C (1) Administrative Draft Housing Element (D&B, with VMA).** An Administrative Draft Housing Element will be prepared for staff review. This will include all State requirements; specific focus areas for Woodland include:

- **Housing Needs Assessment.** With input from City staff, review the existing Housing Element and identify information that requires updating with readily available information. We will identify current demographic trends, housing characteristics, and the presence of special needs groups. This information will be used to identify and determine the extent of housing need.
- **Constraints and Resources.** We will update the detailed constraints analysis included in the City’s existing Housing Element, as necessary, based on changes since 2014, identifying any constraints to housing development related to infrastructure availability and environmental conditions.
- **Sites Inventory.** Consistent with State law a sites inventory will be developed that identified that individual parcels, along with potential units at each parcel. This will require revisiting and reconfirming vacant and underutilized sites, buildout assumptions, and calculations. County Assessor data will be used as an initial screen, with aerial photographs and field work, to determine underutilized land, existing uses on potential sites, and

possible constraints. It is anticipated that City staff will help with this task.

- **Housing Plan.** With input from City staff, evaluate the existing Housing Element to determine the need to modify existing programs, introduce new programs, and eliminate obsolete programs in view of the recent state law changes affecting redevelopment. We will describe the role of energy conservation in reducing long-term housing costs and relate to the proposed Climate Action Plan.

**(2) Housing Forum (VMA).** State housing law requires that communities specifically reach out to groups most affected by housing supply and cost, such as the disabled, elderly, large households, and homeless. We would participate in a housing forum of stakeholders, including affordable and market-rate developers and social service providers.

**(3) Prepare and Present Preliminary Draft Housing Element, Planning Commission Meeting #4.** After responding to City staff comments, the public review draft will be presented for review by the Planning Commission before it is modified (as needed) and sent to HCD.

**(4) Send Housing Element to HCD.** Respond to comments and incorporate changes based on decision-maker direction so the Draft Housing Element can be submitted to HCD for review. Coordinate with HCD to gain certification, recognizing that it may take two rounds of review to obtain certification. Revise the Housing Element to respond to HCD comments and prepare a final draft for adopted hearings.

**6-D Prepare Administrative Draft General Plan (Team).**

Each element of the GPU will include background information, goals and implementing policies, and monitoring and evaluation requirements. The implementing policies constitute the General Plan Implementation Program; if desired, these policies could be consolidated into a stand-alone document/matrix for monitoring and evaluation purposes. For each element, meetings with key figures from each department will be arranged as needed. A preliminary General Plan list of elements is described as follows; if desired, the General Plan elements can be structured by “themes” – see for example, the draft [Redlands General Plan](#).

- **Overview and Vision (D&B).** A proactive, aspirational vision, building on Vision and Guiding Principles, will be outlined. Overview of General Plan provided.
- **Land Use Element (D&B).** This element will provide direction on future land uses in the city, as well as conservation and sensitive infill in existing neighborhoods. The element will identify the location and intensity of uses, and provide policies that would result in developments that are appropriate to Moreno Valley’s character and setting, integrated with economic development and revitalization strategies. Topics in the element may include:

- Land use classifications; density/intensity standards (including land use diagram)
  - Population and job holding capacity and jobs/housing balance
  - Key land use strategies and policies for residential, commercial, and industrial areas
  - Policies on Sphere of Influence expansion; specific plan areas
  - *Community Design Element (UFS)*. This may be combined with Land Use or be a standalone element. It will focus on urban design, with goals to enhance community identity and livability, promote town centers, and achieve improved corridor and neighborhood design. Topics may include:
    - Design of town centers and new mixed-use areas
    - Urban design policies for neighborhood design, key corridors identity
    - Design of buildings and districts to promote walkability
    - Improving public realm and city identity
  - *Circulation Element (F&P)*. This element will be closely coordinated with the Community Development Element. The element will update both the Existing and Future Circulation Plan for major roadways within the City as well as identify active transportation opportunities and policies. The impact criteria will be updated to incorporate SB 743 (VMT) and the roadway cross-sections will consider alternative designations based on Complete Streets requirements. Included will be:
    - Existing and Future Circulation Plans
    - Updated Roadway classifications
    - Updated impact criteria incorporating VMT measures as well as/instead of Level of Service (LOS) criteria.
  - *Parks, Recreation, and Open Space Element (D&B)*. This Element will be closely coordinated with the Community Design and Circulation elements. Included will be:
    - Open space for conservation
    - Park standards (size and distribution)
    - Location of new parks and open spaces
    - Key policies and programs for new parkland development
  - *Safety Element (D&B)*. The Safety Element would address:
    - Seismic, geologic and soils hazards
    - Fire hazards
    - Hazardous materials
    - Flooding and drainage
    - Emergency management
    - Noise
  - *Conservation Element (D&B; RECON Support)*. This element will seek to enhance the City's natural resources. Topics to be addressed include:
    - Water quality, watershed management, wastewater, and water conservation;
    - Soils
    - Air quality
    - Greenhouse gases
    - Climate change per SB 379
  - *Economic Development Element (D&B)*. Based on the Economic Development Strategies/Policy Framework prepared in Task 3, D&B will prepare a new Economic Development Element to complement the City's Strategic Plan and Economic Development Action Plan. Goals and policies will aim to diversify employment opportunities, improve quality of life with public amenities and services, retain and attract businesses, improve efficiency of entitlement and permitting processes, ensure sound fiscal management.
  - *Healthy Community Element (D&B)*. D&B will review the Healthy Community Element being prepared by City staff, and make any necessary revisions to ensure consistency with the overall GPU document. Any needed supplemental figures (such as accessibility and walkability) will be prepared and added to the Draft General Plan
  - *Environmental Justice Element (D&B)*. This element will seek to ensure equitable planning processes and outcomes. Topics to be addressed include:
    - Environmental justice per SB 1000
    - Disadvantaged unincorporated communities, as appropriate, per SB 244
    - Community engagement
    - Public health, including pollution-related health concerns and walkability
  - *Implementation and Monitoring (D&B)*. The General Plan implementing policies will constitute the Implementation Program for the General Plan; if so desired, these can be assembled into an independent document/matrix, so implementation can be tracked or included programs easily prioritized. In addition, statutory requirements for annual GPU reports will be included. Major capital improvements resulting from the GPU—parks, streets, water/wastewater system improvements—can also be compiled into a list, so that the City can prioritize timing and improvements.
- 6-E Fiscal Analysis of General Plan (KMA)**. A fiscal analysis of the General Plan will be prepared over the 20-year period and at General Plan build-out and explained in a technical memo. Key fiscal indicators will be presented, including: surplus (deficit), revenue/cost ratio, and the distribution of revenue sources by various land uses. This analysis will be closely coordinated with the Economic Development Element being developed for the General Plan.
- 6-F Public Facility and Infrastructure Financing Strategy (TKE, KMA)**. This task will entail a review of the current 5-year Capital Improvement Program (CIP) in order to identify the existing needs and sources of capital funding. As part of the GPU process, it is assumed that

major capital infrastructure needs will be identified at an order-of-magnitude level for capital assessment purposes. In addition to ongoing funding sources, a preliminary evaluation of recent legislation will be made, such as an Enhanced Infrastructure Financing District (EIFD) and the applicability of recently passed State affordable housing legislation. Additionally, available grant programs from agencies such as: SCAG, Riverside Transit Agency (RTA), the local TUMF development impact fees, State Cap- and-Trade/California Air Resources Board funds and those available from the Strategic Growth Council, just to name a few, will be identified for providing infrastructure for improved road and highway systems, transit, bicycle and pedestrian infrastructure and other necessary public facilities.

- 6-G **GPAC Meetings (D&B).** Key GPU goals and policies will be reviewed with the GPAC in up to three meetings. It is expected that the GPAC will focus on the big picture, rather than wordsmithing.
- 6-H **Public Review Draft General Plan (D&B, Team).** Following review by City staff and the GPAC, D&B will incorporate feedback on the Administrative Draft and prepare a Public Review Draft General Plan.
- 6-I **Media Relations/Announcements (VMA).** Press release/e-mails/social media text announcing the Public Review Draft General Plan and the upcoming open houses will be prepared.
- 6-J **I. E-Newsletter #3 (D&B).** The Draft General Plan will be introduced, and the community invited to visit one of the upcoming open houses.
- 6-K **Workshops/Open Houses on Draft General Plan (VMA, D&B).** For the project’s final community events, we propose an “unveiling” of the General Plan at two open house style workshops. We envision that this event would be theme-based, where the consultant team will share the key concepts of each General Plan element. This event will provide the opportunity to describe to the public how their input and involvement helped shape the General Plan, and provide an opportunity for further refinement prior to the public hearings. Comments received would be summarized in a short memorandum. D&B will provide content (maps, photos and text) for the workshop posters. D&B will provide content (maps, photos and text) for the workshop posters. VMA will design and print the maps, flyer and poster used at the workshop.



## TASK 7: CLIMATE ACTION PLAN

*The following describes the scope of work for a Climate Action Plan (CAP), which will update and build off of the existing Energy Efficiency and Climate Action Strategy. The CAP will be designed to meet the latest State requirements and guide- lines, and closely synchronized with General Plan.*

- 7-A **CAP Kickoff Meeting (D&B).** D&B will meet/conduct kickoff phone meeting with City staff to discuss their ideas for the project, and key issues and opportunities. Roles and responsibilities will be clarified, and communication protocols will be established. Agreement will be pursued on the scope of emissions activities to include in the CAP, key assumptions to be used in forecasts and targets, and parties responsible for providing needed emissions data.
- 7-B **Prepare Community GHG Inventory (D&B).** D&B will review the 2010 GHG emissions inventory prepared by the City for the Energy Efficiency and Climate Action Strategy. D&B will develop the 2018 (or 2019) community inventory, consistent with the ICLEI – Local Governments for Sustainability (ICLEI) U.S. Community Protocol for Accounting and Reporting of Greenhouse Gas Emissions (2013). A unified set of socioeconomic data (population, jobs by industry, and households by type) is required to support inventory development. D&B will work with the City to make any needed adjustments to external datasets/information collected for the General Plan prior to beginning inventory work.  
  
The community inventory will be compiled by emissions sector, using information from the City and other utility providers, South Coast Air Quality Management District and other regional agencies, and vehicle miles traveled (VMT) and other transportation data generated from the General Plan process.

- 7-C **Establish GHG Reduction Targets (D&B).** D&B will produce a memo presenting GHG emission reduction targets based on State requirements for staff review. The CAP would need to demonstrate compliance with the statewide GHG target for 2030 (40) percent below 1990 levels per Executive Order B-30- 15), as well as for the General Plan 2040 horizon year (derived from 80 percent below 1990 levels by 2050 per Executive Order S-3-05 and in consideration of EO B-55-18 To Achieve Carbon Neutrality, establishing a new statewide goal “to achieve carbon neutrality as soon as possible, and no later than 2045, and achieve and maintain net negative emissions thereafter.”). It would reflect guide- lines established in the 2017 Cli-

Meetings	Products
<ul style="list-style-type: none"> <li>• GPAC Meetings # 6 to # 9</li> <li>• Open House Workshops (2)</li> </ul>	<ul style="list-style-type: none"> <li>• General Plan Outline</li> <li>• Administrative Draft General Plan</li> <li>• Public Review Draft General Plan</li> <li>• Fiscal Analysis of General Plan</li> <li>• Financing Strategy</li> <li>• Media Announcements</li> <li>• E-Newsletter #3</li> <li>• Summary of Open House Comments</li> </ul>

mate Change Scoping Plan prepared by the California Air Resources Board (CARB). The Scoping Plan recommends that local governments target 6 metric tons carbon dioxide equivalent (MTCO<sub>2e</sub>) per capita per year in 2030 and 2 MTCO<sub>2e</sub> per capita per year in 2050 in their CAPs.

**7-D Develop and Evaluate Candidate Strategies (D&B with KMA).** D&B will compile and evaluate candidate GHG mitigation programs. Potential measures will be drawn from existing City policies, recent EIRs and CAPs from other cities, and best practices throughout California. The D&B team is already scoped to prepare a baseline General Plan GHG forecast for the General Plan EIR. This forecast will be reviewed, and will provide the basis for any further reduction strategies. The range of programs will address:

- Energy efficiency and conservation
- Increased use of alternative energies in transportation and buildings (such as building insulation and solar energy)
- Waste prevention, reduction, and diversion
- Education and motivation

As feasible, land use density and mix and strategies to enhance alternative transportation (pedestrian, bicycle, and transit) would have already been considered/ included in the Draft General Plan, these will not be reviewed. In addition to programs that may result in GHG reduction from new development, strategies to reduce emissions from existing development will also be explored. The list of potential/candidate programs will be submitted to City staff for approval prior to further evaluation.

Using the screened list of potential programs provided by the City, the consulting team will work with City staff to evaluate each program against:

- Degree of local jurisdictional control;
- Ease of implementation and enforcement, roughly estimated (low, moderate, high);
- Private and City cost of implementation, roughly estimated (low, moderate, high); and
- Co-benefits of the measure, such as cost savings or air quality benefits.

D&B will provide estimates of the GHG reduction potential of each program, generating a 2030 and 2040 reduction estimate as measured in MTCO<sub>2e</sub>.

It is assumed that about 15 to 20 measures would be evaluated in detail. Additionally, KMA will identify funding sources and mechanisms that could be utilized to implement the GHG reduction measures identified and evaluated in the Plan. For a variety of federal, state, local, and other potential funding sources, the Funding Strategy will identify eligible projects and programs, funding amounts, and schedules for application and award of funds. Funding sources will be linked to specific GHG reduction programs and projects to be included in the Plan.

D&B will deliver a summary of methodology and a matrix with each potential program and its 2030 and 2040 reduction potential. D&B will confirm that the sum of these reductions can reach the target selected by the City in Task 7C. If the sum does not reach the target, then D&B will select additional mitigation measures from the original program mix or other sources to be evaluated by D&B for GHG reduction potential until the citywide target can be met.

**7-E Outline Preferred Strategy (D&B).** D&B and City staff will work together to select a suite of feasible mitigation measures and a related implementation program.

- Determine Program Mix. D&B will prepare a brief memo recommending a set of mitigation measures, based on the program evaluations and final emissions reduction target. City staff will review the evaluations and recommendations and determine which measures to recommend for adoption. The program mix selected will need to be able to feasibly achieve the selected target(s). This program mix selection will occur a single time without multiple iterations.
- Set Implementation Strategy. City staff and D&B will work together to determine an implementation strategy for the City's selected mitigation program mix. Factors to consider will include:
  - Required and optional measures;
  - City actions vs. private actions; and
  - Measures that may only be triggered by certain conditions (project size, type, etc.).

Selection of the preferred approach will be led by the City with D&B participating in up to two conference calls. The selected program mix will be combined with the preferred approach into a working Preferred Strategy document that will evolve into the Draft CAP.

**7-F Planning Commission Meeting on Preferred CAP Strategy (D&B).** Emission reductions targets and (any) needed strategies will be reviewed with the Planning Commission. If no additional strategies beyond those resulting from other General Plan measures are needed, a list of potential strategies for future and likely emission reduction ranges from them will be included.

**7-G Administrative Draft Climate Action Plan (D&B).** D&B will prepare an Administrative Draft CAP, using the materials and strategies developed in sub- tasks A-D above. The CAP will include:

- Purpose and goals described in public-friendly terms, with an emphasis on articulating expected community benefits of implementing the CAP;
- An overview of global climate change and GHGs, including State and federal policies and regulatory actions;
- A summary of the City's GHG emissions inventory and reduction target(s);
- A comprehensive, citywide strategy to manage and reduce future GHG emissions, including targets;

- The roster of GHG emission reduction measures, each including estimated reduction impact and other evaluative factors;
- An implementation and monitoring program, with clear thresholds and methods of compliance established; and
- Recommendations for administration, time-line/ phasing, and prioritization of next steps.

7-H **Public Review Draft Climate Action Plan (D&B).** Comments from the City on the Administrative Draft will be provided as one consolidated set. D&B will then produce a Public Review Draft.

7-I **Public Meetings.** It is anticipated that any public or additional decision maker meetings on the CAP would occur in conjunction with other General Plan tasks; therefore, no separate meetings for the CAP are included in the scope.

7-J **Adopted CAP (D&B).** Following City Council action, D&B will produce a final CAP.

Meetings	Products
<ul style="list-style-type: none"> <li>• Kick-off Meeting</li> <li>• Planning Commission Meeting</li> </ul>	<ul style="list-style-type: none"> <li>• GHG Emissions Inventory</li> <li>• Memo on GHG target(s)</li> <li>• List of Potential Strategies</li> <li>• Program Evaluation Matrix/Preferred Strategy</li> <li>• Administrative Draft CAP</li> <li>• Public Review Draft CAP</li> <li>• Adopted CAP</li> </ul>

## TASK 8: DRAFT AND FINAL GENERAL PLAN EIR

*Prepare the Draft Program Environmental Impact Report (EIR) for the General Plan, incorporating public review and feedback. Respond to comments received on the draft EIR to produce a Final EIR. The intention will be to prepare the Draft EIR and Draft General Plan simultaneously, so that to the greatest extent possible, significant impacts may be mitigated through Plan policies, creating a “self-mitigating” plan.*

8-A **Notice of Preparation for the EIR, and EIR Scoping Meetings (RECON).** RECON is proposing to prepare a Program EIR that will cover all potential environmental issues consistent with the CEQA Guidelines. RECON will prepare a Notice of Preparation (NOP) for the EIR for City review, and RECON will finalize after appropriate revisions. Preparation of an initial study is included as an optional task as it is not required if the NOP acknowledges all CEQA issue areas will be addressed in the EIR. RECON will also prepare public notice for and conduct two EIR Scoping Meetings (east and west locations).

8-B **EIR Outline and Thresholds/ Significance Criteria (RECON).** RECON will draft an outline for the EIR and thresholds and significance criteria following CEQA

Guidelines, and modify these as needed based on City staff review. These criteria will be based on CEQA Guidelines, Appendix G, standards used by the City, discussions with team members, and our team’s experience in developing appropriate thresholds and guidelines for evaluating potential environmental impacts associated with implementation of planning documents.

8-C **Administrative Draft EIR (RECON, D&B).** An Administrative Draft EIR will be prepared in compliance with all relevant CEQA requirements. Existing conditions analysis and technical reports from Task 3 will be the basis for environmental settings and analysis discussions, as applicable. RECON will coordinate preparation of EIR sections with the General Plan policies to recognize policies that would assist in reducing environmental impacts. The Program EIR will evaluate overall build-out of the General Plan and will present a mitigation framework that can be implemented at the project level to maximize future project streamlining under CEQA. While future environmental reviews would be anticipated for project specific developments consistent with the General Plan, the City would have the option to utilize streamlining provisions such as CEQA Guidelines Section 15183.

EIR subjects to be evaluated and team member roles are summarized as follows:

- *Land Use, Population, and Housing (D&B).* Analysis will consider potential changes in land uses that could divide established communities, displace existing housing or population, or conflict with existing plans.
- *Transportation (RECON).* RECON will summarize the results of the F&P transportation analysis completed under Task 3 so that it is easily understood by the layperson. Existing condition information will be presented including existing roadway and intersection conditions. Intersection and roadway analysis, pedestrian analysis, VMT analysis, identification of truck routes will be covered. Consistency with transportation plans will be addressed including consistency with Riverside County’s Congestion Management Program (CMP) and other plans addressing alternatives modes of travel. If significant impacts are identified, potential mitigations will be identified.
- *Visual Resources (D&B).* D&B will prepare an assessment of visual resource and aesthetic impacts of the proposed plan. The assessment will include: description of the regional visual character and area-specific landscape viewshed units (which comprise the baseline conditions for assessing aesthetic impacts); an overview of applicable policies and guidelines regarding visual resources; an impact analysis that will focus on changes in key public views, scenic corridors, and overall visual character resulting from potential changes to the urban form; and recommendations and mitigation measures to lessen potential visual impacts, if any. The visual resources assessment



will follow standards of professional practice for aesthetic analysis.

- *Biological Resources (RECON)*. RECON will summarize the results of the Biological Resources Technical Study (see Task 3.B) to evaluate listed or otherwise sensitive plant and animal species within the City as well as natural drainages and wildlife movement corridors within and connected to the City. This analysis will address consistency with the County's MSHCP for western Riverside County, including evaluation of consistency with criteria cells. Appropriate thresholds of significance, analysis, and a mitigation framework will be included, as needed. It is assumed that future development projects would be required to provide site specific evaluations of consistency the MSCHP and provide appropriate mitigations.
- *Cultural Resources (RECON)*. RECON will conduct a program-level cultural resource assessment of the plan area in order to identify and mitigate any potential impacts to historical, archaeological resources pursuant to CEQA. The scope of this assessment will include cultural resource record searches, a Sacred Lands File search, and a review of historic and geologic maps, historic photographs, and local historical archives. This background research will be used to develop a historical overview, identify known cultural resources, and assess the cultural sensitivity of the plan area. RECON will analyze the potential impacts of the GPU proposals against the CEQA significance thresholds for historical and archaeological resources. A mitigation framework will be provided that can be applied to future development projects to mitigate impacts to potential resources on a project-level. RECON is available to provide technical support and guidance to the City to ensure appropriate tribal consultation is completed. Any tribal concerns will be fully addressed in the environmental analysis.
- *Geology, Soils and Seismicity (RECON)*. RECON will build upon the existing conditions information provided in Task 3.C to document the existing geology conditions in the City and consider adequate protection from natural disaster (e.g., earthquakes, liquefaction, ground acceleration, and ground rupture) in the GPU. Seismic issues include strong ground shaking associated with nearby active faults (i.e., San Jacinto Fault splays in the eastern portion of the City), and the secondary seismic hazards of liquefaction, and slope stability. Other local geologic issues include expansive soils (i.e., soils with high shrink-swell potential).

A description of existing soil and geologic conditions in the City based available data will be provided. This EIR section will also address the potential for significant impacts to Paleontological resources as a result of build out of the General Plan. Paleontological data would be obtained from existing paleontological resource mapping as documented in the current General Plan EIR. The section will provide an analysis and identify a

mitigation framework as appropriate to minimize significant impacts.

- *Hydrology and Water Quality (RECON)*. RECON will evaluate the proposed GPU for compatibility with current regulatory requirements regarding water quality and storm water management. This section will build upon the existing condition data provided under Task 3.B. Major natural and man-made drainage channels and features in the City will be identified, as well as their connectivity to upstream and down- stream resources. Potential sources of non-point stormwater run-off will be identified and a mitigation framework will be provided to reduce potential impacts to receiving waters. Policies provided in the proposed Elements and standard City requirements will be evaluated as to their effect of mitigating or avoiding any potentially significant effects. The efforts in this section will be based on readily available information, and will not entail site-specific analysis of hydrologic and drainage conditions.
- *Public Services and Facilities (RECON)*. The impact of the proposed GPU on existing schools, fire and police service, emergency medical services, library services, and solid waste disposal will be described and quantified. This section will build up on the existing conditions information provided in Task 3.C. RECON will identify increased service demand where service agencies can provide impact generation factors to be applied. To prepare this section, RECON will consult with affected service agencies. Policies provided in the proposed Land Use Element and standard City requirements will be evaluated as to their effect of mitigating or avoiding any potentially significant effects. A mitigation framework will be proposed if needed to reduce any significant effects.
- *Air Quality (RECON)*. RECON will conduct a program- level assessment of air quality impacts based on the technical study identified in Task 3.B. The EIR section will determine the potential impacts to air quality from projects that could occur as a result of adoption of the GPU with the understanding that subsequent environmental review may occur as future project-specific development proposals are initiated. The EIR will include analysis of the current regulatory setting; existing air quality conditions; City goals policies and objectives related to air quality resources; significance thresholds; a qualitative construction emissions analysis; quantitative operational emissions analysis; localized CO hotspots analysis; qualitative analysis of toxic air contaminants (TACs) and odors; cumulative impact analysis; consistency with regional air quality plans; and provide a mitigation framework if necessary.
- *Energy (RECON)*. This section will present information related to energy consumption in the City and will discuss applicable plans and policies in place that address energy conservation. An analysis of the project's potential inefficient or wasteful use of energy will be discussed. Policies provided

in the proposed Elements, regulatory framework, and standard City requirements will be evaluated as to their effect of mitigating or avoiding any potentially significant effects.

- *Greenhouse Gas Emissions (RECON)*. RECON will present existing conditions related to greenhouse gas emissions (GHG) including presentation of the results of the GHG inventory completed as part of Task 7 and a discussion of existing Federal, State and Local regulations addressing GHG emissions. Policies of the adopted General Plan, the Energy Efficiency and Climate Action Plan (EECAP), and other significant plans, goals, objectives, and policies related to GHG emissions will be described. RECON will conduct a program-level assessment to determine the potential impacts from GHG emissions due to implementing land use development projects that could occur as a result of adoption of the GPU. RECON will model GHG emissions associated with build-out of the existing General Plan in addition to emissions anticipated with build-out of the proposed General Plan and will evaluate the GHG implications of the proposed General Plan in relation to consistency with existing State and local policy frameworks. RECON will assess the ability of proposed CAP policies to address the GHG emission reductions for future development. RECON will also evaluate potential GHG impacts from up to three alternatives as required by CEQA.
- *Hazards, Hazardous Materials (RECON)*. RECON will build on the existing conditions information provided in Task 3.C to evaluate public health and safety impacts. This section will describe any known locations of hazardous conditions from database searches, activities known to have produced hazardous wastes or soil contamination or to have caused releases of hazardous materials in the study area. The potential conflicts with emergency plans will be evaluated. Hazards associated with fire will be addressed in a separate wildfire section. Policies provided in the proposed Elements, regulatory framework, and standard City requirements will be evaluated as to their effect of mitigating or avoiding any potentially significant effects. A mitigation framework will be proposed if necessary to reduce any significant effects.
- *Noise (RECON)*. The noise section of the EIR will summarize the results of the Noise Technical Report provided under Task 3.C. The analysis will address existing noise conditions and will identify the projected noise conditions within the City with build-out of the GP. Noise contours along roadways, freeways and rail lines will be provided based on projected traffic volumes to identify areas where future noise levels may require additional evaluation. Noise generated by off-road equipment and on-road vehicles during demolition, construction, and operational activities associated with future GP development would be assessed. RECON will assess noise impacts with reference to the change in noise levels at noise-sensitive locations and with reference to noise/

land use compatibility guidelines contained in the proposed Elements. Policies provided in the proposed GPU and standard City requirements will be evaluated as to their effect of mitigating or avoiding any potentially significant effects. Based on City noise standards and the analysis provided, a mitigation framework will be provided that can be applied to future development projects consistent with the General Plan.

- *Utilities and Service Systems (RECON)*. RECON will evaluate potential impacts associated with utilities and service systems (water, sewer, electricity, natural gas, solid waste collection). Service demands resulting from the proposed Land Use Element will be quantified, and the impact of project development on existing utility systems will be described. RECON will consult with the City and service providers to determine whether the project will have a significant effect on potable water supplies and to determine infrastructure capacity. Policies provided in the proposed General Plan and standard City requirements will be evaluated as to their effect of mitigating or avoiding any potentially significant effects. A mitigation framework will be proposed if needed to reduce any significant effects.
  - *Recreation (RECON)*. RECON will evaluate if potential impacts of General Plan implementation on parks, open space, and recreation facilities in the EIR. Policies provided in the proposed Elements and standard City requirements will be evaluated as to their effect of mitigating or avoiding any potentially significant effects. A mitigation framework will be proposed if needed to reduce any significant effects.
  - *Wildfire (RECON)*. This section will build up on the existing conditions data compiled in Task 3.C. RECON will present the existing conditions in the City related to wildfire hazards and will provide a discussion of existing regulations that address fire protection. An analysis of the proposed GPU to increase fire result or result in land uses that could be exposed to wildfire risk will be evaluated. Policies provided in the proposed General Plan and standard City requirements will be evaluated as to their effect of mitigating or avoiding any potentially significant effects. A mitigation framework will be proposed if needed to reduce any significant effects.
  - *Alternatives (Team)*. Up to three alternatives, including the No Project Alternative will be analyzed in the EIR. These alternatives will be analyzed at a level of detail allowing comparison with the proposed GPU, but not at an equal level of detail to the proposed project. The EIR will identify an environmentally superior alternative.
- 8-D Draft Program EIR (RECON). Based on one round of comments on the Administrative Draft EIR from City staff RECON will prepare the Draft EIR for public review. RECON will submit a screencheck copy of the Draft EIR to the City for a final review prior to distribution and RECON will incorporate any final minor edits.

- 8-E **Notice of Availability of Program EIR (RECON).** RECON will prepare the Notice of Availability (NOA) of Program EIR for City review and comment. The NOA will be finalized incorporating any City comments and the City will distribute the NOA to appropriate parties. RECON will be responsible for submitting the Draft EIR and Notice of Completion (NOC) to the State Clearinghouse.
  
- 8-F **Prepare Final Program EIR (RECON, D&B).** Following the 45-day public review period, RECON, with assistance from D&B, and team members, as necessary, will review all public comments received, compile public comments and prepare written responses to each comment. Where appropriate, revisions to the Draft EIR will be incorporated in strikeout underline format to address changes needed to the EIR to appropriately address public comments. RECON will prepare an administrative draft Final EIR that includes bracketed public comment letters, responses to comments corresponding to bracketed letters, and any necessary edits to the EIR in strikeout underline format. Upon one round of City review of public comments and EIR revisions, RECON will incorporate edits and prepare the Final EIR. This task also includes preparation of CEQA Findings, a MMRP and a Statement of Overriding Considerations, if needed. One round of staff review of findings and MMRP is included in the scope of work.

Meetings	Products
<ul style="list-style-type: none"> <li>• Scoping Meeting</li> </ul>	<ul style="list-style-type: none"> <li>• Initial Study and Notice of Preparation</li> <li>• Administrative Draft Master EIR</li> <li>• Notice of Completion</li> <li>• Draft Program EIR and Technical Appendices</li> <li>• Administrative Draft Final EIR</li> <li>• Program Final EIR</li> </ul>

## TASK 9: HEARINGS AND ADOPTION

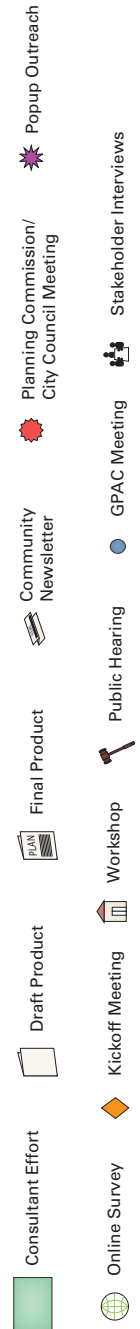
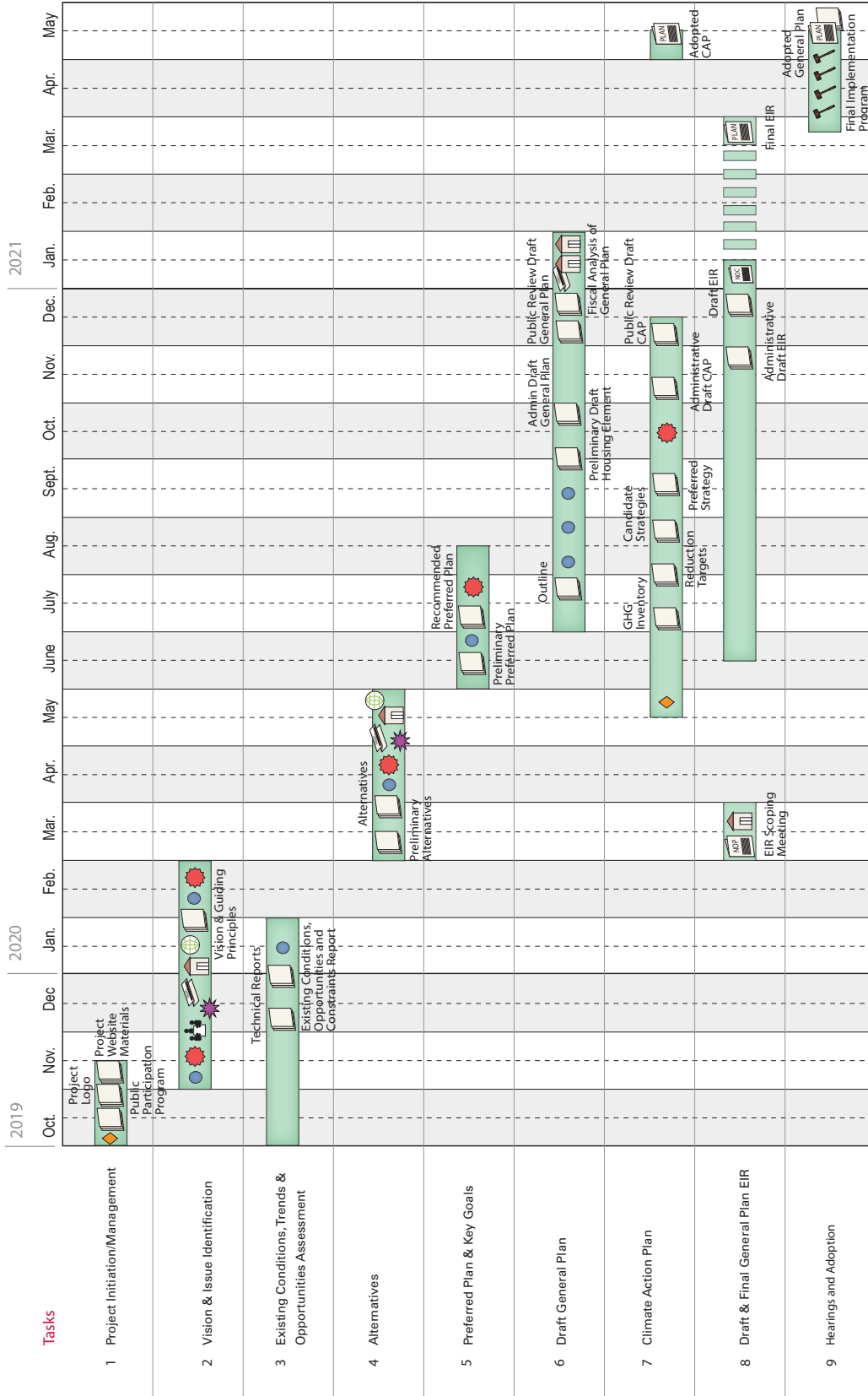
*The objective of this task is to conduct public review and successfully take the Draft General Plan and related environmental documentation through the public hearing process. Following public review by the City Council, documents will be revised to incorporate specific text and diagram changes made by the City Council for adoption.*

- 9-A **Hearing Draft General Plan (D&B, Team as necessary).** Based on comments received on the Public Review Draft General Plan, a Hearing Draft General Plan will be prepared.
  
- 9-B **Public Hearings (D&B).** The Hearing Draft General Plan will be presented at hearings before the Planning Commission and City Council. It is assumed that two meetings are required at both the Planning Commission and the City Council. We will closely coordinate with City staff prior to the hearings to ensure that our presentations respond to specific questions and issues likely to be encountered during the hearings.
  
- 9-C **Prepare City Council-Approved Plan Update (D&B).** Following adoption, we will prepare the final versions of the General Plan, incorporating the final direction from the City Council. The City will be provided with 25 full-color, bound hard copies of the final documents and a PDF version on 75 CDs, as well as electronic versions suitable for posting on the City's website. In addition, D&B will provide the City with 25 hard copies, as well as PDF and JPEG versions of the Land Use Element Exhibit (at a 1" to 2,000' scale); editable GIS files for all maps and data files; and editable files for all graphic illustrations.
  
- 9-D **Prepare Final General Plan Implementation Program (D&B).** After adoption of the General Plan, the implementation program (consisting of the General Plan Implementing Policies) will be provided to City staff in a table format. The City will be provided with 10 hard copies and 1 electronic copy.

Meetings	Products
<ul style="list-style-type: none"> <li>• Planning Commission Hearings (2)</li> <li>• City Council Hearings (2)</li> </ul>	<ul style="list-style-type: none"> <li>• Hearing Draft General Plan</li> <li>• Adopted General Plan Land Use Element Exhibit, and data files</li> <li>• Final Implementation Program</li> </ul>

**Proposed Schedule**

City of Moreno Valley Comprehensive General Plan Update & EIR



**DYETT & BHATIA**  
Urban and Regional Planners

# 6

## COST PROPOSAL

The guaranteed maximum fee for our proposed scope of work identified in our proposal for the project is \$1,498,500; this fee will not be exceeded provided there are no changes in the Scope of Services. Additionally, we recommend allocation of a contingency fee equivalent to 10 percent of the total budget.

The Tables on the following pages show detailed hours and budget by task and sub-task for all team members. Two tables are shown: one for hours and one for fees. Fees include all personnel costs, sub-contractors' costs, and direct costs, and delivery of products identified in the Scope of Services. Direct costs include travel and related costs (meals, lodging, etc.), data gathering (such as traffic counts and noise measurements), workshop materials printing, and printing of copies of documents specified in the RFP.

Our cost proposal is based on the following assumptions:

- **Meeting Attendance.** The budget assumes attendance at meetings as shown in the Chapter 5. Meetings with City Staff will occur as needed throughout the planning process, during Consultant's visit to Moreno Valley for other meetings, or over the phone. All meetings are assumed to be attended by D&B, except for specific EIR meetings that will be led by RECON. Other sub-consultant attendance as noted or as required. Costs of additional meeting attendance would be on a time and materials basis if requested; such costs are not included within the guaranteed maximum fee.
- **Consolidated Comments and Direction.** Unless otherwise noted in Chapter 5, City staff will provide a single set of consolidated, non-conflicting comments on the review drafts of all documents. Unless otherwise specified, each product will be finalized following one round of staff review; additional iterations and reviews will be considered additional service.
- **Presentations, Agendas, Meetings Summaries.** VMA or D&B will prepare agendas, handouts, presentations, and meeting summaries for all public meetings. VMA or D&B will also prepare agendas and presentations for all decision-maker meetings that we attend. As decision-maker meetings are structured around review of products, these products would be forwarded to City staff in advance of the meetings. We assume that City staff will be responsible for staff reports.
- **Electronic files.** Electronic files of all documents will be provided in PDF and Word via email or file transfer service. PDFs will be provided in high-resolution print format and lower-resolution web-compatible format, as appropriate. D&B will also provide native electronic files of all documents created by the consultant team upon completion of the project – these may be in Word or for graphic-intensive documents, in Adobe InDesign. Maps will be provided in Illustrator or ArcGIS format, depending on native format.
- **Printed Documents.** The consultant team will assume responsibility for printed documents as specified below and/or in Chapter 5. Unless otherwise specified, only electronic copies of documents

will be provided. Our budget includes costs for printing workshop/meeting materials (e.g. large format maps, handouts, etc.). We will also provide printed copies of draft and final products as specified in the RFP and described in Chapter 5. Additional printed copies of any other product can be provided for additional cost.

- **Travel Expenses and Other Direct Costs.** The budget includes direct costs related to the project, including travel expenses, in-house printing costs, and other similar reimbursable items. These will be billed at cost (i.e., without any mark-up).
- **Reallocation by Task/Sub-consultant.** Dyett & Bhatia reserves the right to reallocate budget by task or consultant team member, provided the overall project budget is not affected.
- **Final EIR Effort.** Because the effort to prepare the Final EIR (Response to Comments on the Draft EIR) is not predictable in advance, our budget assumes that 90 hours of consultant time. In our experience, this will be sufficient for a project of the scale of the Moreno Valley Comprehensive General Plan Update and Climate Action Plan.
- **EIR Filing Fees.** The City will be responsible for paying all EIR filing fees; these are not included in the budget.
- **Increased Costs Due to Delay and Suspension.** Should the project extend beyond May of 2021, for no fault of consultant, the budget for remaining work would be adjusted to account for change in costs/billing rates (based on change in the San Francisco CPI). Should the project be suspended for longer than three months for no fault of consultant, the City and consultant will confer if additional re-start costs are necessary.

# 7

## ADDITIONS & EXCEPTIONS TO THE RFP

The Consultant Team has no requested additions or exceptions to the sample agreement for consulting services provided in the RFP.

PROPOSAL FOR CITY OF MORENO VALLEY

Moreno Valley Comprehensive General Plan Update and EIR

HOURS BY TASK

September 17, 2019

	Task 1	Task 2	Task 3	Task 4	Task 5	Task 6	Task 7	Task 8	Task 9	TOTAL
	Project Initiation and Ongoing Project Management	Vision and Issue Identification	Existing Conditions Analysis, Trends, and Opportunities Assessment	Alternatives Exploration	Preferred Plan and Key Goals	Draft General Plan Update	Climate Action Plan	Environmental Impact Report	Final General Plan and Hearings	
<b>Dyett &amp; Bhatia</b>										
Andrew Hill, Principal	180	79	98	92	64	220	40	32	32	837
Rajeev Bhatia, Principal	48	30	24	18	18	48	8			194
Senior Associate	32	27	148	84	80	148	8		30	557
Associate	98	105	200	124	120	424	120	40	40	1271
Planner/Urban Designer	24	72	248	148	110	556	325	80	64	1627
GIS Specialist	64	40	72	92	48	148	48	32	16	560
Project Assistant/Graphic Designer	16	57	56	48	40	98	32	16	32	395
<b>Sub-Total</b>	<b>462</b>	<b>410</b>	<b>846</b>	<b>606</b>	<b>480</b>	<b>1642</b>	<b>581</b>	<b>200</b>	<b>214</b>	<b>5441</b>
<b>Recon Environmental</b>										
Principal	2			4				20		26
Environmental Project Director	4			16				311		331
Senior Environmental Planner	4			12				294		310
Associate Environmental Planner				5				145		150
Principal Biologist				5				35		40
Associate Biologist								86		86
Assistant Biologist								30		30
Cultural Env. Project Director								41		41
Cultural Associate								76		76
Senior Air Quality/GHG Specialist								66		66
Associate Air Quality/GHG Specialist								88		88
Assistant Environmental Planner								216		216
Associate Noise Specialist								54		54
Senior Noise Specialist								56		56
GIS Specialist								128		128
Production Supervisor								86		86
Resource Monitor I								34		34
<b>Sub-Total</b>	<b>10</b>	<b>0</b>	<b>0</b>	<b>42</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>1766</b>	<b>0</b>	<b>1818</b>
<b>Fehr &amp; Peers</b>										
Principal	12		24	24		60		8	12	140
Associate	12		39	27		80		50	12	220
Transportation Planner			99	99		104		60		362
GIS / Support	2		48	16		48		40	2	156
<b>Sub-Total</b>	<b>26</b>	<b>0</b>	<b>210</b>	<b>166</b>	<b>0</b>	<b>292</b>	<b>0</b>	<b>158</b>	<b>26</b>	<b>878</b>
<b>Keyser Marston</b>										
Senior Principal	8		26	68		16	12			130
Senior Associate	4		44	44		32	24			148
Senior Analyst	2		76	26						104
<b>Sub-Total</b>	<b>14</b>	<b>0</b>	<b>146</b>	<b>138</b>	<b>0</b>	<b>48</b>	<b>36</b>	<b>0</b>	<b>0</b>	<b>382</b>
<b>YMA Communications</b>										
Valerie Martinez, Principal	1	20		12		2				35
Senior Associate	4	61		21		36				122
Associate		134		36		56				226
Graphic Designer		55		15		30				100
<b>Sub-Total</b>	<b>5</b>	<b>270</b>	<b>0</b>	<b>84</b>	<b>0</b>	<b>124</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>483</b>
<b>TKE Engineering</b>										
Principal in Charge	12		4	4						20
Project Manager	24		36	24						84
Associate Engineer										0
Assistant Engineer	8		88	48						144
AutoCAD Technician			48	36						84
Clerical	8		16	8						32
<b>Sub-Total</b>	<b>52</b>	<b>0</b>	<b>192</b>	<b>120</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>364</b>
<b>Urban Field Studio</b>										
Frank Fuller, Principal			8	4	4	16				32
Jane Lin, Principal/Project Manager	8		16	32	24	80			8	168
<b>Sub-Total</b>	<b>8</b>	<b>0</b>	<b>24</b>	<b>36</b>	<b>28</b>	<b>96</b>	<b>0</b>	<b>0</b>	<b>8</b>	<b>200</b>
<b>TOTAL HOURS</b>	<b>577</b>	<b>680</b>	<b>1418</b>	<b>1192</b>	<b>508</b>	<b>2202</b>	<b>617</b>	<b>2124</b>	<b>248</b>	<b>9566</b>

Attachment: Moreno Valley GP Update\_09232019\_Proposal and Scope (3743 : AUTHORIZATION TO AWARD PROJECT-RELATED SERVICES

**Moreno Valley Comprehensive General Plan Update and EIR**

**BUDGET BY TASK**

September 17, 2019

	Hourly Rate	Task 1 Project Initiation and Ongoing Project Management	Task 2 Vision and Issue Identification	Task 3 Existing Conditions Analysis, Trends, and Opportunities Assessment	Task 4 Alternatives Exploration	Task 5 Preferred Plan and Key Goals	Task 6 Draft General Plan Update	Task 7 Climate Action Plan	Task 8 Environmental Impact Report	Task 9 Final General Plan and Hearings	TOTAL
<b>Dyett &amp; Bhatia</b>											
Andrew Hill, Principal	\$220	\$39,600.00	\$17,380.00	\$21,560.00	\$20,240.00	\$14,080.00	\$48,400.00	\$8,800.00	\$7,040.00	\$7,040.00	\$184,140.00
Rajeev Bhatia, Principal	240	11,520.00	7,200.00	5,760.00	4,320.00	4,320.00	11,520.00	1,920.00	0.00	0.00	46,560.00
Senior Associate	160	7,680.00	4,800.00	3,840.00	2,880.00	2,880.00	7,680.00	1,280.00	0.00	0.00	31,040.00
Associate	140	13,720.00	14,700.00	28,000.00	17,360.00	16,800.00	59,360.00	16,800.00	5,600.00	5,600.00	177,940.00
Planner/Urban Designer	125	3,000.00	9,000.00	31,000.00	18,500.00	13,750.00	69,500.00	40,625.00	10,000.00	8,000.00	203,375.00
GIS Specialist	125	8,000.00	5,000.00	9,000.00	11,500.00	6,000.00	18,500.00	6,000.00	4,000.00	2,000.00	70,000.00
Project Assistant/Graphic Designer	95	1,520.00	5,415.00	5,320.00	4,560.00	3,800.00	9,310.00	3,040.00	1,520.00	3,040.00	37,525.00
Direct Cost (printing)		60.00	120.00	2,400.00	1,870.00	3,650.00	3,650.00			8,700.00	20,450.00
Other Direct Cost (travel, delivery, etc)		1,600.00	7,200.00	1,200.00	1,800.00	1,800.00	2,800.00	800.00		2,400.00	19,600.00
<b>Sub-Total</b>		<b>\$86,700.00</b>	<b>\$70,815.00</b>	<b>\$108,080.00</b>	<b>\$83,030.00</b>	<b>\$67,080.00</b>	<b>\$230,720.00</b>	<b>\$79,265.00</b>	<b>\$28,160.00</b>	<b>\$36,780.00</b>	<b>\$790,630.00</b>
<b>Recon Environmental</b>											
Principal	\$218	\$436.00	\$0.00	\$0.00	\$872.00	\$0.00	\$0.00	\$0.00	\$4,360.00	\$0.00	\$5,668.00
Environmental Project Director	198	792.00	0.00	0.00	3,168.00	0.00	0.00	0.00	61,578.00	0.00	65,538.00
Senior Environmental Planner	177	708.00	0.00	0.00	2,124.00	0.00	0.00	0.00	52,038.00	0.00	54,870.00
Associate Environmental Planner	145	0.00	0.00	0.00	725.00	0.00	0.00	0.00	21,025.00	0.00	21,750.00
Principal Biology	218	0.00	0.00	0.00	1,090.00	0.00	0.00	0.00	7,630.00	0.00	8,720.00
Associate Biology	145	0.00	0.00	0.00	0.00	0.00	0.00	0.00	12,470.00	0.00	12,470.00
Assistant Biology	110	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3,300.00	0.00	3,300.00
Cultural Env. Project Director	198	0.00	0.00	0.00	0.00	0.00	0.00	0.00	8,118.00	0.00	8,118.00
Cultural Associate	218	0.00	0.00	0.00	0.00	0.00	0.00	0.00	16,568.00	0.00	16,568.00
Senior Air Quality/GHG Specialist	177	0.00	0.00	0.00	0.00	0.00	0.00	0.00	11,682.00	0.00	11,682.00
Associate Air Quality/GHG Specialist	145	0.00	0.00	0.00	0.00	0.00	0.00	0.00	12,760.00	0.00	12,760.00
Assistant Environmental Planner	110	0.00	0.00	0.00	0.00	0.00	0.00	0.00	23,760.00	0.00	23,760.00
Associate Noise Specialist	145	0.00	0.00	0.00	0.00	0.00	0.00	0.00	7,830.00	0.00	7,830.00
Senior Noise Specialist	177	0.00	0.00	0.00	0.00	0.00	0.00	0.00	9,912.00	0.00	9,912.00
GIS Specialist	120	0.00	0.00	0.00	0.00	0.00	0.00	0.00	15,360.00	0.00	15,360.00
Production Supervisor	100	0.00	0.00	0.00	0.00	0.00	0.00	0.00	8,600.00	0.00	8,600.00
Resource Monitor I	70	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,380.00	0.00	2,380.00
Direct Cost (record search, printing, mailing, travel etc.)									11,000.00		11,000.00
<b>Sub-Total</b>		<b>\$1,936.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$7,979.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$290,371.00</b>	<b>\$0.00</b>	<b>\$300,286.00</b>
<b>Fehr &amp; Peers</b>											
Principal	\$285	\$3,420.00	\$0.00	\$6,840.00	\$6,840.00	\$0.00	\$17,100.00	\$0.00	\$2,280.00	\$3,420.00	\$39,900.00
Associate	185	2,220.00	0.00	7,215.00	4,995.00	0.00	14,800.00	0.00	9,250.00	2,220.00	40,700.00
Transportation Planner	135	0.00	0.00	13,365.00	13,365.00	0.00	14,040.00	0.00	8,100.00	0.00	48,870.00
GIS / Support	130	260.00	0.00	6,240.00	2,080.00	0.00	6,240.00	0.00	5,200.00	260.00	20,280.00
Direct Cost: Traffic Counts		545.00		15,000.00							15,000.00
Other Direct Costs				1,704.50	1,114.00				1,241.50	545.00	7,759.00
<b>Sub-Total</b>		<b>\$6,445.00</b>	<b>\$0.00</b>	<b>\$50,364.50</b>	<b>\$28,394.00</b>	<b>\$0.00</b>	<b>\$54,789.00</b>	<b>\$0.00</b>	<b>\$26,071.50</b>	<b>\$6,445.00</b>	<b>\$172,509.00</b>
<b>Keyser Marston</b>											
Senior Principal	\$280	\$2,240.00	\$0.00	\$7,280.00	\$19,040.00	\$0.00	\$4,480.00	\$3,360.00	\$0.00	\$0.00	\$36,400.00
Senior Associate	188	750.00	0.00	8,250.00	8,250.00	0.00	6,000.00	4,500.00	0.00	0.00	27,750.00
Senior Analyst	150	300.00	0.00	11,400.00	3,900.00	0.00	0.00	0.00	0.00	0.00	15,600.00
Direct Cost											0.00
<b>Sub-Total</b>		<b>\$3,290.00</b>	<b>\$0.00</b>	<b>\$26,930.00</b>	<b>\$31,190.00</b>	<b>\$0.00</b>	<b>\$10,480.00</b>	<b>\$7,860.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$79,750.00</b>
<b>VMA Communications</b>											
Valerie Martinez, Principal	\$200	\$200.00	\$4,000.00	\$0.00	\$2,400.00	\$0.00	\$400.00	\$0.00	\$0.00	\$0.00	\$7,000.00
Senior Associate	150	600.00	9,150.00	0.00	3,150.00	0.00	5,400.00	0.00	0.00	0.00	18,300.00
Associate	85	0.00	11,390.00	0.00	3,060.00	0.00	4,760.00	0.00	0.00	0.00	19,210.00
Graphic Designer	115	0.00	6,325.00	0.00	1,725.00	0.00	3,450.00	0.00	0.00	0.00	11,500.00
Direct Cost			6,699.00		3,548.00		4,048.00				14,295.00
<b>Sub-Total</b>		<b>\$800.00</b>	<b>\$37,564.00</b>	<b>\$0.00</b>	<b>\$13,883.00</b>	<b>\$0.00</b>	<b>\$18,058.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$70,305.00</b>
<b>TKE Engineering</b>											
Principal in Charge	\$160	\$1,920.00	\$0.00	\$640.00	\$640.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$3,200.00
Project Manager	150	3,600.00	0.00	5,400.00	3,600.00	0.00	0.00	0.00	0.00	0.00	12,600.00
Associate Engineer	130	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Assistant Engineer	120	960.00	0.00	10,560.00	5,760.00	0.00	0.00	0.00	0.00	0.00	17,280.00
AutoCAD Technician	110	0.00	0.00	5,280.00	3,960.00	0.00	0.00	0.00	0.00	0.00	9,240.00
Clerical	75	600.00	0.00	1,200.00	600.00	0.00	0.00	0.00	0.00	0.00	2,400.00
Direct Cost											0.00
<b>Sub-Total</b>		<b>\$7,080.00</b>	<b>\$0.00</b>	<b>\$23,080.00</b>	<b>\$14,560.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$44,720.00</b>
<b>Urban Field Studio</b>											
Frank Fuller, Principal	235	\$0.00	\$0.00	\$1,880.00	\$940.00	\$940.00	\$3,760.00	\$0.00	\$0.00	\$0.00	\$7,520.00
Jane Lin, Principal/Project Manager	185	1,480.00	0.00	2,960.00	5,920.00	4,440.00	14,800.00	0.00	0.00	1,480.00	31,080.00
Direct Cost		300.00		400.00		600.00				400.00	1,700.00
<b>Sub-Total</b>		<b>\$1,780.00</b>	<b>\$0.00</b>	<b>\$5,240.00</b>	<b>\$6,860.00</b>	<b>\$5,980.00</b>	<b>\$18,560.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$1,880.00</b>	<b>\$40,300.00</b>
<b>TOTAL FEE</b>		<b>\$108,031.00</b>	<b>\$108,379.00</b>	<b>\$213,694.50</b>	<b>\$185,896.00</b>	<b>\$73,060.00</b>	<b>\$332,607.00</b>	<b>\$87,125.00</b>	<b>\$344,602.50</b>	<b>\$45,105.00</b>	<b>\$1,498,500.00</b>

Attachment: Moreno Valley GP Update\_09232019\_Proposal and Scope (3743 : AUTHORIZATION TO AWARD PROJECT-RELATED SERVICES

# APPENDIX A

## PROJECT EXAMPLES AND REFERENCES

### 8.1 DYETT & BHATIA

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#### References

Nancy Graham, Development Project Manager  
City of San Diego  
619.236.6891  
nhgraham@sandiego.gov

Troy Clark, Formerly General Plan Project Manager  
City of Redlands  
Currently Community Development Director  
City of 29 Palms  
760.333.5200  
tclark@29palms.org

Noah Housh, Director of Community  
Development  
City of Cotati  
201 West Sierra Avenue, Cotati, CA 94931  
707.665.3636  
nhoush@cotaticity.org

Greg Gubman, Community Development Director  
City of Diamond Bar  
21810 Copely Drive, Diamond Bar, CA 91765  
909.839.7031  
ggubman@diamondbarca.gov

#### Selected Project Examples

Selected Dyett & Bhatia project examples are included in the following order:

- Redlands General Plan, Climate Action Plan, and EIR
- Carson General Plan, Zoning Amendments, and EIR
- Diamond Bar General Plan Update, Climate Action Plan, and EIR
- Sacramento General Plan Update, Climate Action Plan, and EIR
- San Diego Community Plans (Mission Valley, University, Southeastern, Encanto, and Downtown)
- Carlsbad General Plan, Housing Element, Climate Action Plan, and EIR (Envirion Carlsbad)
- Fresno General Plan and Development Code
- Woodland General Plan Update, Housing Element, Climate Action Plan, and EIR
- Santana Row and Valley Fair Urban Village Master Plan
- City of Pasadena Zoning
- City of Belmont General Plan Update and EIR



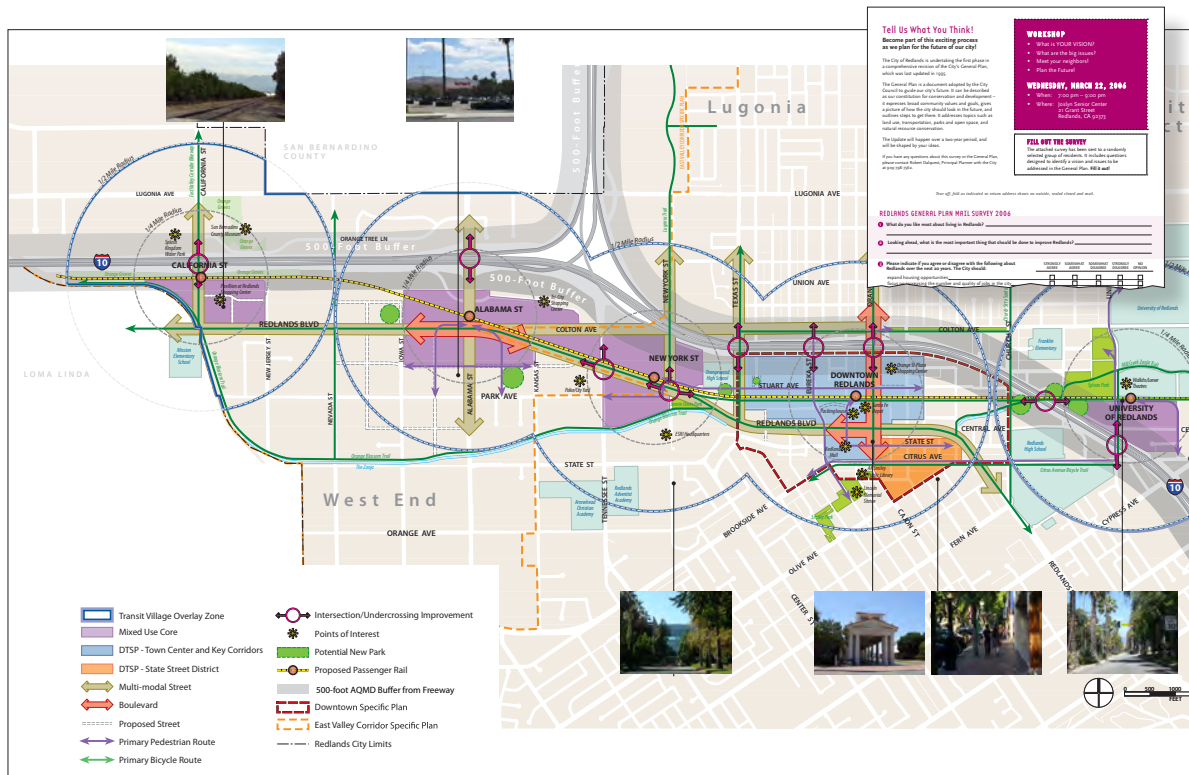
## Redlands General Plan, Climate Action Plan, and EIR

REDLANDS, CALIFORNIA  
 ADOPTED DECEMBER 2017  
 APA Inland Empire Chapter  
 Award of Excellence,  
 Comprehensive Planning,  
 Small Jurisdiction (2018)

The City of Redlands is known for its unique and historic character, enviable quality of life, and beautiful natural setting. Over the years, successful planning efforts have resulted in the development and preservation of desirable neighborhoods.

The Redlands General Plan is organized around “themes” reflecting community values and principles, developed through extensive outreach that included community workshops, online surveys, and close collaboration with a General Plan Steering Committee and decision-makers. The Plan seeks to maintain compact growth patterns, preserve surrounding open space and the city’s citrus heritage by promoting an “emerald necklace”, and organizes new growth in five mixed-use transit villages centered around the proposed Redlands Passenger Rail (extension to Metrolink). Complete streets, connectivity, sustainability, livability, and community health are priorities.

The General Plan was completed over an intensive two-year effort and adopted by the City Council in December 2017. Dyett & Bhatia also prepared the Climate Action Plan, which shows that with integrated land use and transportation planning and an extensive set of policies promoting sustainability, the City can attain greenhouse gas reduction targets without any additional measures. Optional measures and their impacts are quantified should the City seek to pursue these in future.



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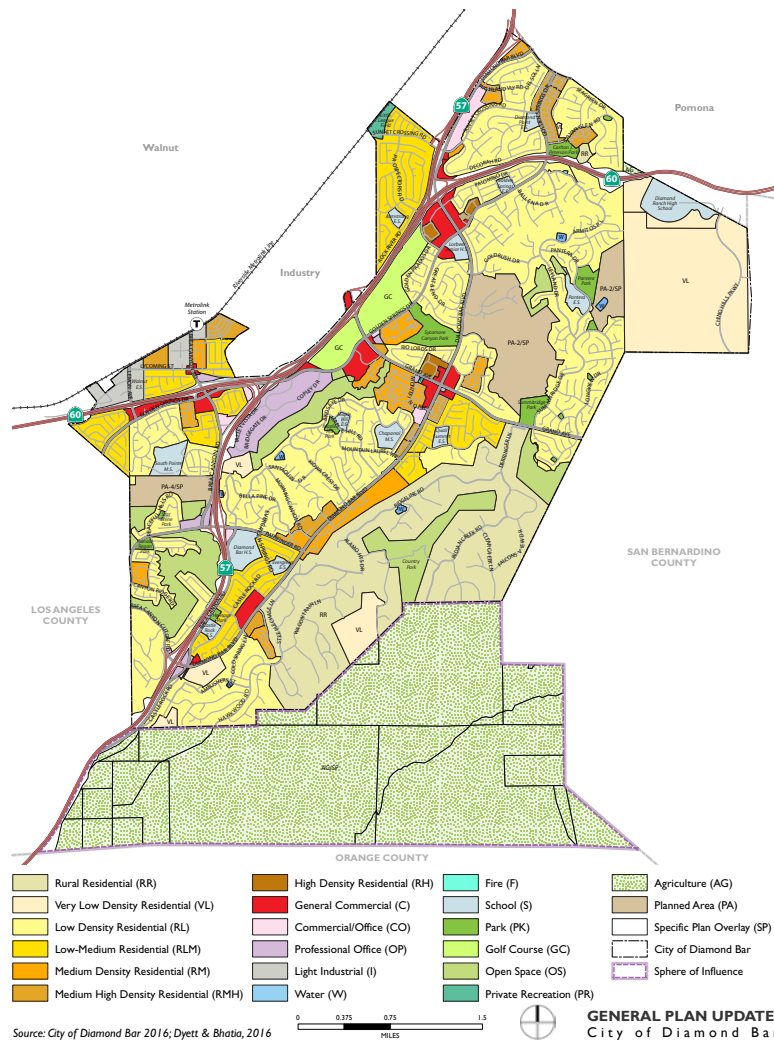
Attachment: Moreno Valley GP Update\_09232019\_Proposal and Scope (3743 : AUTHORIZATION TO AWARD PROJECT-RELATED SERVICES



# Diamond Bar General Plan Update, Climate Action Plan, and EIR

DIAMOND BAR,  
CALIFORNIA  
ONGOING

Dyett & Bhatia is leading a multi-disciplinary team in a comprehensive update of the General Plan for the City of Diamond Bar, Public Review Draft of which is dated for release early fall 2019. This is the first update to the City's General Plan since it was originally adopted in 1995. This update will introduce two new elements to the General Plan. The Community Character and Placemaking element will focus on urban design and creation of vibrant new spaces, while the Health and Sustainability element will focus on promoting community wellness, meeting the needs of a changing population, and sustaining the city equitably, fiscally, and environmentally. Dyett & Bhatia is also preparing a Climate Action Plan and a full program EIR.

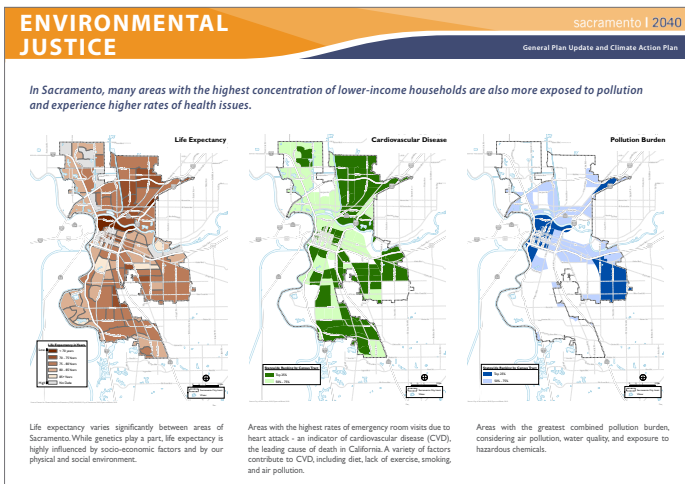
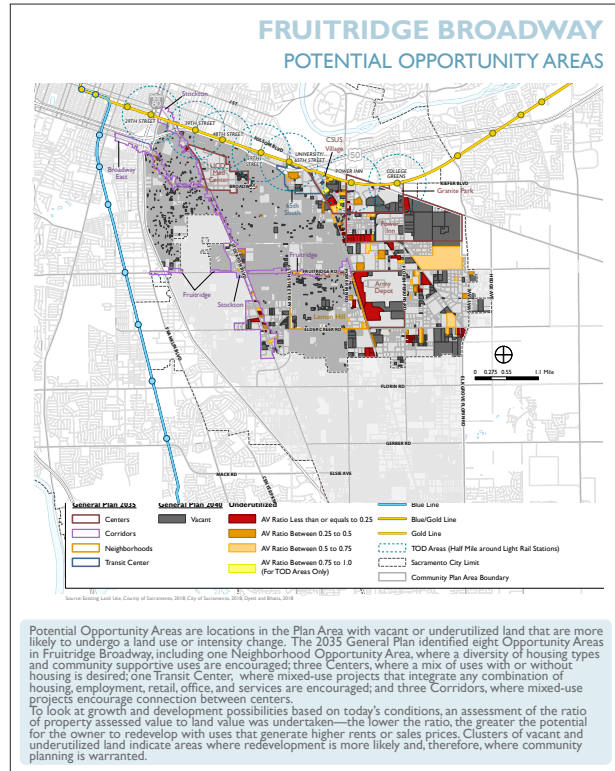


**DYETT & BHATIA**  
Urban and Regional Planners

# Sacramento General Plan Update, Climate Action Plan, and EIR

SACRAMENTO, CALIFORNIA  
ONGOING

Sacramento, located at the confluence of the Sacramento and American rivers, is California's fastest growing big city, with a population of 500,000 and a projected increase of 180,000 over the next 20 years. Dyett & Bhatia is leading a team preparing a new General Plan and Climate Action Plan for the city. Extensive community outreach for the plan has revealed community and decision-maker priorities to be carbon neutral by 2045, foster affordable housing, and promote compact development in walkable transit-oriented settings, linked to the city's light rail system. Promoting equitable economic development, social justice, and public health are additional priorities.



Attachment: Moreno Valley GP Update\_09232019\_Proposal and Scope (3743 : AUTHORIZATION TO AWARD PROJECT-RELATED SERVICES

## San Diego Community Plans (Mission Valley, University, Southeastern, Encanto, and Downtown)

SAN DIEGO, CALIFORNIA  
 APA NATIONAL PLANNING  
 ACHIEVEMENT AWARD FOR  
 PUBLIC OUTREACH (2015)

APA SAN DIEGO  
 SECTION AWARD FOR  
 COMPREHENSIVE  
 PLANNING (2016)

Spread out over an area of more than 300 square miles, San Diego is America’s eighth most populous city, and California’s second largest. The city’s national-award winning General Plan outlines a strategy of infill development tied to the regional transportation network, while preserving the surrounding open spaces.

While the General Plan lays out the broad framework, detailed integrated planning occurs at the community scale—with communities the size of some cities—with Community Plans, accompanied by full program EIRs, serving as the local general plans.

Since adoption of the citywide General Plan more than a decade ago, Dyett & Bhatia has led a series of community plans and their EIRs for some of the most distinctive communities. These include:

- **University Community, underway.** Home to UCSD, Scripps, and Salk Institute, and large number of established neighborhoods, with a new trolley line being extended. Project recently initiated.
- **Mission Valley, underway.** The city’s earliest settlement area, defined by the San Diego River, and home to the largest malls, as well as offices, hotels, and Qualcomm Stadium, in a high-intensity but suburban-style setting, being re-planned with a focus on connectivity, walkability, mixed uses, and access to the river. Planning Commission approved, City Council adoption expected soon.
- **Southeastern and Encanto Neighborhoods, 2015.** Southeast of Downtown along a trolley line, these contain some of the city’s oldest and ethnically-diverse neighborhoods. Adopted 2015. Winner National APA award for outreach, and section and state APA awards for planning.
- **Downtown.** Multiple-award winning plan and zoning that is leading to extensive infill development (with one out four units in San Diego in last 10 years built in downtown), with an eventual population of 90,000 in a dynamic, livable, mixed-use setting. Adopted 2007.
- **Citywide.** D&B is preparing mixed-use regulations (first ones outside of downtown) for the city.


**Community Health**

*Community Health in the Community Plans*

Health and quality of life are essential ingredients for communities to thrive. From a General Plan perspective, however, we are concerned with the ways that policy and programs can create better health outcomes for the entire community. The community plans will help support healthy living by providing good sidewalks and trails (Mobility). Land Use policies will help bring healthy food choices. Safety will be supported by policies in both the Mobility and Public Facilities and Services elements. Environmental quality will be furthered by Conservation Element policies.

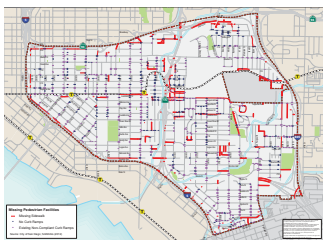
*Community Health Strategies*

**Healthy Living**

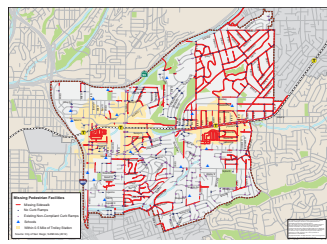



Many streets in Southeastern San Diego and the Encanto Neighborhoods lack adequate sidewalks and bike facilities. Parks provides for active play areas in urban neighborhoods. Bike lanes, priorities for pedestrian improvements and trails, and new park spaces will be identified by the

**SOUTHEASTERN**

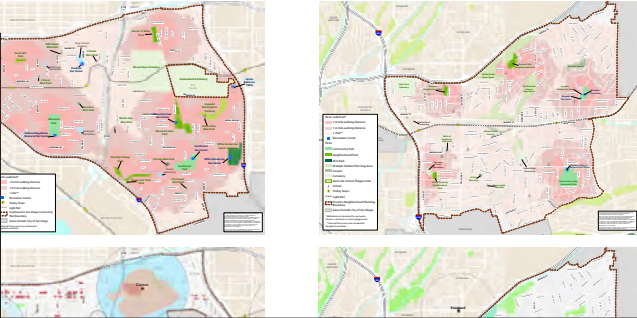


**ENCANTO**



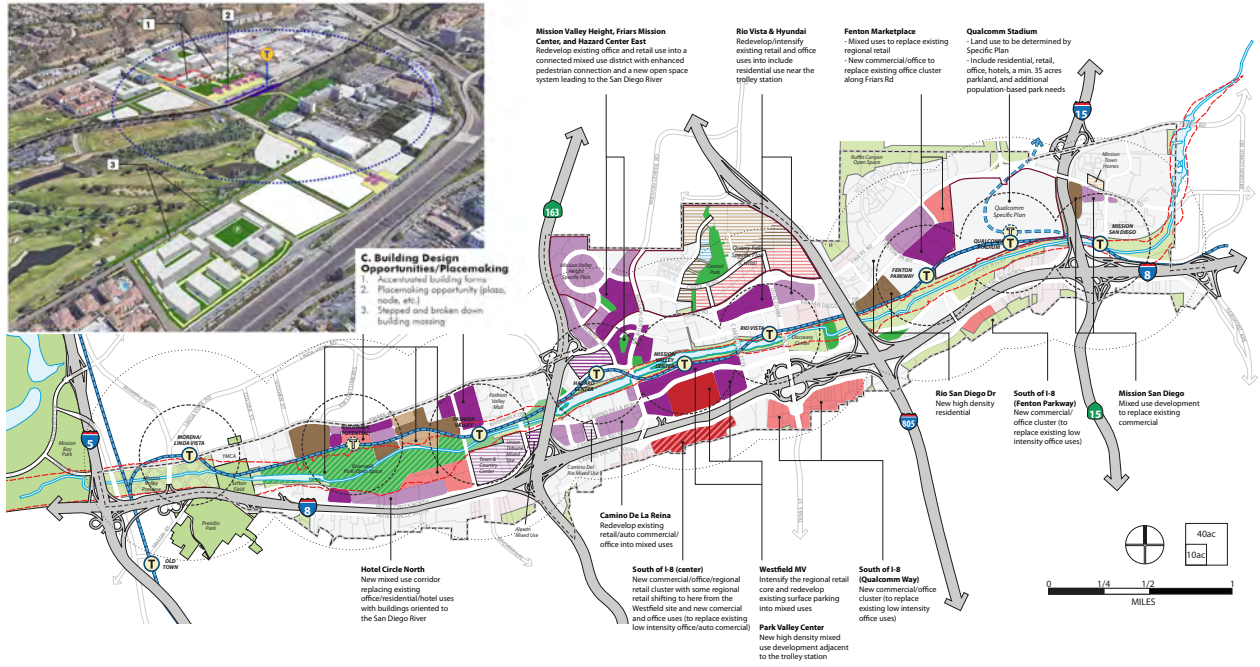


**DOWNTOWN SAN DIEGO**

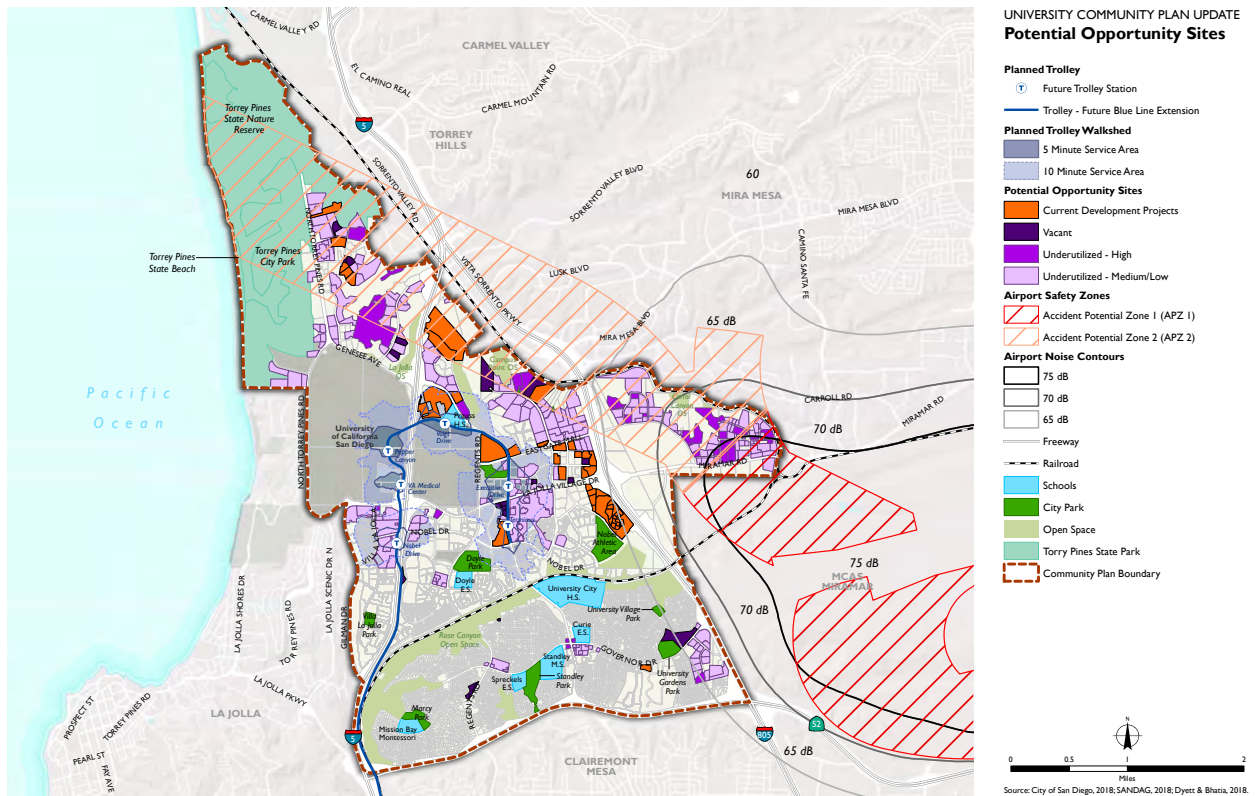


**DYETT & BHATIA**  
 Urban and Regional Planners

MISSION VALLEY



UNIVERSITY COMMUNITY



**DYETT & BHATIA**  
 Urban and Regional Planners

# Carlsbad General Plan, Housing Element, Climate Action Plan, and EIR (Envision Carlsbad)

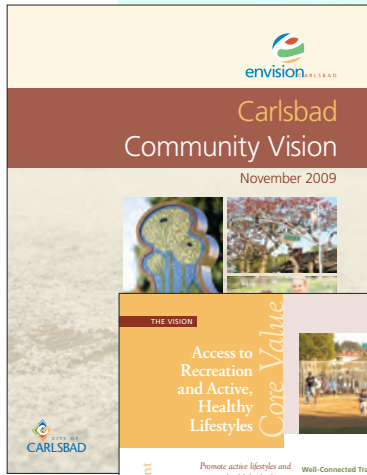
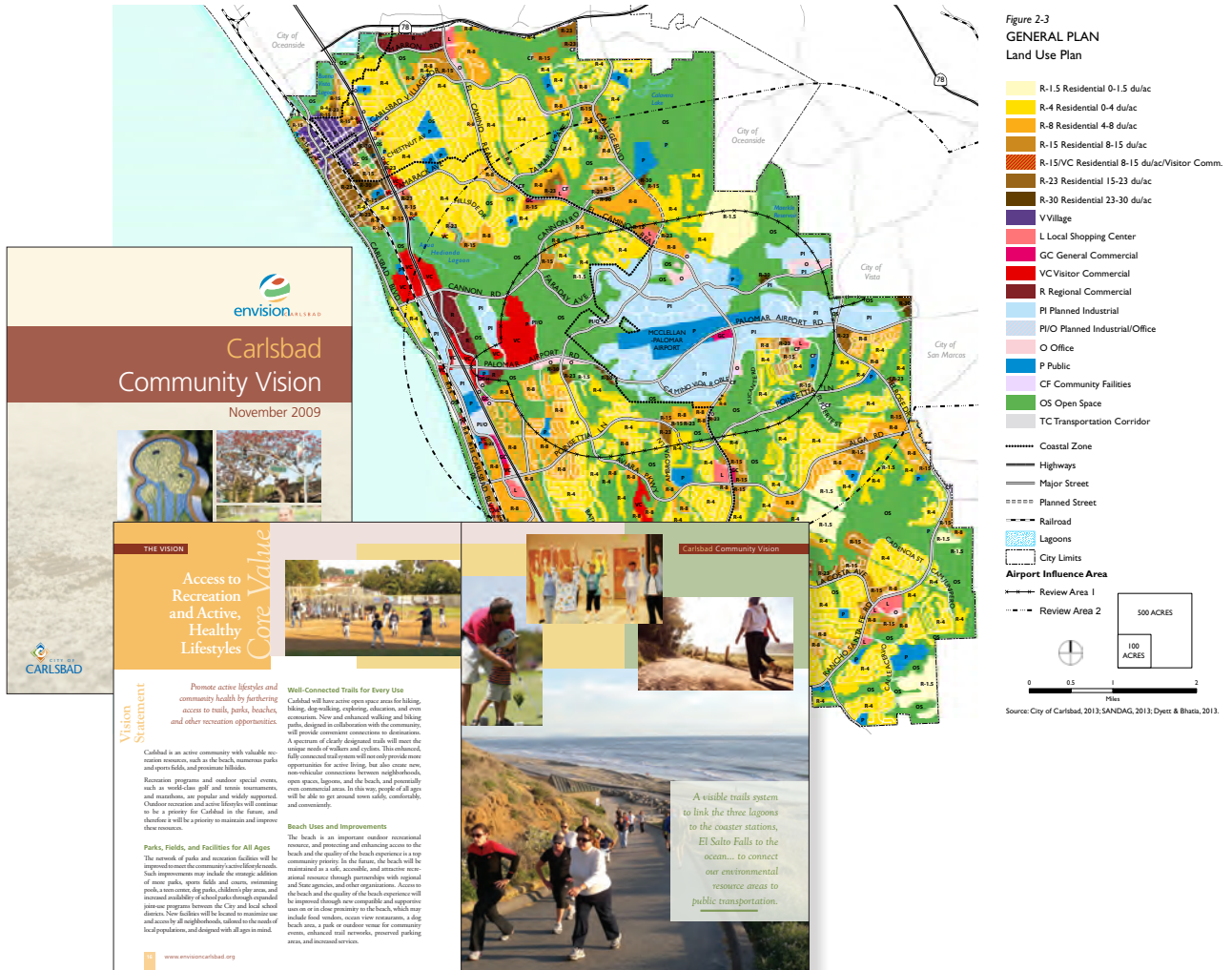
**CARLSBAD, CALIFORNIA**  
**ADOPTED 2015**  
**APA SAN DIEGO SECTION**  
**HONORABLE MENTION**  
**FOR COMPREHENSIVE**  
**PLAN, LARGE**  
**JURISDICTION (2017)**

Carlsbad, with a population of 104,000, occupies 42 square miles of beaches, bluffs, and rolling landscape on the northern coast of San Diego County. The city is a major employment hub and visitor destination, with a general aviation airport, three lagoons, beaches, Legoland, and numerous resorts.

The General Plan seeks to maintain the community's small-town charm and visual quality, while introducing mixed-use neighborhood centers, emphasizing walking and biking, and revitalizing downtown. The plan also seeks to enhance access to the seven-mile long waterfront, and activate it with strategically-placed nodes.

Additionally, as part of the project, Dyett & Bhatia prepared the Housing Element (certified by HCD), and the Climate Action Plan, which was adopted concurrently with the General Plan. D&B also prepared an EIR for the project.

The Envision Carlsbad planning process included extensive outreach led by D&B, with hundreds of community members participating in workshops, and more than 7,000 responses to a citywide mail-in survey.



**THE VISION**

**Access to Recreation and Active, Healthy Lifestyles**

**Core Value**

**Vision Statement**

Promote active lifestyles and community health by furthering access to trails, parks, beaches, and other recreation opportunities.

Carlsbad is an active community with valuable recreation resources, such as the beach, numerous parks and openfields, and premier hillside. Recreation programs and outdoor special events, such as walking golf and triathlons, marathons, and mountain, are popular and widely supported. Outdoor recreation and active lifestyles will continue to be a priority for Carlsbad in the future, and therefore it will be a priority to maintain and improve these resources.

**Well-Connected Trails for Every Use**

Carlsbad will have active open space areas for hiking, biking, dog-walking, exploring, education, and cross recreation. New and enhanced walking and biking paths, designed in collaboration with the community, will provide convenient connections to destinations. A network of locally designed trails will meet the unique needs of walkers and cyclists. This enhanced, fully connected trail system will not only provide more opportunities for active living, but also create new, inter-modal connections between neighborhoods, open spaces, lagoons, and the beach, and potentially create additional areas. In this way, people of all ages will be able to get around more safely, comfortably, and conveniently.

**Beach Uses and Improvements**

The beach is an important outdoor recreational resource, and promoting and enhancing access to the beach and the quality of the beach experience is a top community priority. In the future, the beach will be maintained as a safe, accessible, and attractive recreational resource through partnerships with regional and State agencies, and other organizations. Access to the beach and the quality of the beach experience will be improved through new compatible and supportive uses on the beach property or the beach, which may include food vendors, ocean view restaurants, a dog beach, a dog park or outdoor cafe, community events, enhanced trail networks, protected parking areas, and increased services.

**Carlsbad Community Vision**

A visible trails system to link the three lagoons to the coaster stations, El Salto Falls to the ocean... to connect our environmental resource areas to public transportation.

**DYETT & BHATIA**  
 Urban and Regional Planners

Attachment: Moreno Valley GP Update\_09232019\_Proposal and Scope (3743 : AUTHORIZATION TO AWARD PROJECT-RELATED SERVICES

# Fresno General Plan and Development Code

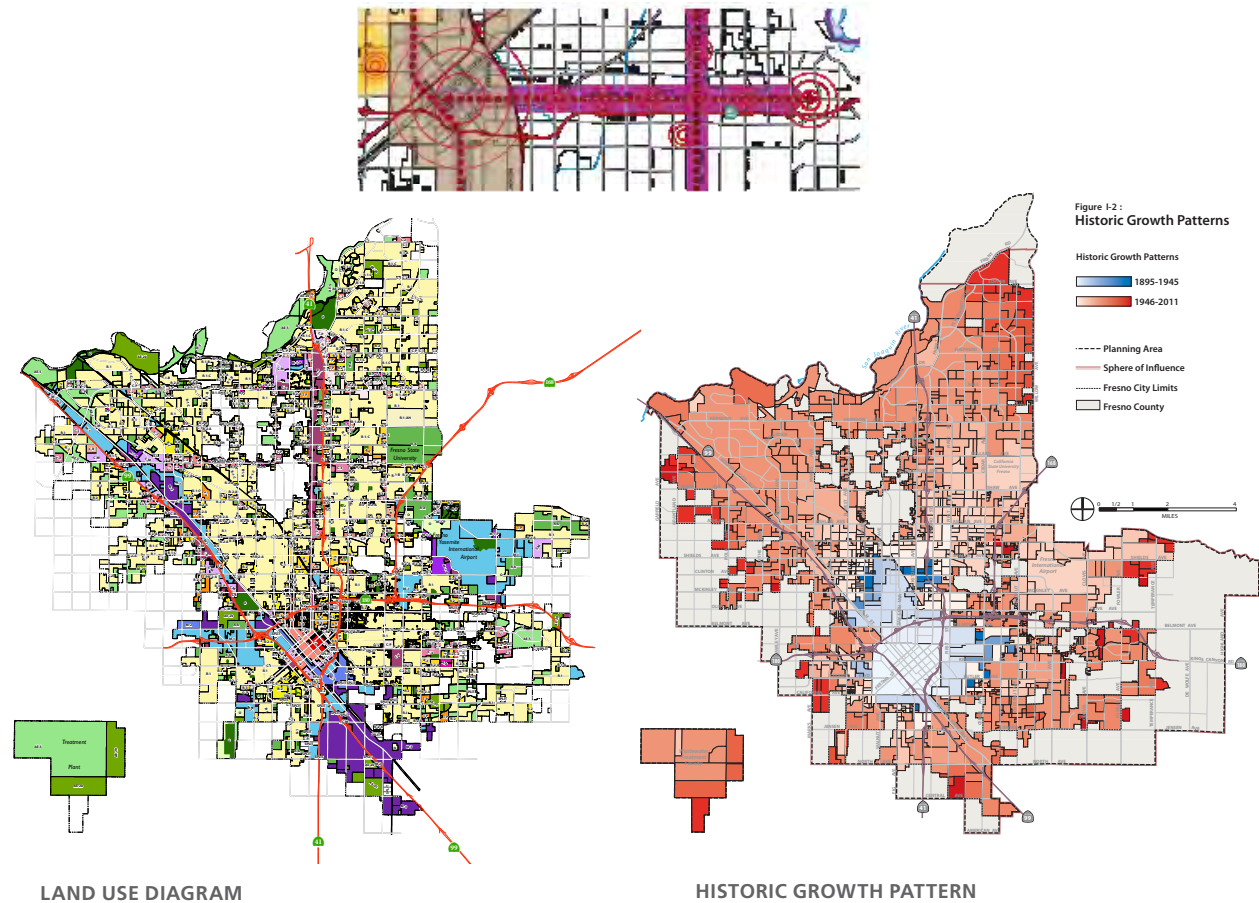
FRESNO, CALIFORNIA  
ADOPTED 2014

Originally three square miles and home to 4,000 residents at the time of incorporation in 1885, Fresno has grown to be California’s fifth largest city, with a population of 520,000. A multicultural community, Fresno sits at the heart of a vibrant agricultural region, and is one of the initial stations planned for California’s High-Speed Rail system.

Working in partnership with City staff, Dyett & Bhatia prepared a new General Plan for the city, that was adopted December 2014. The plan links quality of life and economic stability to land-use decisions. It focuses on revitalizing Downtown Fresno as the city’s center, and creating smaller mixed-use “activity centers”, connected by bus rapid transit. The plan envisions these centers as Complete Neighborhoods, with ample services available within walking distance of residents, closing gaps in access to food, services, and amenities. The plan facilitates housing growth while protecting agricultural lands from encroachment; strategizes compact, sustainable development; and fosters the expansion of export-oriented sectors—particularly those that leverage the region’s strength in agriculture and food—via appropriate zoning and streamlined permit approval.

The plan maintains Fresno’s current boundaries, planning for almost an equal balance of infill and edge growth. Intensive land use and mixed-use development is intended to support greater use of the planned bus-rapid transit system, and justify the necessary infrastructure and utility expansion to support more industry.

Following the General Plan, Dyett & Bhatia also prepared a comprehensive update of the city’s Zoning Ordinance, which combines form-based provisions for the downtown neighborhoods, with Euclidean and performance zoning concepts.



**DYETT & BHATIA**  
Urban and Regional Planners

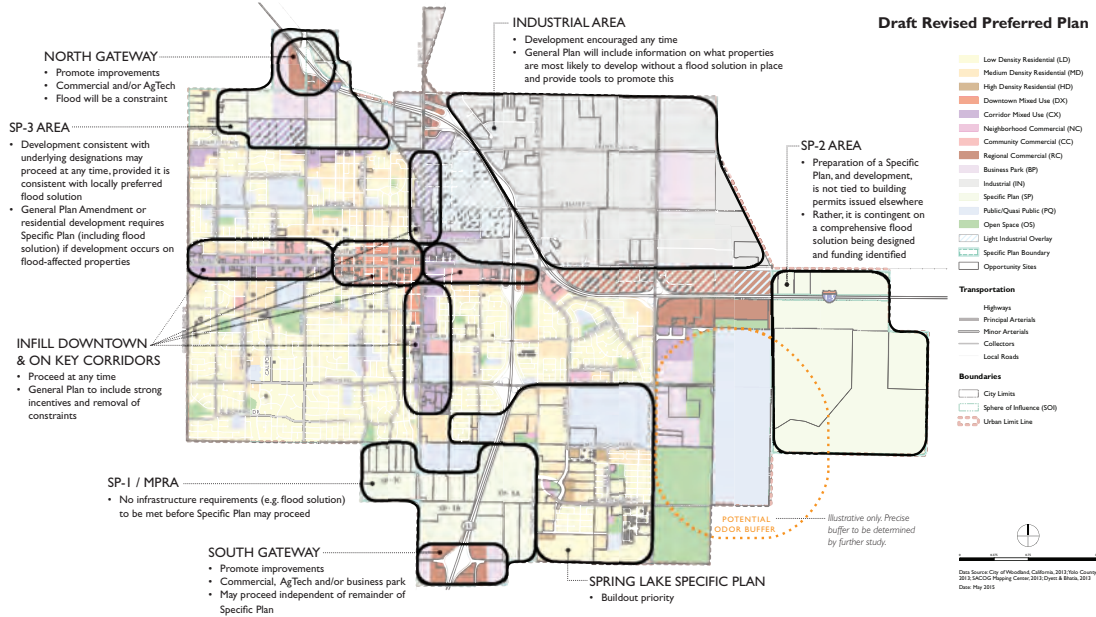


# Woodland General Plan Update, Housing Element, Climate Action Plan, and EIR

WOODLAND, CALIFORNIA  
ADOPTED 2017

APA Northern California  
Chapter Award of Excellence,  
Comprehensive Planning,  
Small Jurisdiction (2018)

The General Plan Update is the first opportunity in nearly 20 years for Woodland residents to establish a community-wide vision for the city and priorities for its future growth and development. The General Plan was adopted in May 2017 and includes a new focus on urban design, economic development, and community health, with several new elements and a modern and user-friendly design. A robust public engagement process, consisting of interviews of key stakeholders, multiple visioning workshops, and a bilingual newsletter and mail-in survey sent to every household in the city, ensured substantial community input into the new plan. The Dyett & Bhatia team also prepared the City's first Climate Action Plan, which serves as a qualified greenhouse gas reduction strategy.



**General Plan Update 2035**  
CITY OF WOODLAND

**Community Vision and Guiding Principles**

September 2013  
WORKING DRAFT

**General Plan Update 2035**  
CITY OF WOODLAND

**Vision Statement**

In 2035 Woodland is a community that is a highly desirable place to live, learn, work and recreate. It has maintained its small-town feel while maturing into an attractive, vibrant, and sustainable city that celebrates its architectural heritage and cultural diversity. Woodland is a healthy community with a thriving downtown, livable neighborhoods, excellent public schools and recreational amenities connected by a seamless network of trails and paths. The city is the region's center of agricultural technology and food production and is recognized globally as a leader in sustainable agriculture. The community is prosperous and fiscally sound, offering abundant employment opportunities to its diverse and creative workforce. Woodland has become a destination for visitors seeking to experience its unique agricultural, historical, recreational, cultural and entertainment amenities.

Working Draft

**General Plan Update 2035**  
CITY OF WOODLAND

**Our Vision for the Future**

The General Plan represents the City's shared vision of the future and defines a path to lead the community toward its desired future in 2035 and beyond. The General Plan is the City's primary tool for guiding future development.

Each day the City must make decisions about growth, services, and infrastructure investments. The General Plan provides the guidelines for these decisions by establishing long-term goals for the City's future, policies to guide day-to-day decisions, and long-term investments to be made in the future. The General Plan provides the foundation for many of the City's regulatory and community and economic development decisions. It is intended to provide for orderly growth and convey the community's values and aspirations into the future. The General Plan sets the standards for evaluating future development projects, planning for future public services and community projects, setting and managing resources, sustainability, energy, transportation and mobility needs, and protecting our natural and historic resources.

A first step in the General Plan process is the development of a vision for the future, and guiding principles to achieve that vision. A vision statement is an aspirational description of what the community would like to be in the future. It is a summary of the shared goals to be achieved by the General Plan.

The draft Vision and Guiding Principles are based on input from the community. This input has been obtained through interviews, community workshops, and through a community survey.

[www.cityofwoodland.org/eng/alpha/gdpdta](http://www.cityofwoodland.org/eng/alpha/gdpdta)

Community Vision

**General Plan Update 2035**

**5. Strong Downtown: Revitalize Downtown as the heart of the city.**

With a rich fabric of historic buildings that are the community's lifeblood, Downtown is a key part of Woodland's identity and has the potential to be the center of community, activity, commerce, and vitality. The General Plan provides a broader mix of uses, including increased dining, retail, and entertainment destinations, with an array of urban housing, new business opportunities, and community gathering spaces to revitalize downtown, and create a vibrant and diverse downtown that celebrates Woodland's history, architecture, and cultural resources by setting policies for preservation and rehabilitation of historically significant buildings.

**6. Housing Choice: Provide a diverse array of housing types to meet the needs of all segments of the community.**

The General Plan encourages and enables the development of a mix of housing types and densities that meet the needs of Woodland residents with access to a full range of housing opportunities, and enables the City to meet the needs for those of the region's housing needs. Housing types included by the General Plan range from single-family detached homes to single-family homes, townhomes and apartment buildings and include a variety of features and amenities. These include: attached and detached townhomes, townhomes, and apartment buildings with high-quality design and neighborhood development are included.

**7. Mobility Options: Coordinate land use and transportation planning to foster increased opportunities for walking, biking, and transit use and reduced congestion.**

The General Plan promotes development patterns and enhancements to the circulation system that encourage walking, biking, and transit use, which will help Woodland residents avoid vehicle miles traveled, reduce greenhouse gas emissions, improve air quality, and opportunities for active transportation while maximizing productivity to staff. The Plan incorporates the development of "Complete Streets" which will effectively serve the needs of all modes of travel. The circulation system encompasses sidewalks, streets, trails, transit, bicycle lanes, transit, and other amenities.

Community Vision

**DYETT & BHATIA**  
Urban and Regional Planners

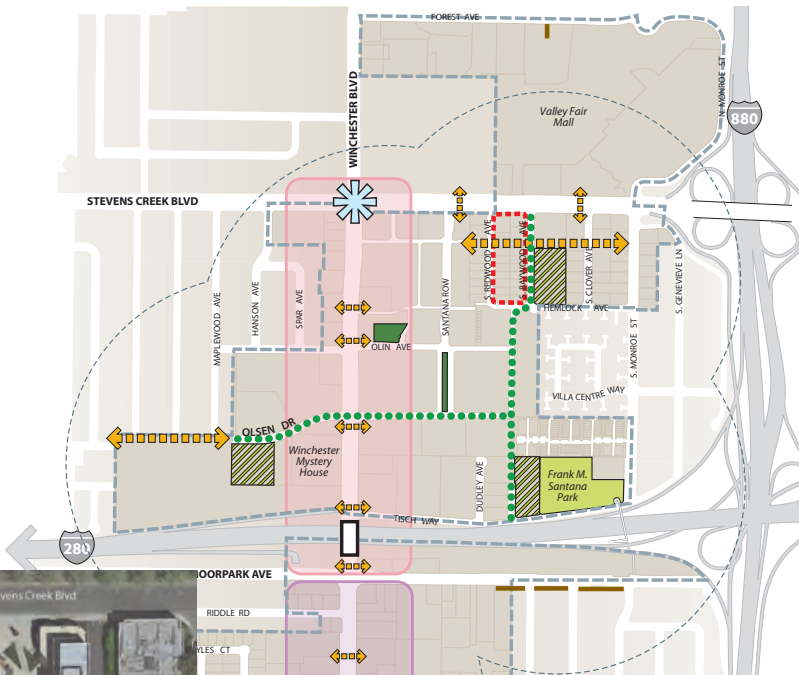
## Santana Row and Valley Fair Urban Village Master Plan

SAN JOSE, CALIFORNIA  
ADOPTED 2017

Santana Row represents perhaps the Bay Area’s largest successful example of a built-from-scratch high-intensity pedestrian-oriented mixed-use district. It has emerged as San José’s “second downtown”, a hugely popular retail and dining destination, and a residential district. Valley Fair is the largest mall in Silicon Valley.

The Santana Row/Valley Fair Urban Village Plan, led by Dyett & Bhatia for the City of San José, provided the framework for the next era of development of this pivotal district. The Urban Village Plan builds on the energy of Santana Row to revitalize and enhance connections to surrounding areas, outlines the framework for mid- and high-intensity new development, with building heights reaching 15 to 20 stories, and fosters a dynamic urban environment that embraces the creative workforce and urban living. Development will be supported by a future Bus Rapid Transit line, as well as new mid-block paseos and urban plazas.

The planning process was supported by community outreach that included two large community workshops and an online interactive, map-based community survey.



Case Study Site

**DYETT & BHATIA**  
Urban and Regional Planners

Attachment: Moreno Valley GP Update\_09232019\_Proposal and Scope (3743 : AUTHORIZATION TO AWARD PROJECT-RELATED SERVICES

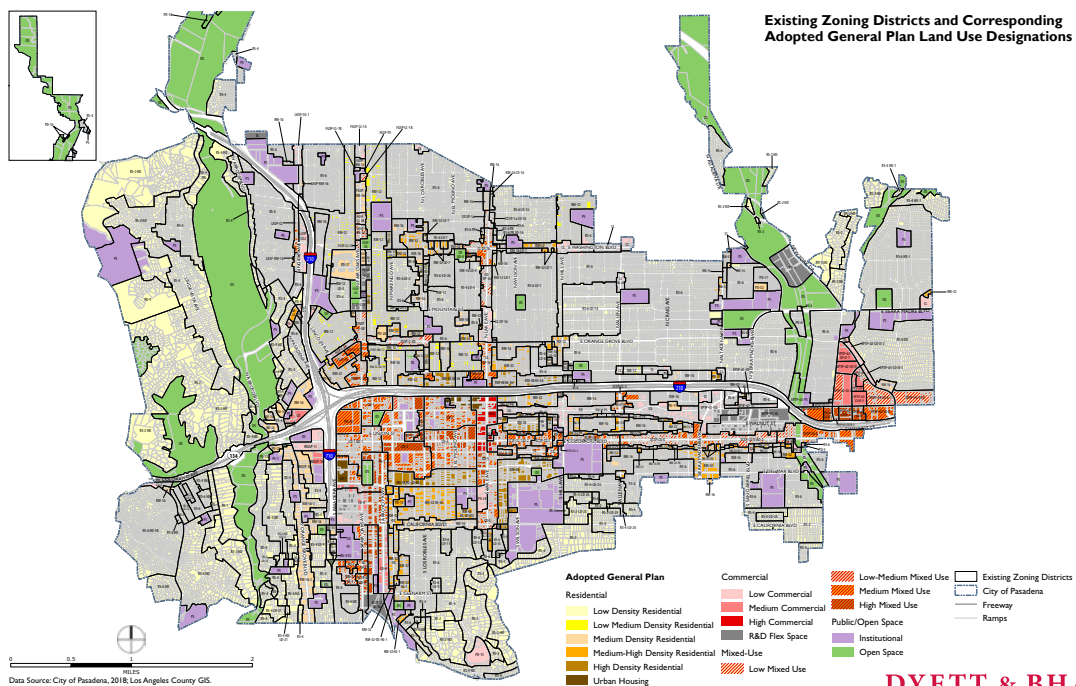
## City of Pasadena Zoning

PASADENA, CALIFORNIA  
ONGOING

The City of Pasadena has engaged Dyett & Bhatia to undertake a focused update of its complex Zoning Code to implement the 2015 General Plan and eight Specific Plans that are being simultaneously revised to also conform to the plan. D&B is working in close coordination with the two consulting firms the City hired to prepare the Specific Plans to ensure that the updated code establishes consistent terminology, definitions, and use classifications that can be incorporated in the specific plans. To the extent possible, D&B will also work with the other firms and City staff to formulate standards and requirements that can be applied citywide and customized through supplemental provisions for different Specific Plan areas.

The project began with the preparation of a policy matrix summarizing General Plan policies and programs related to zoning, land use, urban design and related issues and a detailed technical review of the current zoning provisions. D&B has also prepared correspondence tables that list General Plan land use designations and existing base and overlay districts as a tool for identifying potential revisions to the current districting scheme. Together with the other project consultants and City staff, D&B has participated in a series of outreach meetings and public workshops designed to familiarize residents and business owners with new General Plan, help them understand the relationship between the Specific Plans and Zoning Code, and obtain community input on Specific Plan policies and zoning regulations.

As part of the zoning update process, D&B is preparing a new set of rules for performing measurements necessary to implement Pasadena's zoning regulations that consolidates provisions now embedded in standards and definitions and other parts of the Code. D&B will also be exploring approaches to incorporating a community benefits strategy in the new code. An important focus of the work is to ensure that Specific Plan policies are implemented in quantified zoning standards expressed in clear and unequivocal language to comply with recently enacted mandates in the State Government Code. In order to meet the City Council's aggressive three-year schedule for completing both the Specific Plan and Zoning Code revisions, Staff anticipates bringing proposed code amendments to the Planning Commission and City Council in two phases beginning with provisions that will apply citywide followed by code amendments to implement the Specific Plans.



**DYETT & BHATIA**  
Urban and Regional Planners

# Belmont General Plan Update and EIR

BELMONT, CALIFORNIA  
ADOPTED NOVEMBER 2017

APA Northern California  
Chapter Award of Excellence,  
Comprehensive Planning,  
Small Jurisdiction (2018)

The City of Belmont selected Dyett & Bhatia to prepare an update of its General Plan, building on the firm's prior work on the City's Housing Element and downtown. The project focused on the Land Use and Circulation & Mobility elements, while also updating additional elements to ensure comprehensiveness and consistency of the whole document. In addition, the updated General Plan integrates with the new Belmont Village Specific Plan, also prepared by Dyett & Bhatia, which draws together the City's recent efforts on downtown revitalization and provides specific guidance on design guidelines, livability, and community benefits. Dyett & Bhatia prepared a full program EIR to accompany the new General Plan and Specific Plan, ensuring that future development projects can streamline environmental review to the greatest extent possible.



NOVEMBER 1 | October 2014  
**City of Belmont**  
General Plan Update

**The City of Belmont, Today and Tomorrow**  
Incorporated in 1956 in the heart of the San Francisco Peninsula, the City of Belmont, known for its scenic hills, views of the San Francisco Bay, and stretches of open space. Combined with its distinctive community character and rich cultural traditions, it can be an ideal location for a great place to live, work, and play.

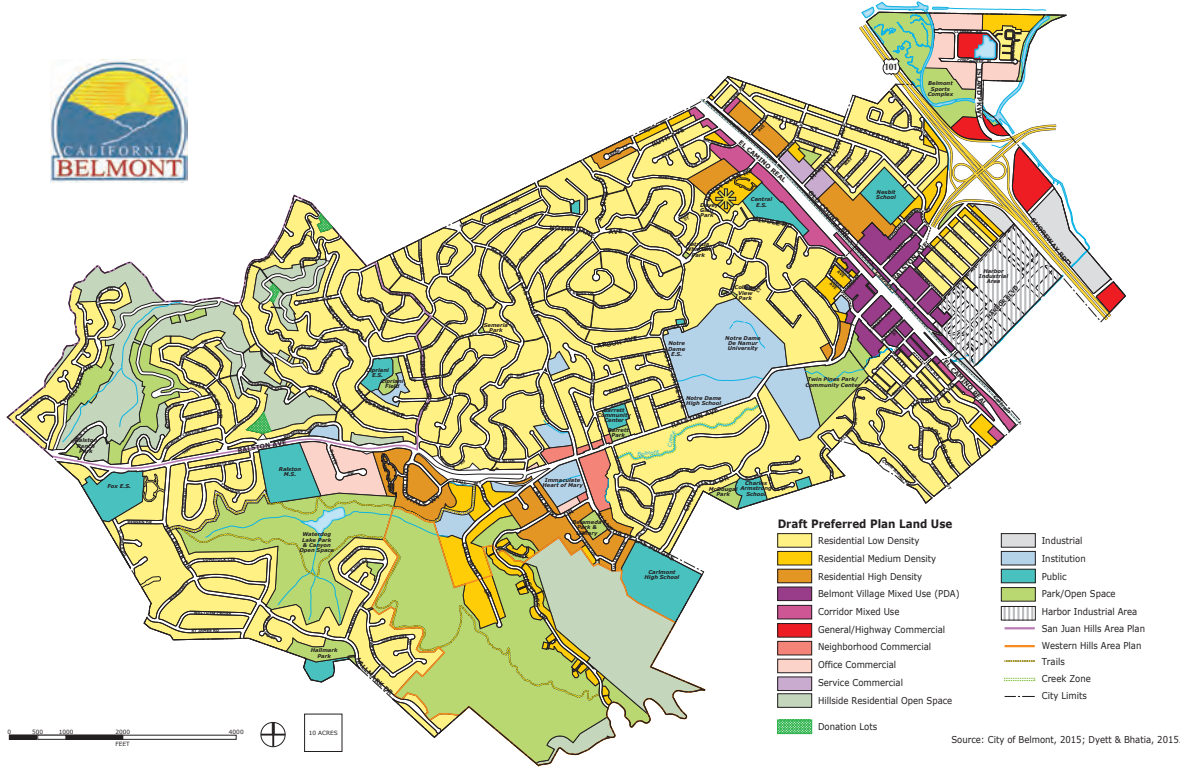
Results, we initiated an ongoing collaborative process to plan the future of our city. The General Plan Update is to ensure the incorporation of Belmont's history, vision for future generations. The General Plan is our primary vehicle for development, housing, transportation, environmental goals, and public and open space. The General Plan Update is to ensure that our opportunities, challenges, and aspirations have changed to meet our needs.

What will the next 20 years hold for Belmont? How will we sustain Belmont's unique qualities, and the high level of development and public services, and include the Downtown? We now have the chance to build on Belmont's assets and create a blueprint for the future. Working with the community, we will create a long-term vision for Belmont and a roadmap to get there. You have the opportunity to help shape the future of our city and the people who live here.

**Why is the Plan Being Updated?**  
Belmont's current General Plan was adopted in 1982, and now needs to be comprehensively re-evaluated because that is what the 1993 State and Federal laws require for the next 20 years. Most of the objectives of the existing General Plan have been met, and new opportunities and challenges have arisen. We need a new plan to help guide our future growth, including transportation, smart growth, public safety, and public services. The plan will also address the needs of our residents and public services and ensure public safety and emergency services, all of which contribute to the quality of life that makes Belmont a great place to live.

**What is the General Plan?**  
The General Plan is the public policy that guides the physical and economic development of the City. It is a long-range document that sets the vision and direction for the city's future. The plan should describe, and is a key tool for influencing, the quality of life of the people. It should also describe the city's economic, social, and other public infrastructure. The plan is a tool for setting and implementing goals for public services such as the Planning Commission and the City Council.

For more information or to sign up for email updates, visit the project website at <http://belmont2015generalplan.com>.



**DYETT & BHATIA**  
Urban and Regional Planners

Attachment: Moreno Valley GP Update\_09232019\_Proposal and Scope (3743 : AUTHORIZATION TO AWARD PROJECT-RELATED SERVICES

## 8.2 RECON

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### Selected Project Examples

#### City of Oceanside Phase I General Plan Update/Climate Action Plan

For the City of Oceanside, RECON prepared a Final EIR to address two new General Plan Elements (an Economic Development Element and Energy and Climate Action Element) in addition to a Climate Action Plan (CAP). This EIR is part of a first phase of the City's General Plan update. The CAP and CEQA documentation were developed with intent to facilitate and streamline the review of future development proposals and included development of a CAP checklist to facilitate future discretionary project reviews.

#### At Home in Encinitas (General Plan Housing Element Update (2013-2021) Program EIR

RECON prepared the Program EIR for the At Home in Encinitas General Plan Housing Element Update. Key topics included traffic, public services, and community character. The EIR analyzed three buildout land use scenarios, each balancing community input with the goal of accommodating the City's Regional Housing Needs Assessment (RHNA) deficit. The EIR included a detailed mitigation framework to facilitate the streamlining of future projects. The EIR for this controversial project was completed on an aggressive schedule of 18 months for approval. RECON received an achievement award for this EIR by the Association of Environmental Professionals in 2016.

#### Uptown, North Park, Golden Hill Community Plan Updates EIRs

RECON assisted the Uptown Community Plan Update team with a Program EIR to cover several urban community plan areas in center city San Diego. RECON prepared a biological analysis, which included an evaluation of the biological resources, including urban canyons and Multi-Habitat Planning Area (MHPA) within the Uptown, Greater North Park, and Greater Golden Hill communities. Proposed revisions to the open space boundaries in each planning area based on updated open space mapping were also evaluated. RECON also prepared the air quality and noise reports addressing land use changes and proposed policies for the respective community plan updates.

## 8.3 FEHR & PEERS

### References

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### Selected Project Examples

#### Riverside County Transportation Analysis Model Update | WRCOG

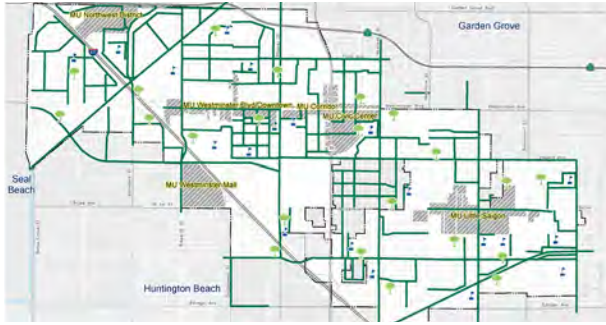
Fehr & Peers is assisting with the update to the Riverside County Transportation Analysis Model (RIVTAM) which, once completed, will be referred to as RIVCOM. The model is being updated to be consistent with the 2016 Southern California Association of Governments (SCAG) Regional Transportation Plan and Sustainable Communities Strategy (RTP/SCS) model at the model boundaries while adding local sensitivity to better forecast on local facilities. The model will be statically validated to average weekday and peak hour traffic volumes and regional vehicle miles traveled (VMT). The model will also be put through a dynamic validation exercise, to ensure that the model is appropriately sensitive to both land use and network changes. An extensive coordination and outreach effort is being undertaken with Riverside County jurisdictions to engage these communities and review trip generation, distribution, existing and future networks, and existing and future land use. Fehr & Peers' approach includes model specification, documentation and user training. The model will be a trip-based model and will include all required steps (auto availability, trip generation, trip distribution, mode choice, and highway assignment), with appropriately parsimonious segmentation into trip purposes (4-5 purposes), time periods, and household markets (3-5 segments).

#### Corona General Plan Update and EIR | City of Corona

Fehr & Peers conducted the Transportation Impact Analysis and provided input into the Circulation Element for the Corona General Plan Update. This included updates to the citywide model and intersection analysis at signalized intersections throughout the City. Fehr & Peers advised the team on best practices related to SB743 and contributed to policy development. We are completed the traffic study for the EIR and helped update traffic study guidelines for the City, including assisting the City in adopting VMT related thresholds of significance.

#### Westminster General Plan Update & EIR | City of Westminster

Fehr & Peers, as part of a team, assisted with the General Plan Update and the EIR for the City of Westminster. Fehr & Peers prepared an updated Mobility Element that seeks to reflect the multimodal goals and visions of the City of Westminster. Fehr & Peers is ensuring that the project team and city staff are made aware of the latest developments in transportation planning, recent legislative bills, and other transportation best practices. Fehr & Peers, in conjunction with the team and city staff, was responsible for developing a set of transportation policies for the Mobility Element that were refined throughout the process, including a differential level of service policy on City corridors. Finally, Fehr & Peers assisted with preparing the transportation section of the environmental document, which includes an assessment of the transportation impacts associated with the proposed General Plan update.



### SB743 Implementation Pathway | WRCOG

Fehr & Peers created a strategy and tools for WRCOG and local jurisdictions to implement SB 743 in Western Riverside County. We evaluated existing travel demand models, developed baseline VMT data, developed a series of VMT estimation methodologies and thresholds, and identified priority mitigation measures. We developed a tool to determine the options for VMT analysis and requirements depending on the project characteristics. We developed a series of case studies that applied the developed tool, methodologies, and thresholds.

### Redlands General Plan Update and EIR | City of Redlands

As part of a team, Fehr & Peers assisted with the Redlands General Plan and contributed directly to the Circulation Element. Fehr & Peers provided recommendations for Policies and Actions for the City to incorporate Complete Streets into their circulation network. A layered network approach was used to prioritize specific modes of travel on different roadways so each mode has a complete route network to easily traverse the City. We also led the effort to conduct the Transportation Impact Analysis in support of the Redlands General Plan EIR, including VMT estimates.

### Systemic Safety Analysis Report Program | Moreno Valley

Fehr & Peers is working with the City of Moreno Valley to perform a citywide systemic pedestrian safety analysis. The analysis focuses on increasing the safety of uncontrolled marked crosswalks and improving pedestrian access to bus stops. A key deliverable of this project is a prioritized list of safety projects that position the City for success in terms of funding and building-out its bikeway network. Fehr & Peers is also developing an action plan that includes performance metrics, benchmarks, and implementation strategies. The plan will provide decisionmakers a better understanding of how the pedestrian safety investments will benefit the City of Moreno Valley, Metrolink, and Riverside County. To better understand pedestrian safety issues, including near misses and unreported collisions, that may not be apparent through traditional collision analysis methodologies, Fehr & Peers has developed a bilingual webmap survey. We are also helping the City to convene a multidisciplinary group of stakeholders, including representatives from senior groups, multicultural community organizations, and public health advocates, to guide the development of the plan.

## 8.4 KMA ASSOCIATES

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### Selected Project Examples

#### City of Anaheim – Entertainment, Housing and Commercial Projects

KMA has represented the City and Agency as an economic consultant for a wide variety of projects including hotel and retail development as well as affordable housing projects and strategies since the late 1970s. KMA provides ongoing assistance to the City on a variety of real estate projects ranging from theme parks and one-of-a-kind entertainment venues to industrial, commercial, hotel and residential projects. KMA provides a multitude of real estate services to the City, including market evaluation and financial feasibility analyses for a variety of land uses. A small sample of projects in which KMA assisted the City include the preparation of a community based specific plan for the West Anaheim area, market and feasibility opportunities for the Beach Boulevard Corridor, market and feasibility opportunities for the Anaheim Boulevard Corridor, the Gardenwalk Entertainment and Hotel Project, the Anaheim Doubletree Hotel, the Packing House Redevelopment and Residential Project, Downtown Anaheim and the proposed ARCTIC station. For these projects, KMA evaluated market conditions, projected demand, estimated projected development costs, operating costs, evaluated operating parameters, assisted the City throughout the negotiation process for the subject properties and projected the fiscal impact of development.

#### City of Glendale – Entertainment, Housing and Commercial Projects

KMA has been the City and Agency's economic consultant since 1976. During this period, KMA has assisted with a wide range for projects including major retail centers, large-scale mixed use projects, affordable and market rate residential projects, office projects, entertainment projects, hotels and

a myriad of other analyses. For the City and Agency KMA has assisted with negotiation support, prepared market studies, conducted pro forma analyses, projected fiscal revenues, identified funding sources and performed other economic and financial services. Recent projects include a New Markets Tax Credit residential project, a Marriott Courtyard hotel development, a density analysis for alternative development scenarios in the downtown, an entertainment project anchored by an art house theater, tax increment projection updates and a merger feasibility analysis.

### City of Brea – Entertainment, Housing and Commercial Projects

KMA has been the City and Agency's economic consultant for over a decade. During this period, KMA has assisted with a wide range for projects including major retail centers, large-scale mixed use projects, affordable and market rate residential projects, office projects, entertainment projects and a myriad of other analyses. For the City and Agency KMA has assisted with negotiation support, prepared market studies, conducted pro forma analyses, projected fiscal revenues, identified funding sources and performed other economic and financial services. Projects include the market and fiscal analysis for proposed projects, Brea General Plan Update, Downtown Brea development, the Brea Golf Course, the Brea Mall, the Brea Marketplace and a number of affordable and mixed use residential projects.

## 8.5 VMA COMMUNICATIONS

### References

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Sandra Thorstenson, Former Superintendent

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### Selected Project Examples

Currently, VMA has a staff of more than 30 communication professionals and serves more than 25 transit agencies, school districts and infrastructure clients throughout Southern California.

They have compiled a team with vast experience that has successfully undertaken a number of infrastructure development projects for public agencies including:

- City of El Monte
- California High-Speed Rail Authority
- LA Metro
- Orange County Transportation Authority
- Lynwood Unified School District
- Whittier Union High School District
- Outreach to Support CEQA/NEPA for Burbank to Los Angeles/Los Angeles to Anaheim, Bakersfield to Palmdale and Los Angeles to San Diego
- Pedestrian and Bicycle Improvements on Cabrillo Blvd. between Los Patos Way and the US 101 Southbound Ramps, including Replacement of the UP Bridge
- Development of Healthy Living Community
- Community Outreach, Whittier Union High School District



## 8.6 TKE ENGINEERING

### References

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### Selected Project Examples

#### Diamond Bar General Plan Update

TKE teamed up with Dyett & Bhatia to prepare the City of Diamond Bar's General Plan Update. TKE prepared an analysis of existing utility systems (water, wastewater, and storm-drain) identifying existing system characteristics and condition, and recommended repairs identified in the City's CIP and/or master plans. Additionally, TKE prepared an alternatives evaluation including a qualitative assessment of the utility infrastructure serving the City and how it meets future demands related to growth projection and proposed land use changes for the alternatives. Lastly, TKE prepared the Environmental Impact Report (EIR) sections for Hydrology, Water Quality, and Utilities. Each EIR section included a review existing information, description of relevant federal, state, and local regulations and agencies, an evaluation and description of potential impacts of the General Plan (e.g. new development and growth in the City).

Services: Services included records research, existing system analysis, report preparation, alternatives analysis, and community meetings.

#### City of Coachella - 2013 Water Master Plan Update

The City of Coachella retained TKE to prepare an update to the City's previous 2007 Water Master Plan (WMP). The WMP evaluated the City's existing water system and planned the facilities to meet increase future water demands. The evaluation included future planned development projects and the City's most current General Plan Update report. The update report provided land use and population projections. The WMP forecasted out to the year 2035 and a capital improvement plan (CIP) was developed out of the findings and recommendations in the WMP. The project included significant coordination with the City and the future La Entrada Development team.

Services: Services include research, coordination with agencies, hydraulic calculations, model preparation, preliminary engineering, cost estimating, exhibit preparation, CIP development and presentation to City Management Staff.

Completion Date: 2018

#### City of Norco - Canyon Creek Resort Water Supply Assessment

The proposed Canyon Creek Resort development includes 551 dwelling units of low and medium density residential, hotel lodging, and 213 acres of open space within the eastern portion of the City of Norco. The development has an estimated water demand of 448 acre-feet per year. In accordance with SB 610, TKE provided an assessment of water supplies available to serve the development over a 20-year period, including nor-

mal, single dry, and multiple dry water years.

Services: Services included records research, Project specific water demand analysis, District wide water supply and demand analysis, report preparation, and community meetings.

### City of Coachella - 2035 General Plan Update Water Supply Assessment

The 2035 General Plan Update is the community's statement of the community's values and its vision for its future. As part of that vision, a CEQA environmental review is prepared to evaluate impacts related to future growth outlined in the General Plan. TKE prepared a water supply assessment for inclusion as part of the General Plan Update. In accordance with SB 610, TKE provided an assessment of water supplies available to serve all development up to 2035, including normal, single dry, and multiple dry water years. TKE analyzed all available water sources (i.e. surface water, groundwater, and imported water), the long term availability of each supply source, water demands under different growth scenarios presented in the General Plan Update, and other water supply opportunities.

Services: Services included records research, water supply and demand analysis, report preparation, and community meetings.

Completion Date: October 2013

### City of Calimesa - Development Impact Fee Study

Development impact fees are essential to Cities in assisting with providing public improvements to mitigate impacts created by new developments. The City's impact fees include general government transportation facilities, utility infrastructure, libraries, police and fire, parks facilities, etc. In particular, TKE reviewed the City's General Plan Circulation Element, and drainage master plan to develop a comprehensive list of projects to mitigate development impacts at City build-out. In addition, TKE updated transportation and drainage infrastructure estimates.

Services: Services included records research, transportation and drainage systems analysis, and preparation of estimates and exhibits.

Completion Date: March 2015

### City of Ceres - Public Infrastructure Analysis

Adequate public infrastructure is an essential element of successful economic development. Further, without adequate public infrastructure there is no economic development. Backbone infrastructure projects include major street reconstructions, drainage, water and wastewater improvements, underground utility projects, and other public facilities that are essential to the highest and best use of parcels that have business-oriented land uses. After reviewing the City's general plan, water, sewer, and drainage master plans, TKE provided an overview of the capability of the public infrastructure that is located within or is of benefit to the City's economic development target areas (EDTA) and serve parcels that have

business-oriented land-uses. In addition, TKE highlighted all backbone infrastructure deficiencies within the EDTA's that could be eliminated as a part of the City's Economic Development Strategy. Further, TKE prepared updated cost estimates for the backbone infrastructure needed in each EDTA.

Services: Services included records research, water, sewer, drainage, dry utility, and transportation systems analysis, report preparation, and stakeholder meetings and presentations.

Completion Date: May 2013

### City of Barstow - Infrastructure Analysis for Redevelopment Plan

Adequate public infrastructure is an essential element of successful economic development programs. More directly, without adequate public infrastructure there is no economic development. Consequently, it is typical for economic development programs to include backbone infrastructure that would otherwise be considered an impediment to development. Backbone infrastructure projects include major street reconstructions, drainage, water and wastewater improvements, underground utility projects, and other public facilities that are essential to the highest and best use of parcels that have business-oriented land uses. TKE provide an overview of the capability of the public infrastructure that is located within or is of benefit to the City's economic development target areas (EDTA) and serve parcels that have business-oriented land-uses. In addition, TKE highlighted all backbone infrastructure deficiencies within the EDTA's that could be eliminated as a part of the City's Economic Development Strategy. Further, TKE prepared updated cost estimates for the backbone infrastructure needed in each EDTA.

Services: Services included records research, water, sewer, drainage, and transportation systems analysis, report preparation, and community meetings.

Completion Date: November 2010

### City of Fontana - Southwest Sewer Analysis

This study includes approximately 6,700 acres in an area bounded by Foothill Boulevard to the north, Citrus Avenue to the east, Jurupa Avenue to the south and Etiwanda Avenue to the west. TKE prepared a detailed analysis providing sewer service to 6,700 acres of industrial and residential developments, including redevelopment areas. Peak wastewater flow rates for the area topped 3 million gallons per day. In addition, TKE prepared a pipe sizing analysis and cost estimates for over 13 miles of sanitary sewer pipelines, with diameters ranging from 8-inch to 24-inch.

Services: Services include Meetings, Records Research, Coordination with Stakeholders and Agencies, Area Map Exhibit Preparation, Flow Generation Calculations, Model Preparation, Flow Monitoring, Cost Estimating and Report Preparation.

Completion Date: February 2010

# APPENDIX B RESUMES



## Andrew Hill

Principal

Andrew is an award winning urban planner with expertise in land use, transit-oriented development, community engagement, and environmental review. Innovative and collaborative, his work is rooted in a strong commitment to sustainable placemaking and meaningful stakeholder involvement. He has led multi-disciplinary teams in preparing long range plans for communities throughout California, and he possesses over 15 years of project management and leadership experience in the fields of planning, construction management, and engineering. A particular focus of Andrew's recent work has been on incorporating technology into the community outreach process, and he has developed videos, interactive online surveys, "virtual meetings" and a mobile smartphone app for use on planning projects.

### Education

**Master of Urban Planning (MUP)**  
McGill University

**Honors Bachelor of Arts (BA Hons)**  
University of Western Ontario

### Awards

**2018 APA Award of Excellence.**  
Vallejo General Plan Update and EIR

**2018 APA Award of Merit.** Palo Alto Comprehensive Plan Update

**2016 AEP Outstanding Public Involvement Award.** Palo Alto Comprehensive Plan

**2008 Clear Vistas Design Competition.** Regina, SK

### Speaking Engagements

**2017 Presenter, San Ramon Citizens Planning Academy – CEQA Basics**

**2015 Guest Lecturer, McGill University – Tailoring the General Plan to Community Needs**

**2014 Guest Lecturer, Sonoma State University – Public Involvement and Planning**

### Recent Assignments

**Sacramento General Plan Update, Climate Action Plan, and Master EIR.** Sacramento is California's sixth largest city, with a diverse and growing population. Since 2000, the city has added over 90,000 residents, making it the fastest growing big city in the state, and the city is projected see robust growth in the coming years. In this context, the City is undertaking a strategic update to its General Plan, and Climate Action Plan (CAP). In line with community and decision-maker priorities, an ambitious CAP will be prepared with the goal of achieving carbon neutrality by 2040. Equitable economic development and environmental justice will be central issues addressed in optional elements of the General Plan. Andrew is leading a team of experts to help guide the City during the next era of its growth and evolution.

**St. Helena General Plan Update and EIR.** Located in the heart of Napa Valley, St. Helena is one of the Bay Area's most picturesque small towns. Dyett & Bhatia assisted the City with a targeted update to its General Plan, focused on incorporating policies to address new State requirements and extending the horizon year of the plan. Issues central to the effort include economic development, growth management preservation of agricultural and historic resources. Andrew led Dyett & Bhatia's effort, which also included preparation of an EIR, and analysis of sensitive environmental resources and capacity constraints in areas outside the City limit where municipal services are provided.

**Vallejo General Plan Update and EIR.** Andrew led a team of experts in preparing a comprehensive update of the City of Vallejo's General Plan and EIR. This award-winning project was built on a broad, inclusive process to help the City and the community foster location and resource-efficient development as well as economic health and stability in the future. Andrew worked closely with City staff to design and implement an extensive public outreach program with strategies targeted toward disadvantaged segments of the community and to carefully integrate past and ongoing planning initiatives. An important focus of the plan is fostering urban village nodes throughout the city to serve as neighborhood focal points. Other key issues addressed in the plan include economic development, social equity, community health and historic resource preservation.

**Palo Alto Comprehensive Plan Update and EIR.** Located at the heart of Silicon Valley, Palo Alto has a global reputation for innovation, an enviably high quality of life, and a strong commitment to sustainability. As Project Manager, Andrew led a multi-disciplinary team assisting the City in a broad-based initiative to update the Palo Alto Comprehensive Plan, the blueprint for the future of land use and development in the city. Andrew worked closely with City staff to design and implement a process that "open sourced" the Comp Plan Update. This included using new technology and innovative outreach strategies to achieve unprecedented levels of public participation. A notable success of the project was a citywide Summit that drew over 450 participants. Live polling technology to collect participant input via text message and display results in real-time at the event, and informational videos on critical issues queued up breakout discussions at the event. The videos were also posted online to create a "virtual summit" that attracted over 500 users.

**Dixon General Plan Update and EIR.** Andrew is leading the Dyett & Bhatia team in preparing a comprehensive update to the City of Dixon's General Plan, which will focus on incentivizing infill development in the downtown area and encouraging walkable, transit-oriented development. A key issue for the City involves balancing the economic development advantages of growth with the community's strong desire to retain its small-town character. The plan will also address issues of multimodal connectivity, infrastructure financing, historic preservation and Sphere of Influence expansion.

**San Ramon General Plan Economic Development Element Update.** Retail is a key quality of life amenity for both residents and employees in San Ramon, and as such, it is a critical factor for successful economic development. The retail sector, however, has changed significantly over the past few years and the City now faces competitive pressures to retain and attract retailers. In this context, the City of San Ramon developed a retail strategy that identifies what kinds of retail can be attracted to the community and where retail uses should best be located. Andrew led a stakeholder involvement process to explore a range of actions that could be taken to achieve the project objectives and build consensus around a preferred retail strategy. The strategy resulted in updates to the City's General Plan and Economic Development Strategic Plan.



## Rajeev Bhatia, AICP

Partner

Rajeev Bhatia is one of the most experienced general plan preparers in California, having led 35 General Plans and related EIRs for California cities, with more than 20 cities in the last 10 years alone. He has extensive Southern California experience, and recently completed the Redlands General Plan and the Climate Action Plan. Current Southern California assignments include general plans for Diamond Bar and Carson, and University Community Plan for the City of San Diego. Other current general plan work includes cities of Napa and Sacramento. He is also an experienced urban designer, having led numerous downtown and transit-oriented plans, including Downtown San Diego Plan, which is shaping one of California's most dynamic, mixed-use districts. His projects have won over 30 awards from the American Planning Association.

### Education

**Master of City Planning**  
**Master of Landscape Architecture**  
 University of California, Berkeley

*Regents Fellow*  
*Thomas Church Award for Design*  
*(first prize)*  
*Outstanding Graduate Student*  
*Instructor Award*

**Bachelor of Architecture**  
 (First Class)  
 School of Planning and Architecture  
 in New Delhi, India

### Awards

Mr. Bhatia's projects have won 29 awards from the American Planning Association, as well as awards from the Urban Land Institute and the Congress for New Urbanism, and the Ahwahnee Award. He has been Fellow of the German Academic Exchange Service (DAAD) and the Asian Cultural Council (Rockefeller Foundation, New York).

### Relevant Experience General Plans and Related EIRs

*Napa (underway)*  
*Sacramento (underway)*  
*Diamond Bar (underway)*  
*Pacifica (underway)*  
*Carson (underway)*  
*University Community Plan (San Diego; underway)*  
*Ceres*  
*Redlands (twice)*  
*Mission Valley Community Plan (San Diego)*  
*Woodland*  
*Half Moon Bay*  
*Carlsbad*  
*Southeastern San Diego Community Plan*  
*Encanto Community Plan (San Diego)*  
*Daly City (EIR only)*  
*Santa Clara*  
*Lodi*  
*Santa Monica*  
*San Benito County General Plan (visioning only)*  
*Emeryville*  
*Petaluma*  
*San Bruno*  
*Rohnert Park*  
*South San Francisco*  
*Yuba City*  
*Pittsburg*  
*Sunnyvale*  
*Santa Fe (New Mexico)*  
*Chico*  
*Milpitas*  
*Turlock (twice)*  
*Alameda (twice)*

### Urban Design and Specific Plans

Mr. Bhatia's project has led numerous downtown, transit-oriented development, and community design projects. These include major assignments such as BART Station Area Plans around new stations (such as Milpitas, which is leading the largest amount of new residential development around a BART station in the Bay Area— 7,200 new housing units); San Diego Downtown Plan, fostering the highest-intensity, mixed-use and livable downtown in California (with a population of 90,000); planning for station areas around Honolulu's new rail system; and the Capitol Area Plan in Sacramento for the State of California, which has shaped the largest office development undertaken by the State in its history, in a mixed-use setting. He also prepared the Master Plan for Genentech, which is one of the largest corporate campuses in the Bay Area, with 15,000 employees.

*Honolulu Public Views/Skyline Study (underway)*

*Bayhill Specific Plan (San Bruno; includes YouTube headquarters expansion; Underway)*

*Alvarado Creek/Grantville Revitalization Study (San Diego)*

*Livermore BART Station Area Specific Plan*

*Santana Row and Valley Fair Urban Village Master Plan (San Jose)*

*Winchester Boulevard Master Plan (San Jose)*

*San Pablo Avenue Specific Plan*

*San Jose Diridon Station Area Plan*

*Honolulu Station Area Planning (six stations)*

*Windsor Station Area/Downtown Specific Plan*

*Milpitas Station Area Plan*

*Santa Clara Station Area Plan*

*Emeryville Citywide Design Guidelines*

*San Diego Downtown Plan and Zoning*

*Genentech Campus Master Plan*

*Capitol Area Plan (Sacramento)*

### Program EIRs

Mr. Bhatia has led preparation of more than 35 Program EIRs, including on more than 25 comprehensive general plan updates, as well as regional transportation plans (including the Bay Area Regional Transportation Plan and Contra Costa Countywide Transportation Plan), and specific and area plans.

### Climate Action Plans

Mr. Bhatia has led CAPs in conjunction with general plans for the cities of Carlsbad, Redlands, and Diamond Bar.

### Zoning and Design Standards

Mr. Bhatia has prepared zoning regulations and design and development standards to implement downtown and community plans, and transit-supportive and mixed-use development regulations. He has also developed Transportation Demand Management programs.



## Vivian Kahn, FAICP

Associate Principal

Vivian Kahn is one of the foremost experts in preparation and administration of land use and development regulations, and has more than 45 years of professional planning experience in the public and private sectors. Before joining Dyett & Bhatia in 2001, she was Acting Deputy Director for the City of Berkeley's Department of Planning and Development and served from 1987 to 1995 as Berkeley's Current Planning Manager and Zoning Officer.

### Education

#### Bachelor of Arts

cum laude

City College of New York

Additional course work at Department of City and Regional Planning at Pratt Institute and Graduate School of Journalism at Columbia University.

### Selected Honors and Affiliations

APA National Board of Directors, Legislative and Policy Committee  
1994-2002

APA Amicus Curiae Committee,  
1995-2008

Chair, APA California Chapter Amicus Committee,  
2006 to present

AICP College of Fellows, 2000

California Planning Roundtable,  
1986 to present

Co-Chair, APA National Conference,  
2005

APA California Planners Emeritus Network, Honor Award, 2007

APA California Northern Section Special Recognition Award of Excellence, 2017

Phi Beta Kappa  
1969-1971

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### Recent Assignments

#### Preparation of Zoning and Subdivision Ordinances

Ms. Kahn has had a major role in projects including preparation of zoning and subdivision regulations for Long Beach, Santa Monica, South San Francisco, Los Angeles County, Oakland, Concord, Menlo Park, and El Cerrito in California; Mesa, Maricopa, and Gilbert, AZ; Chicago, IL; and Abu Dhabi, United Arab Emirates. She also evaluated the City of Portland's administrative procedures as part of Dyett & Bhatia's work on the City's Regulatory Rethink Project and prepared an assessment of Washoe County's administrative requirements and policy implementation. She recently completed comprehensive revision of the sign regulations for the cities of Riverside and San Luis Obispo. She led the firm's work on a community benefits program for Redwood City, which received the APA Northern Section's Award of Excellence for Best Practices. Ms. Kahn is currently managing updates of zoning ordinances for the cities of Pasadena and Long Beach.

#### Zoning and Subdivision Administration

As Berkeley's Current Planning Manager and Zoning Officer, Ms. Kahn supervised administration and enforcement of zoning, design review, environmental review, condominium conversion, and landmarks preservation, acted on a wide range of permits not requiring action by the Zoning Adjustments Board, and advised the Board and the City Council on all matters regarding implementation and interpretation of the City's Zoning Code. After the 1991 Berkeley-Oakland Hills Fire, she supervised the operations of the One-Stop Center for Fire Area Reconstruction. She drafted the City's first telecommunications ordinance, assisted the Berkeley City Attorney in drafting the City's nuisance abatement procedures, prepared comprehensive revisions to the Berkeley Sign Ordinance and new regulations for the Panoramic Hill area, and managed the development review and approval process for numerous complex development projects.

#### Legal Requirements

Ms. Kahn serves as an expert witness and litigation consultant on planning and zoning issues. She co-authored the zoning chapters in the California Continuing Education of the Bar's *California Land Use Practice* and is a contributor to *The RLUIPA Reader*, published by the American Planning Association and the American Bar Association. She chairs the California APA Chapter's Amicus Committee.





## Jossie Ivanov, LEED AP

Associate

Ms. Ivanov is an urban designer and planner with experience working across the disciplines that impact the built environment, including architecture, landscape architecture, planning, historic preservation, urban design, and infrastructure planning. She has worked locally and internationally at a variety of scales, and brings her passion for environmentally-responsible inclusive urban spaces to her projects. Her research interests include landscape conservation, active transportation, habitat corridors, green infrastructure, and public water access.

### Education

**Master of Design Studies in Critical Conservation *with distinction***  
Harvard University

**Master of City Planning in City Design and Development and Transportation**  
Massachusetts Institute of Technology (MIT)

**Bachelor of Architecture**  
Rice University

**Bachelor of Arts in Architecture**  
Rice University

### Recent Assignments

**City of Sacramento General Plan, Climate Action Plan, and Master EIR.** Ms. Ivanov is a project planner for the ten-year overhaul of the Citywide General Plan, which includes adding significant new policy sections relating to environmental justice and climate change resilience, as well as increasing residential density allowances along higher frequency transit corridors. Her responsibilities include evaluating and revising existing policies and guiding principles, analyzing existing and projected land uses, conducting stakeholder interviews, developing staff and community outreach materials, and project coordination.

**City of St. Helena General Plan and EIR.** Ms. Ivanov is a project planner for the EIR, including writing the chapters on hazards and hazardous materials, hydrology and water quality, and utilities and service systems.

**Placer County Development Standards and Design Guidelines for Multifamily Housing.** Ms. Ivanov is a project planner and urban designer contributing to the development of design standards and guidelines for new multifamily housing in Placer County. The work uses existing housing typologies in Placer County as models.

### Other Work Experience

**Planner, City of San Francisco Public Utilities Commission (SFPUC).** As a Planner for the SFPUC's Power Enterprise, Ms. Ivanov led outreach to developers and other City departments for collaboration on San Francisco's clean energy offerings. She worked on the Mayor's Subcommittee on Electric Vehicle Infrastructure, the City-wide Regenerative Cities Advisory Group, and outreach materials for websites, city buses, and the city's Board of Supervisors.

**Designer, SWA Group.** Ms. Ivanov worked on a variety of domestic and international landscape architecture, urban design, and planning projects as a designer with SWA Group, including the Solano Fairgrounds Specific Plan for a mixed-use infill project in Vallejo, California; design of a health-focused retirement city in Tongxiang, China; and design and project management of a new 20-acre park in San Ramon, California. She also received an internal fellowship to study how urban designers can promote public health and active lifestyles through the built environment.

**Preceptor, Venturi, Scott Brown and Associates.** Ms. Ivanov worked on campus master planning for Bryn Mawr and Haverford Colleges, including leading mapping and diagramming efforts, and on the ADA retrofit of Carpenter's Hall, an Historic National Landmark in Philadelphia.



## Gabriella Folino, LEED AP ND, RELi AP

Urban Designer, Senior Associate

Gabriella Folino is an urban designer with ten years of experience in urban design, architecture, and graphic design. She has worked on a variety of planning projects for campuses and cities as well as waterfront development and mixed-use communities. Ms. Folino has a fine balance of international and local experience. Ms. Folino astutely approaches each project with a strong foundation of urban design principles with a focus on creating sustainable communities.

### Education

Master of Science in  
Architecture and Urban Design  
Columbia University

Bachelor of Architecture  
Philadelphia University

### Recent Assignments

**San Diego - University Community Plan.** Ms. Folino is an urban designer contributing to the development of the San Diego Community Plan. The Community Plan aims to provide a greater mix of uses, a vibrant pedestrian environment, increase housing density, locate housing in closer proximity to employers, foster transit-oriented development, and limit greenhouse gas emissions.

**Union City BART Specific Plan.** Ms. Folino is contributing to the research, analysis, community visioning efforts, stakeholder engagement and design for the specific plan surrounding Union City BART.

### Other Work Experience

**Urban Designer, Perkins+Will.** As an urban designer for Perkins + Will Ms. Folino worked on a range of projects throughout the Bay Area. Ms. Folino was also an active member in the research labs including the Resilience Lab and the Housing Affordability Taskforce. Significant Projects Included:

- Mission Point, Santa Clara
- UCSF Parnassus Renewal Plan, San Francisco
- UCSF Parnassus Resilience Study in partnership with 100 Resilient Cities

**Researcher, The Earth Institute Urban Design Lab - Columbia University.** Ms. Folino worked on a range of Research and Urban Design projects for the Earth Institute. Projects include literature reviews, GIS mapping, and storytelling techniques. Significant Projects Included:

- Curbing Childhood Obesity: Searching for Comprehensive Solutions in collaboration with MIT and the United Health Foundation
- Northern Manhattan and the Congestion Pricing Plan in collaboration with WE ACT for Environmental Justice

**Urban Designer, Gensler.** Ms. Folino worked on a variety of local and international urban design projects. The scope of the projects included various massing options, design guidelines and a range of community engagement strategies. Significant Projects Included:

- California College of the Arts Long Range Development Strategy, San Francisco
- Mixed Use Developments (Confidential), Asia



## Alison Moore

Planner

Ms. Moore specializes in healthy communities planning with emphasis on land use, environmental justice, and community outreach. Experienced in general plan development and environmental impact report writing, specific plan preparation, and community engagement, Ms. Moore is keenly aware of the relationship between place and health and brings this lens to all aspects of her work. Her research interests include Health in All Policies; health and planning partnerships; sustainability and just growth; and addressing equity issues through planning processes.

### Education

**Master of Urban Planning**  
University of California, Berkeley

**Master of Public Health**  
University of California, Berkeley

**Bachelor of Arts in Community Health and Sociology**  
Tufts University

### Recent Assignments

**Pacifica General Plan, Local Coastal Land Use Plan, and Specific Plan.** Ms. Moore is a project planner contributing to a three-pronged planning process designed to update the City's nearly 40-year-old General Plan and Local Coastal Program, and to develop a specific plan to create a vibrant town center. Key issues of consideration include climate adaptation and responding to sea level rise.

**Sacramento General Plan Update.** Ms. Moore is a project planner contributing to City of Sacramento General Plan update. Ms. Moore is supporting development of the environmental justice element to ensure that all of Sacramento's residents have the opportunity to thrive in a clean, safe, and healthy environment, including development of maps and tools for the Environmental Justice Working Group, coordination of outreach events, and assessment of Vision and Guiding Principles with an environmental justice focus. The Sacramento General Plan update also includes an extensive community outreach strategy, a climate action plan, and development of community profiles.

**City of Napa General Plan Update.** Ms. Moore is a project planner contributing to the research, analysis, and community visioning efforts supporting the City of Napa's General Plan update. Her work has included the assessment of demographics, public services, economics, public health, and environmental justice, using specific environmental and socioeconomic indicators to determine which census tracts have the highest vulnerability and burden within the city.

**Santa Rosa Downtown Specific Plan Update.** Ms. Moore is a project planner contributing to Santa Rosa's Downtown Specific Plan update, which aims to intensify land uses in downtown and address the urgent need for housing after the 2017 fires. Her work includes creating and implementing a robust community engagement strategy to meaningfully involve under-represented groups and individuals and developing alternative concepts that capture key issues and opportunities identified by the community.

**Research Associate, Build Healthy Places Network (2016-2018).** During her time at BHPN, Ms. Moore engaged a diverse group of stakeholders to develop a tool to support community development-healthcare system partnerships. PA. Ms. Moore's research on social determinants of health indicators and the healthy communities movement has been published in Social Science and Medicine- Population Health and the San Francisco Federal Reserve's Community Development Investment Review, respectively.



## Brendan Hurley, AICP Candidate

Urban Designer/Planner

Brendan specializes in physical planning and urban design, with an emphasis on designing equitable, pedestrian-friendly town centers. From general and specific plans to streetscape design, Brendan integrates a variety of graphic tools into his work, including 3D modeling, photo simulations, and CAD drafting. He has worked on a variety of general and specific plans, both at Dyett and Bhatia and prior experiences. Brendan's multi-disciplinary experience in architecture and planning has included architectural design of residential projects and physical planning for net-zero neighborhoods.

### Education

#### Master of City Planning

University of California, Berkeley

#### Bachelor of Environmental Design

University of Colorado, Boulder

### Recent Assignments

**City of Pacifica General Plan and Sharp Park Specific Plan.** The City of Pacifica is looking to develop and design a new town center and Dyett & Bhatia is the team leading this effort. As part of the outreach process, Brendan has facilitated multiple public workshops in order to help guide community members to developing a vision for Pacifica's future.

**Santa Rosa Downtown Specific Plan Update.** Brendan is contributing to Santa Rosa's Downtown Specific Plan update, which aims to intensify land uses in downtown and address the urgent need for housing after the 2017 fires. This project seeks to re-envision downtown to spur investment into the city. His work includes developing the urban design chapter of the existing conditions report and created visual simulations of various development alternatives.

**City of Vallejo Zoning Code.** Brendan is developing rules of measurement for urban design principles which are to be included in the City of Vallejo's zoning code update.

### Previous Assignments

**Los Angeles County Voting Center Analysis.** As part of the Voter's Choice Act of 2016, LA County looked at ways to improve the voter experience, provide greater flexibility, and increasing voting, especially for marginalized or underrepresented populations. Brendan assisted with the GIS analysis of over 5,000 potential voting center locations and reached out to a number of these throughout LA County.

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## Jessica Robbins

Planner

Ms. Robbins specializes in environmental planning and policy. She has worked on environmental impact reports and public information materials. Research interests include climate change vulnerability and adaptation, green infrastructure, social and behavioral sciences, climate and sociological data analysis, community resource development, and participatory planning.

### Education

#### **Master in Environment and Sustainability**

University of Michigan

#### **Bachelor of Arts in Molecular and Cell Biology**

University of California Berkeley

### Recent Assignments

**Diamond Bar General Plan and EIR.** Ms. Robbins is a planner for this general plan update and is involved in drafting the EIR for this project.

**Sacramento General Plan Update, Climate Action Plan, and MEIR.** Ms. Robbins is an environmental planner contributing to a Climate Change Vulnerability Assessment that will identify strategies for the Climate Action Plan, Safety Element, and other elements of the Sacramento General Plan.

### Work Experience

**University of Michigan, Graduate Student Research Assistant, 2018-2019.** Responsibilities included reviewing on climate change adaptation evaluation strategies currently being implemented in the agricultural and public health sectors, writing webpages designed to guide climate change professionals through the project evaluation process, and conducting research and writing an academic paper describing techniques for incorporating concerns for cultural competency and social justice and equity into climate change adaptation evaluation paradigms.

**City of Ann Arbor, Sustainability and Innovations Intern, 2018-2019.** Responsibilities included conducting research and outreach and compiling an initial draft of the City's electric vehicle infrastructure expansion plan, creating a municipal green purchasing policy, and public outreach. In partnership with the Great Lakes Integrated Sciences + Assessment Center, helped develop a data-driven stormwater vulnerability assessment toolkit to be used by twelve municipal climate leaders across the Great Lakes region.

**ADM Associates, Analyst, 2015-2017.** Responsibilities included program evaluation of commercial and residential energy efficiency programs, including data analysis, survey design and analysis, and participating in interviews with program participants and vendors.

**Root Solutions, Research Associate, 2014-2015.** Responsibilities included providing on-site consulting with home energy efficiency retrofit organizations, reviewing literature and writing reports pertaining to topics in social and behavioral sciences and sustainability.



## Gina Kotos

Assistant Planner

Ms. Kotos specializes in environmental planning with an emphasis on environmental policy, climate change, and resource conservation. She has worked on environmental impact reports, climate action plans, and existing conditions reports. Research interests include climate change, biological resource conservation, green infrastructure, and environmental justice.

### Education

**Bachelor of Science in Molecular Environmental Biology,**  
**Bachelor of Arts in Public Health**  
 University of California, Berkeley

### Recent Assignments

**Diamond Bar General Plan, Climate Action Plan, and EIR.** Ms. Kotos is a planner contributing to the Diamond Bar General Plan. She is the primary contributor for the Climate Action Plan, developing a greenhouse gas emissions inventory and drafting policies and programs for future emissions reduction. She has led a multi-disciplinary team of experts in drafting the associated EIR.

**Sacramento General Plan and Vulnerability Assessment.** Ms. Kotos is contributing to the Climate Change Vulnerability Assessment that will identify strategies for the Climate Action Plan, Safety Element, and other elements of the Sacramento General Plan. She has also contributed analysis of public facilities to the Existing Conditions Report.

**Dixon General Plan and EIR.** Ms. Kotos is contributing to the Dixon General Plan Update and EIR, which aims to engage the community around potential intensification of the downtown. She is providing buildout projections and analysis for the proposed General Plan update and alternatives. She is also drafting the EIR for the General Plan update, including assessment of biological resources, greenhouse gas, and air quality emissions.

**St. Helena General Plan and EIR.** Ms. Kotos contributed analysis to the EIR for the St. Helena General Plan Update and EIR, which aims to encourage sustainable and compact development to preserve agricultural land, natural resources, and the city's small town character.

**Mission Valley Community Plan Update and EIR.** Ms. Kotos contributed analysis to the EIR for the Community Plan update, which aims to retrofit the community into a thriving urban center and provide new housing opportunities.

**Pleasanton Downtown Specific Plan and EIR.** Ms. Kotos contributed to the Downtown Specific Plan Update, which aims to preserve the downtown's existing character while promoting growth in housing and economic development. She contributed analysis to the EIR for the Downtown Specific Plan update, including assessment of biological resources, greenhouse gas, and air quality emissions and analysis of alternatives.

### Work Experience

**Policy Fellow, Brightline Defense.** As a policy fellow for Brightline Defense, Ms. Kotos worked on a range of environmental justice, climate change, and clean energy research projects throughout the Bay Area. Notable projects included advocacy for zero-emissions electric bus routes in overburdened communities and comparative analysis of environmental justice tools such as CalEnviroScreen.



## Isha Bhattarai

### Senior GIS Specialist

Miss Bhattarai brings more than 10 years of experience working with GIS in the field of Urban Planning. She is our in-house expert on ESRI's ArcGIS, Spatial Analyst, 3D Analyst, Network Analyst, 3D Visualization and Modeling, ArcGIS Online, Google, Sketchup, AutoCAD and Adobe Illustrator.

At Dyett & Bhatia, Ms. Bhattarai has worked on an array of projects ranging from General Plan, Station Area Plans, Downtown and Corridor Plans, Environmental Impact Reports, Redevelopment Plans, and Zoning Ordinances. Ms. Bhattarai is involved extensively in all phases of planning including Demographic Analysis, Existing Condition Reports, Alternatives Analysis, Preferred Plan, Buildout Scenarios, and Environmental Impact Reports. Ms. Bhattarai has experience working with multiple data sources, conducting research, collecting, refining and analyzing data, digitizing and editing spatial data, editing attributes, merging and joining data from different sources, presenting data in geographic and tabular forms and designing and producing advanced cartographic products. Ms. Bhattarai has prepared graphic displays and maps for many of the award winning projects led by Dyett & Bhatia. Her ability to create clear, detailed and beautiful maps using ArcGIS has been appreciated by our clients.

### Education

#### Masters of Community and Regional Planning

Graduate Certificate in Geographic Information Systems (GIS)  
Iowa State University, Ames

#### Bachelor of Architectural Engineering

Institute of Engineering, Tribhuwan University, Nepal

### Recent Assignments

**Regional Plans/EIRs.** Plan Bay Area EIR, Contra Costa Transportation Authority - 2014 Countywide Transportation Plan Update.

**General Plans and Related EIRs.** Ceres, Belmont, Half Moon Bay, Carlsbad, Woodland, Turlock, Pacifica, Visalia, San Pablo, Fresno, Princeton, American Canyon, Daly City, Emeryville.

**Station Area/Specific Plans.** Windsor Station Area/Downtown Specific Plan, Honolulu Station Area Plan, Southeastern San Diego Community Plan Update, San Diego Commercial Imperial Corridor Master Plan, Lake Merritt BART Station Area Plan, Livermore Isabel BART Station Area Plan, Mission Valley Community Plan Update.

**Zoning and Form-Based Codes.** Richmond Zoning Ordinance Update, Santa Cruz Corridor Planning and Zoning Code Update, San Carlos Zoning Ordinance Update, Emeryville Zoning Update, Tahoe Regional Planning Agency Code Update.



## Mark Chambers

Senior Cartographer

Mr. Chambers is one of the most experienced computer-based cartographers in California and has prepared computer-based mapping and analysis for all of Dyett & Bhatia's recent general plans, community and design plans, zoning ordinances, and EIRs. He has over 30 years of cartographic experience and is skilled in using computer graphics software, including MAPublisher, Adobe Illustrator, and Photoshop to translate GIS data and planning concepts into effective graphics that support projects from initial vision through adoption.

### Education

Master of Fine Arts in Photography  
San Francisco Art Institute

### Recent Assignments

**General Plans.** Rolling Hills Estates, Diamond Bar, Redlands, Woodland, Carson, Half Moon Bay, San Ramon, Carlsbad, Ceres, Fresno, Visalia, Pacifica, San Pablo, Santa Clara, Brisbane Baylands, Porterville, Lodi, Emeryville, Concord, Lemoore, Lodi, Phoenix, San Diego, Belmont, Avondale, Turlock, San Bruno, Castro Valley, and Los Banos.

**Specific Plans.** Bayhill (an area encompassing the Youtube campus in the City of San Bruno), Isabel Neighborhood in the City of Livermore, Grantville Station/Alvarado Creek Revitalization Study (San Diego), Mission Valley (San Diego), Encanto/Southeast San Diego, Colma, Genentech, Menlo Park, Palmdale, Princeton, San Pablo Ave, Winchester Blvd/Santana Row (San Jose), and Solano County Priority Development Areas.

**Station Area Plans.** San José Diridon, El Camino/Chestnut BART, Pleasanton, Windsor, Oakland Lake Merritt, Antioch, Milpitas, Fairfield, and Santa Clara.

**Zoning.** Richmond, South Lake Tahoe, Santa Cruz, Concord, Morro Bay, Goleta, Honolulu, Mammoth, Mesa, Palm Beach, Yuba City, Avondale, Palm Beach County, Carmel, Cincinnati, Milwaukee, Concord, Porterville, Los Angeles County, South San Francisco, Manteca, and El Cerrito codes, and Abu Dhabi Development Management Program (UAE).



# Jennifer Campos

## Environmental Project Director



### Experience Highlights

- ✓ CEQA expertise
- ✓ EIRs for general plans, community plan updates, and specific plans
- ✓ Successful public agency processing
- ✓ Project management, budget and schedule control

### Experience

16 years

### Education/Registrations

B.A. Geography,  
University of California,  
Berkeley

M.S. International  
Agricultural Development,  
University of California,  
Davis

### Certifications/Permits

County of San Diego  
Approved CEQA  
Consultants List;  
Agricultural Resources and  
EIR Preparer

### Affiliations

Association of  
Environmental Professionals  
  
American Planning  
Association

Ms. Campos serves as a RECON Environmental Project Director for CEQA compliance. She leads a team of environmental planners, archaeologists, biologists, noise, and air quality specialists to ensure successful completion of environmental processing requirements for both public agencies and private clients. Ms. Campos' experience has emphasized the management of environmental review for policy planning documents (general plans, community plans, and specific plans) as well as a full range of large-scale projects including mixed-use, commercial, industrial, and residential developments, urban redevelopment, public facilities, and infrastructure.

### City of Moreno Valley Rules and Procedures Update, Moreno Valley, CA

Ms. Jennifer Campos is currently working with the City of Moreno Valley to prepare customized rules and procedures to implement CEQA, including procedures for preparation of Exemptions, ND/MNDs, and EIRs. The documents provide guidance to City staff, consultants, and the public regarding the City's procedures for implementing CEQA, including initial study guidance and report format requirements for EIRs. These documents will be used as a resource for staff to provide a consistent and defensible approach to project environmental reviews and to provide applicants and consultants with clear guidance to meet City expectations for CEQA processing.

### At Home in Encinitas (General Plan Housing Element Update (2013-2021) Program EIR, Encinitas, CA

Ms. Campos assisted with the EIR for City of Encinitas Housing Element Update (2013-2021) project. The project included an update to the 1992 Housing Element, including revised goals and policies, along with new and continuing implementation programs to ensure consistency with current state housing law. The update also integrated updated socioeconomic data, as well as other population and household characteristics.

### City of Oceanside Phase I General Plan Update/Climate Action Plan, Oceanside CA

Ms. Campos is the project manager for the preparation of CEQA documentation for Phase I of the City of Oceanside's General Plan Update. The project includes the preparation of new Economic Development Element and an Energy and

Climate Action Element, along with preparation of a Climate Action Plan (CAP). Ms. Campos participated in public workshops regarding the project and ensured all required CEQA noticing was completed.

#### **Property Specific Requests General Plan Amendment EIR Addendum, County of San Diego, CA**

Ms. Campos oversaw preparation of an addendum to the County of San Diego General Plan EIR, to change the land use designations for several property specific requests for higher density than assigned in the General Plan. The project relied on the General Plan Update EIR, in addition to the analysis contained two prior Mitigated Negative Declarations for specific properties.

#### **408 Hollister Avenue, San Diego, CA**

The project includes development of 180 residential market rate units and 180 affordable units on a 14.13-acre parcel in the Otay Mesa-Nestor Community Plan area. The project requires a General Plan Amendment and Rezone.

Ms. Campos is assisting the design team with identifying environmental constraints and is preparing environmental documentation for this project.

#### **Cameron Commercial Center IS/ND, Santee, CA**

Ms. Campos was the project manager for the Cameron Commercial Center project which included a General Plan Amendment, Rezone, and a Conditional Use Permit to allow construction of four commercial buildings including 7,330 square feet of restaurant space and 9,612 square feet of retail and office space on a 2.2-acre site. She prepared the Initial Study/Negative Declaration for the project in coordination with City staff.

#### **Merriam Mountain EIR, County of San Diego, CA**

Ms. Campos oversaw preparation of the Merriam Mountain EIR as a Planning Manager for the County of San Diego. The project was a General Plan Amendment and Tentative Map to develop a 2,700-unit subdivision with single- and multi-family development, parks, trails, open space and commercial uses. Infrastructure and facility improvements, including road, water and sewer facility upgrades, and a fire station were identified through close coordination with affected agencies including Caltrans, City of San Marcos, Deer Springs Fire Protection District, and the Padre Dam Municipal Water District.

# Morgan Weintraub

## Environmental Analyst



### Experience Highlights

- ✓ Experience writing CEQA and NEPA documents
- ✓ Land use planning and general plan conformance analysis
- ✓ Adjunct staff to local municipalities

### Experience

5 years

### Education/Registrations

B.A. Environmental Studies, University of California, Santa Cruz

### Affiliations

Association of Environmental Professionals

Mentorship Committee Member, American Planning Association

Toastmasters, past Secretary

Ms. Weintraub's responsibilities include preparation of environmental documents, coordination with agency staff, and project management. She has prepared EIRs, MNDs, initial studies, and environmental assessments.

Ms. Weintraub brings agency expertise through her experience serving as adjunct staff for the City of Wildomar and City of Eastvale.

### Multiple Family Affordable Housing Program EIR, San Diego, CA

Ms. Weintraub is serving as environmental analyst for the preparation of a program EIR to address the potential impacts associated with adoption of the City of San Diego's Multi-Family Affordable Housing Program. The City is pursuing ordinance amendments to further implement its Climate Action Plan and General Plan City of Villages Strategy by allowing for streamlined affordable housing developments within Transit Priority Areas. The EIR covers a full range of environmental issues as well as an economic analysis, stakeholder engagement program, and urban design schematics.

### General Plan Update EIR, Palm Desert, CA

Ms. Weintraub was an author of the EIR. The General Plan update focuses on key areas of the city, including the Highway 111 corridor/City Center and the areas around the California State University campus. The update also includes goals and policies that provide the City with the tools to seek pedestrian-oriented development patterns to diversify the city's existing primarily automobile-oriented development patterns and realize both a true City Center and a vibrant university campus area.

### 2013-2021 Housing Element Update EIR, County of Riverside, CA

Ms. Weintraub was an author of the EIR evaluating the countywide projections of growth, including population and employment projections. The projections developed for the current General Plan (also referred to as GPA 960) form the baseline projections for the impact analysis in the EIR.

### Nova Homes Residential MND, Wildomar, CA

Ms. Weintraub was an author of the MND evaluating a Tentative Tract Map to subdivide a total of 11.25 acres, a

Weintraub, 2

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Plot Plan to develop 77 detached single-family residential units, and a General Plan Amendment and Change of Zone.

**PLAN Hermosa (General Plan EIR), Hermosa Beach, CA**

Ms. Weintraub was an author of an EIR that considered the environmental impacts likely to occur with adoption of Hermosa Beach's General Plan and Local Coastal Program. PLAN Hermosa serves as the City's blueprint and vision for future growth and development.

**General Plan Safety Element Initial Study, Maricopa, CA**

Ms. Weintraub was an author of the Initial Study and Negative Declaration for the City of Maricopa Safety Element update. The purpose of the Safety Element was to identify natural or human activity-related hazards that exist in Maricopa and to define policy objectives and implementation actions to address them. This update coincided with an update to the Kern County Multi-Jurisdictional Hazard Mitigation Plan (MJHMP). Revisions to the Safety Element integrated updates associated with recent changes to state law and new legislation pertaining to general plan safety elements.

**Housing Element Initial Study, Wasco, CA**

Ms. Weintraub was the primary author of the Initial Study for the City's 2015-2023 Housing Element which was designed to address the projected housing needs of current and future city residents.

**City of Eastvale, Contract Staffing, Eastvale, CA**

Ms. Weintraub served as adjunct staff to the City of Eastvale. Her responsibilities included plan checks and counter coverage for the City. Ms. Weintraub prepared environmental documents, and prepared and presented staff reports and recommendations at Planning Director and Planning Commission hearings. She responded to public inquiries, represented the City's Planning Department at public meetings, and advised the public as to the preparation and filing of discretionary permit applications.

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# Lori Spar

## Senior Environmental Analyst



### Experience Highlights

- ✓ Preparation of state and federal environmental documents
- ✓ Experience drafting CEQA and NEPA documents
- ✓ Project management, planning, and analysis background

### Experience

18 years

### Education/Registrations

B.A. Political Science,  
State University of New  
York, Binghamton

J.D., Benjamin Cardozo  
School of Law

L.L.M. Environmental  
Law, University of San  
Diego

Ms. Spar is a senior environmental analyst with experience in environmental planning, project management and analysis, and environmental litigation. Her work in the legal community allowed her to become familiar with land use requirements and procedures. Ms. Spar has also worked for the County of San Diego as an environmental planner and EIR coordinator. She has performed varying tasks, from processing and planning of complex projects and CEQA/NEPA document preparation and review.

### Otay Ranch Supplemental EIR, Chula Vista, CA

Ms. Spar was project manager for the Supplemental EIR for the Amendments to the City of Chula Vista General Plan and Otay Ranch General Development Plan. The amendments would increase the intensity and alter development allowed by the General Development Plan and provide for an improved interface with regional infrastructure within two Villages and the University site of Otay Ranch. The amendments include a mix of land uses, primarily including a maximum of 6,050 residential units at varying densities; designations of Town Centers and creation of an 85-acre Regional Technology Park within a 1,200-acre site in the western portion of Otay Ranch.

### At Home in Encinitas (General Plan Housing Element Update (2013-2021) Program EIR, Encinitas, CA

Ms. Spar served as environmental analyst on the City of Encinitas Housing Element Update (2013-2021) Program EIR. The project included an update to the 1992 Housing Element, including revised goals and policies, along with new and continuing implementation programs to ensure consistency with current state housing law. The update also integrated updated socioeconomic data, as well as other population and household characteristics.

### Lilac Hills Ranch Specific Plan, San Diego County, CA

Ms. Spar continues to serve as project manager and primary author and point of contact for the EIR for the Lilac Hills Ranch project. Lilac Hills Ranch is a proposed mixed-use development project located in the Valley Center and Bonsall communities in the County of San Diego. This project includes 1,746 residential units, including senior living units, three neighborhood centers, parks, school, senior housing and on-site recycling and wastewater facilities. The project includes a general plan amendment,

specific plan, rezone, and multiple site plans. Complex issues associated with this project include navigating greenhouse gas regulations including recent litigation filed to stay the County's Climate Action Plan and allowance for emission offsets. Additional responsibilities include coordinating closely with the project team and County staff, managing subconsultants, maintaining timing and budget, and preparing and editing the CEQA documents.

#### **408 Hollister Avenue, San Diego, CA**

Ms. Spar is project manager for the Bella Mar project, which includes development of 180 residential market rate units and 180 affordable units on a 14.13-acre parcel in the Otay Mesa-Nestor Community Plan area. The project requires a General Plan Amendment and Rezone, along with complex Multi-Habitat Planning Area issues.

#### **Meadowood Specific Plan, San Diego, CA**

Ms. Spar assisted in the preparation of this EIR for the Meadowood project in the Fallbrook community of San Diego County. The project included a general plan amendment, specific plan, rezone, vesting tentative map, and site plans for the development of 867 single- and multi-family units, an elementary school, a neighborhood park, pocket parks, multi-use trails, and water and wastewater facilities on the 390-acre site. Key issues addressed in the EIR included visual, biological, agricultural and cultural resources, along with land use, noise and utilities. The EIR was certified and the project approved by the Board of Supervisors.

#### **County of San Diego, Department of Planning and Land Use, San Diego, CA**

As a Planner II/Environmental Coordinator, Ms. Spar held a specialized role within the County Department of Planning and Land Use as a CEQA Specialist. In this role, Ms. Spar managed the processing of complex planning projects including general plan amendments, specific plans and specific plan amendments, rezones, and tentative maps. Ms. Spar was responsible for assuring that a project followed County procedures, and complied with federal, state, and local land use and environmental regulations. She also appeared at public hearings throughout the approval process and occasionally was required to make presentations to agencies, public groups, and government officials.

# Jesse Fleming

## Air Quality and Noise Specialist



### Experience Highlights

- ✓ Specialized in noise, air quality, and greenhouse gas impact analysis
- ✓ Knowledge of applicable local, state, and federal regulations
- ✓ Experienced user of latest modeling software including SoundPLAN, TNM, CALINE, CalEEMod, EMFAC, CalRoads, and CREATE
- ✓ Preparation of CEQA documents

### Experience

13 years

### Education/Registrations

B.S. Mathematics,  
University of California,  
Santa Barbara

### Certifications/Permits

County of San Diego  
Approved CEQA  
Consultants List; Noise  
  
OSHA 10-Hour Training  
Course in Construction  
Safety and Health

### Training

CalEEMod

Ms. Fleming is an environmental analyst and noise, air quality, and greenhouse gas specialist whose responsibilities include conducting acoustical, air quality, and greenhouse gas technical studies that require ambient conditions identification, dispersion and emission models, and preparation and processing of reports. Ms. Fleming is proficient with various air quality models (e.g. AERMOD, CalEEMod, EMFAC, CalRoads, and AP42) and noise prediction models (e.g., SoundPLAN, FHWA TNM, FHWA RCNM, and CREATE railroad noise model). She has extensive knowledge of environmental regulations related to noise, air quality, and greenhouse gases.

Ms. Fleming also has experience in preparing CEQA compliance documents. She has managed and prepared EIRs, Mitigated Negative Declarations, Initial Studies, Environmental Assessments, Findings, and Mitigation Monitoring and Reporting Programs.

### County of Riverside Air Quality Review and Analysis Services, Riverside County, CA

Ms. Fleming is responsible for providing on-call advisory and third-party reviews of air quality and GHG reports submitted to the County of Riverside and has prepared environmental documents for both planning and public infrastructure projects.

### At Home in Encinitas (General Plan Housing Element Update (2013-2021) Program EIR, Encinitas, CA

Ms. Fleming prepared the noise, air quality, and greenhouse gas analyses for the Program EIR for the At Home in Encinitas project. The project included an update to the City's Housing Element, along with a comprehensive implementation program, including general plan amendments to the Land Use and Noise Elements; a rezone program; design guidelines and other associated discretionary actions. The reports fully analyzed 33 housing opportunity sites and four housing strategies developed through community input and included a detailed mitigation framework to streamline the CEQA review of future projects.

### City of Solana Beach General Plan Update, Solana Beach, CA

Ms. Fleming served as an author of the City of Solana

**Affiliations**

Association of  
Environmental  
Professionals

Beach General Plan Update Program EIR, and prepared the noise and air quality technical analyses. The General Plan Update includes the City's Housing, Land Use and Circulation Elements and focuses on the incorporation of policies related to sustainability, healthy communities, and climate change.

**San Diego River Park, Soccer City, and Qualcomm Stadium Redevelopment Specific Plan, San Diego, CA**

Ms. Fleming prepared the noise, air quality, and greenhouse gas technical reports for the proposed redevelopment of the Qualcomm site as envisioned in the San Diego River Park and Soccer City Initiative. The technical analyses focused on the Specific Plan's consistency with the City's General Plan City of Villages Strategy as well as the City's Climate Action Plan, which encourage transit-supportive mixed-use development in Transit Priority Areas. In addition, the greenhouse gas technical report included a detailed analysis of Climate Action Plan consistency using the three steps City's Consistency Checklist.

**Rockport Ranch Project, Menifee, CA**

The Rockport Ranch project consists of the development of approximately 305 single-family residences. Ms. Fleming prepared air quality, noise, and GHG technical studies. She prepared air quality and noise technical analysis consistent with Riverside County guidance. She developed GHG emissions estimates and assessed project emissions against service population thresholds recommended by the South Coast Air Quality Management District.

**Los Osos Community Plan Update, San Luis Obispo County, CA**

Ms. Fleming prepared the noise, air quality, and greenhouse gas technical reports for the project. The planning area is a part of the Estero Area Plan. The project included the preparation of the Los Osos Community Plan specific to the Los Osos area. The reports analyzed future noise impacts and criteria pollutant and greenhouse gas emissions associated with implementation of the Los Osos Community Plan. The analyses identified detailed mitigation framework for implementation of future projects implemented under the Los Osos Community Plan.



# Wendy Loeffler

## Biology Project Director



### Experience Highlights

- ✓ Knowledge of local biological resources
- ✓ Threatened and endangered species surveys and monitoring
- ✓ Demonstrated experience managing projects that meet the requirements of local, state, and federal regulations
- ✓ Federal client experience

### Experience

21 years

### Education/Registrations

M.A. Biology, California State University, Fullerton

B.A. Biology, California State University, Fullerton

### Certifications/Permits

CDFW Scientific Collecting Permit for insects, rodents/small mammals, reptiles/amphibians

CDFW California Endangered Species Act Plant Voucher Collecting Permit

CDFW Flat-Tailed Horned Lizard Training and Certification

Ms. Loeffler identifies sensitive biological resources, evaluates project impacts on sensitive biological resources in accordance with CEQA and NEPA, and develops conservation strategies for endangered species. She manages and conducts general biological assessments, biological constraints analyses, vegetation mapping, and restoration/mitigation implementation and monitoring in a variety of habitats in southern California. She conducts focused surveys for the presence of sensitive floral and faunal species and is authorized by USFWS to conduct focused surveys for Quino checkerspot butterfly, coastal California gnatcatcher, and vernal pool branchiopods. Ms. Loeffler uses GPS technology for field mapping and accurate data collection. She uses GIS for data evaluation, impact analysis, and creating maps of project resources.

### USACE Prado Basin Master Plan and EA, Riverside County, CA

Ms. Loeffler is the project manager and primary author for the Master Plan Update and Environmental Resources Inventory for the Prado Dam Reservoir. The Prado Dam is an earth-filled dam on the Santa Ana River in Corona, Riverside County, California and the study area is roughly 7,000 acres. The initial Master Plan for the basin was prepared in 1976 and has never been updated. The document no longer reflects current Corps' policies and goals and this contract is intended to remedy that by providing a comprehensive update to the Master Plan.

### Serrano Commerce Center Fairy Shrimp Surveys, Riverside, CA

Ms. Loeffler was project manager and primary surveyor for fairy shrimp surveys conducted on the proposed Serrano Commerce project site in Riverside County.

### El Potrero Prescribed Burn Fuels Management Project, BLM Palm Springs-South Coast Field Office, CA

Ms. Loeffler provided biological and environmental services in support of the El Potrero fuels modification project to reduce the unwanted effects of wildfires on targeted areas and resources within the BLM Palm Springs-South Coast field Office area. The El Potrero project area was approximately 526 acres including approximately 68 acres of BLM-managed lands. Portions of the project site were

County of San Diego  
Approved CEQA  
Consultants List;  
Biological Resources

OSHA 10-Hour Training  
Course in Construction  
Safety and Health

USFWS Permit TE-797665  
to conduct focused surveys  
for vernal pool  
branchiopods, coastal  
California gnatcatcher  
survey and nest  
monitoring; Quino  
checkerspot butterfly  
survey; collect endangered  
vernal pool and upland  
plants

#### **Training**

Airport Wildlife Hazard  
Training

USFWS-Approved Arroyo  
Toad Handler

Southwestern Willow  
Flycatcher Workshop,  
Kern River, Southern  
Sierra Research Center

Biological Assessment  
Workshop, Southwest  
Strategy

Biological Consultant  
Training, County of San  
Diego

BIOS, Rarefinds 4 Plus  
and CNDDB Training,  
City of Los Angeles

#### **Affiliations**

The Wildlife Society,  
Southern California  
Chapter President

Society of American  
Military Engineers

located within the Portrero Area of Critical Environment Concern (ACEC) and included or were adjacent to Stephens' kangaroo rat (SKR) reserve lands managed by the California Department of Fish and Wildlife. A primary goal of this fire management action was to enhance SKR habitat.

#### **Bremer Property Biological Services, Corona, CA**

RECON conducted nesting season surveys for the burrowing owl within the USA Waste of California property located in the Temescal Canyon area, south of the city of Corona, in western Riverside County. Ms. Loeffler, along with other RECON biologists, conducted burrowing owl protocol nesting season surveys in suitable habitat within the proposed project footprint and a 500-foot buffer surrounding the project. Phases I, II, and III were conducted to determine the presence or absence of the species on-site.

#### **Phase V Military Family Housing Construction Monitoring, MCB Camp Pendleton, CA**

RECON conducted biological and archaeological monitoring for the construction for the PPV Military Family Housing Phase V project on the Base as a subcontractor to the Hunt Building Company. This Phase consisted primarily of the construction of the San Luis Rey housing area. Ms. Loeffler was the project manager and one of the biological surveyors/monitors. Biological work consisted of pre-construction surveys for bird presence and nesting status, construction monitoring, and monitoring surveys for the least Bell's vireo during the breeding season. In addition, RECON staff provided some biological monitoring prior to the construction of the housing at San Mateo Point.

#### **JP Ranch and Tres Cerritos Vernal Pool Preserves, Hemet, CA**

Ms. Loeffler conducted wet season fairy shrimp sampling in support of the restoration of approximately three acres of vernal pool and associated Riversidean sage scrub habitat within the JP Ranch and Tres Cerritos projects located in the City of Hemet. This monitoring effort included surveying existing pools for hydrology, sensitive species, indicator species, and potential for vernal pool enhancement, negotiating with wildlife agencies, and locating potential off-site vernal pool mitigation areas.

# Carmen Zepeda-Herman, RPA

## Archaeology Project Director



### Experience Highlights

- ✓ Extensive experience on infrastructure construction and maintenance projects
- ✓ Register of Professional Archaeologists
- ✓ Meets the Secretary of Interior Standards for Archaeology

### Experience

18 years

### Education/Registrations

M.A. Anthropology, San Diego State University

B.A. Anthropology, University of California, Berkeley

Registered Professional Archaeologist, 15119

### Certifications/Permits

California BLM Cultural Resource Use Permit CA-19-02

County of Riverside Cultural Resources Consultants List

California Department of Transportation, PQS Equivalent, Principal Investigator in Prehistoric Archaeology

Ms. Zepeda-Herman is certified by the Register of Professional Archaeologists (RPA) and is responsible for leading and conducting field surveys, test excavations, data recovery excavations, and construction monitoring for cultural resource studies. She conducts background research, site records maintenance, and assembles crews for completion of projects. Ms. Zepeda-Herman regularly works with a range of regulatory and assessment frameworks including National Historic Preservation Act, National Register of Historic Places, California Register of Historic Resources, and CEQA.

### Crystal View Terrace/Green Orchard Place/Overlook Parkway, Riverside, CA

The Crystal View Terrace/Green Orchard Place/Overlook Parkway project involves the local roadway system in the eastern portion of the city of Riverside southeast of Interstate 91. RECON worked with the Planning Department to evaluate a series of traffic alternatives related to the connection of Overlook Parkway. Ms. Zepeda-Herman participated in a cultural resources survey of the project areas and recorded two bedrock milling features, a house foundation, and historic standpipes with a hand-held GPS unit. In addition, she assisted with response to comments after public review of the EIR.

### Collett Avenue Extension Cultural Resources Survey, Riverside, CA

Ms. Zepeda-Herman served as the principal investigator for the Collett Avenue Extension project. Two new archaeological sites were identified during the cultural resources survey. One was a prehistoric bedrock milling site and the other was a historic water tank with associated cement irrigation pipes circa 1900s. Three of the irrigation pipes were within the project's area of potential effect. This cultural resource was recommended eligible for the California Register of Historic Places under criteria 1 and 3 and as a City of Riverside Landmark under Title 20. Mitigation measures included scaled photographs and sketches of the three irrigation pipes within the project and avoidance during construction for the other 13 irrigation pipes outside the project.

Orange County Certified  
Archaeologists Consultants  
List

City of San Diego Qualified  
Archaeological Principal  
Investigator

County of San Diego  
Approved CEQA  
Consultants List;  
Archaeology

#### **Training**

Riverside County Cultural  
Sensitivity Training  
Course

BBK Webinar for  
Assembly Bill 52

#### **Affiliations**

Society for California  
Archaeology

San Diego County  
Archaeological Society

### **Expanded Gage Canal Exchange IS/MND, Riverside, CA**

The Expanded Gage Exchange Project included a pump station and a transmission pipeline for non-potable water in an urbanized area of the City of Riverside. This project would increase potable water supply in the City by exchanging agricultural water for potable water with the Gage Canal Company. Ms. Zepeda-Herman conducted a site reconnaissance and prepared a letter report with survey results.

### **Meadowood Specific Plan Project Additional Studies, San Diego, CA**

Ms. Zepeda-Herman served as the principal investigator for the updated cultural resources survey for the Meadowood project, a proposed development of 389.5 acres. The project is subject to Section 106 of the National Historic Preservation Act. She authored the report and attended Section 106 Tribal Consultation meetings with the U.S. Army Corps of Engineers.

### **Beyer Park Development Project, San Diego, CA**

As principal investigator, Ms. Zepeda-Herman surveyed the project area accompanied by a Native American monitor. Two previously recorded cultural resources, two new prehistoric sites, and four new prehistoric isolated artifacts were located during the field survey.

### **Kaiser Sea Breeze Carmel View Project, San Diego, CA**

Ms. Zepeda-Herman was co-principal investigator for an archaeological monitoring program for the Kaiser Sea Breeze Carmel View project, which uncovered two small historic-period trash deposits. Both features were determined not to be significant historical resources under any of the CEQA criteria or City of San Diego criteria a-f.

### **Kenwood Drive Improvements Archaeological Monitoring and Data Recovery Program, San Diego, CA**

Ms. Zepeda-Herman was the lead archaeologist for this County of San Diego project. She was responsible for implementing the archaeological monitoring program, including coordinating with Native American monitors. She served as project supervisor during the data recovery excavation and assisted in the consultation with the local Native American tribe in regards to the discovery of human remains and their associated goods.



# Jason Pack, PE

Principal  
20 years

## Role

Mr. Pack began working for Fehr & Peers after receiving his degree in Civil Engineering from the University of California, Davis in 1999. He worked in the Bay Area market for over four years and worked in the Sacramento market for another five years before moving to Southern California in 2008. He has worked on a wide variety of transportation projects, from general plans and specific plans to detailed corridor, interchange, and signal coordination studies. Additionally, he has applied or developed travel demand forecast models on over 50 projects in the State of California. Jason services our clients throughout Southern California and Arizona, with projects from Bakersfield to San Diego, and Phoenix to Long Beach. Jason has had papers/presentations accepted to the TRB National Roundabout Conference, the ITE National Conference, and the California APA Conferences. Jason also teaches two classes for the ASCE national webinar series on Roundabout Feasibility Assessment and Process of Signal Coordination. His role in the project will be Principal-In-Charge.

## Education

Bachelor of Science in Civil Engineering, University of California, Davis, 1999

## Affiliations

Institute of Transportation Engineers – Northern California Section Treasurer and Secretary  
Urban Land Institute – Member of the OC/IE Sustainable Communities Initiatives Council (SCIC)  
American Planning Association  
American Public Works Association

## Professional Registration

Licensed Traffic Engineer, State of California (TR 2402)

## Presentations

Roundabout Analysis Framework – Transportation Research Board Annual Roundabout Conference, 2008  
Roundabout Analysis Framework – Institute of Transportation Engineers (ITE) National Conference, 2008  
Circulation Elements – Who Shifted my Transportation Planning Paradigm – California APA Annual Conference, 2008  
Sustainability for the OC/IE – California APA Annual Conference, 2011  
Multi-Modal Levels of Service – ULI SCIC  
Innovative Interchange Designs – District 8 Professional Liaison Committee Meeting, 2011  
Parking Strategies and GIS Based Parking Analysis – SCAG Toolbox Tuesday, 2011  
Roundabout Operations and Feasibility – ASCE national webinar series, 2011 and 2012  
Process to Signal Coordination – ASCE national webinar series, 2011 and 2012

## Project Experience

### **Carlsbad General Plan Update**

As part of a team, Fehr & Peers updated the City of Carlsbad's General Plan. After reviewing existing planning documents, an assessment of the existing infrastructure and related operations associated with the various modes of transportations serving the City was undertaken. Fehr & Peers incorporated findings from the City's Pedestrian Master Plan and Bicycle Master Plan to assemble information on current conditions in terms of unmet needs, safety, connectivity, and convenience. Fehr & Peers also reviewed linkages between transit services and land uses to identify



Orange County | Walnut Creek | Denver | Honolulu | Inland Empire | Los Angeles | Oakland | Roseville |  
Sacramento | Salt Lake City | San Diego | San Francisco | San José | Seattle | Portland | Washington, DC

101 Pacifica  
Suite 300  
Irvine, CA 92618  
(949) 308-6300

# Jason Pack, PE

Principal

level of interaction, deficiencies, and opportunities. Daily roadway level of service and capacity analyses was conducted for all classified circulation roadway segments identified in the current general plan. Then, Fehr & Peers developed a set of multi-modal mobility performance measures encompassing the various modes of travel, including pedestrian, bicycle, transit, and automobile. We refined SANDAG's subarea travel demand forecasting (TDF) model to develop a focused TDF model for the City of Carlsbad and working closely with SANDAG and the project team in testing up to three land use alternatives. Fehr & Peers assisted in the development of a policy structure to ensure achievement of mobility-related goals and objectives and preparing a transportation impact analysis to evaluate impacts of the final Preferred Plan on the surrounding transportation system. Jason was PM.

### City of Beaumont General Plan

Fehr & Peers assisted the City of Beaumont as part of the General Plan Update. Specifically, Fehr & Peers completed the Mobility Element of the General Plan and completed the transportation section of the EIR for General Plan approval. Jason is PM and PIC.

### Upland General Plan and Environmental Impact Report

Fehr & Peers worked with a multi-disciplinary consultant team on the development of a General Plan and General Plan Environmental Impact Report (EIR) for the City of Upland. We have performed the following activities:

- Evaluated existing conditions including traffic counts, bicycle/pedestrian facilities, transit routes, and regional transportation policies
- Reviewed available documents related to previous traffic studies, local and regional traffic fee programs, future transit plans, and documents related to bicycle/pedestrian issues
- Developing a Citywide Travel Demand Model. Fehr & Peers has completed development of the Citywide Travel Demand Model including the Base Year Model with existing land use and traffic counts
- Identify future infrastructure needs within the City
- Preparing a Circulation Element
- Developing a traffic study, suitable for use in an Environmental Impact Report (EIR)

### Cathedral City GPU-Sustainability Plan

Fehr & Peers provided support on the Sustainability Plan related to transportation policies and metrics related to sustainability. The City will utilize this plan to "connect the

dots" related to sustainability practices within the City's General Plan and Climate Action Plan and identify metrics related to measuring progress toward sustainability.

### General Plans

Jason has worked on a wide variety of General Plans throughout the state of California, as noted below:

- City of Calimesa
- City of San Marcos
- Town of Yucca Valley
- City of Los Alamitos
- City of Chico
- City of Saratoga
- City of Rancho Cordova
- Metro-Bakersfield
- Butte County
- City of Jackson
- City of Taft

Most of these projects included Complete Street elements, extensive travel demand forecasting, and some level of multi-modal transportation assessment.

### Specific Plans/Master Plans/Corridor Plans

Jason has completed assessment for more than 20 specific plans, master plans, and corridor plans.

### CEQA/NEPA Assessment

Jason has completed transportation assessments for over 100 projects dictated by either CEQA or NEPA. These included impact assessment to support negative declarations, transportation sections for EIRs, and transportation sections for EISs or joint EIR/EISs. In addition, Jason assisted in developing transportation impact analysis guidelines and a travel demand management manual for the California State University Statewide System, which is defining the state of the practice and recommended procedures for assessment of CSU projects.



# Paul Herrmann, PE

Associate

## Bio

Mr. Herrmann has ten years of experience in transportation engineering and transportation planning. Prior to his work at Fehr & Peers, Paul worked at the City of Corona in the Traffic Engineering Department. He has assisted in and managed a wide variety of projects including general plan/circulation element updates, CEQA and SB 743 projects, traffic studies, traffic forecasting, parking and circulation studies, and long range development plans. Mr. Herrmann has experience working with AutoCAD, SimTraffic, Synchro, TransCAD and many other transportation software programs. Mr. Herrmann also has experience designing striping plans, traffic signal plans and traffic control plans.

## Education

Bachelor of Science in Civil Engineering, California Polytechnic State University, Pomona, 2011

## Registrations

Traffic Engineer, State of California (TR2797)

## Professional Affiliations

Institute of Transportation Engineers (ITE)

## Project Experience

### **Moreno Valley Community College Master Plan**

Fehr & Peers is assisting in the update to the master plan for Moreno Valley College. The college plans to double enrollment on campus as part of a ten year plan. Fehr & Peers provided input on future parking needs, local infrastructure improvement needs and internal and external circulation recommendations. Fehr & Peers also provided recommendations on transit access, bicycle access and pedestrian access on and off campus. Mr. Herrmann is the project manager.

### **Redlands General Plan**

Mr. Herrmann served as Project Manager on the development of the City of Redlands General Plan Circulation Element and EIR Traffic Study. This study consisted of existing traffic operations analysis along with future forecasts with traffic operations analysis for 25 intersections, 49 roadway segments and eight freeway segments. Fehr & Peers used the SBTAM travel demand model to input planned land use and roadway network modifications and develop future forecasts. Modeling included the implementation of the Redlands Rail Extension project. The final Circulation Element and Impact Analysis plan for the future development of Redlands identified future mitigation locations.

### **Corona General Plan**

Mr. Herrmann is serving as Project Manager on the development of the City of Corona General Plan Circulation Element and EIR Traffic Study. Mr. Herrmann is leading the forecasting effort on the project. The Corona Model (a sub-regional model derived from the Riverside County Transportation Analysis Model (RivTAM)) is being utilized to develop future forecasts and will be consistent with the SCAG 2016 RTP. This study consists of existing traffic operations analysis along with future forecasts with traffic operations analysis for 41 intersections, 34 roadway segments and six freeway segments. A VMT analysis was also completed



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## Paul Herrmann, PE

Senior Transportation Engineer

consistent with the new traffic study guidelines Fehr & Peers prepared for the City in response to SB743.

### Riverside County Transportation Analysis Model Update

Fehr & Peers is assisting with the update to the Riverside County Transportation Analysis Model (RIVTAM) which, once completed, will be referred to as RIVCOM. The model is being updated to be consistent with the 2016 Southern California Association of Governments (SCAG) Regional Transportation Plan and Sustainable Communities Strategy (RTP/SCS) model at the model boundaries while adding local sensitivity to better forecast on local facilities. The model will be statically validated to average weekday and peak hour traffic volumes and regional vehicle miles traveled (VMT). The model will also be put through a dynamic validation exercise, to ensure that the model is appropriately sensitive to both land use and network changes. An extensive coordination and outreach effort is being undertaken with Riverside County jurisdictions to engage these communities and review trip generation, distribution, existing and future networks, and existing and future land use. Fehr & Peers' approach includes model specification, documentation and user training. The model will be a trip-based model and will include all required steps (auto availability, trip generation, trip distribution, mode choice, and highway assignment), with appropriately parsimonious segmentation into trip purposes (4-5 purposes), time periods, and household markets (3-5 segments).

### Santa Ana SB 743 Implementation

Fehr & Peers guided the City of Santa Ana through the process of updating and adopting the City's traffic impact study guidelines consistent with requirements of SB 743. Fehr & Peers made VMT estimates for the entire Orange County region in support of the recommended thresholds of significance, including screening maps to facilitate City processing of projects. Fehr & Peers also provided a guidance document with sample projects to assist the City with implementation. Mr. Herrmann was Project Manager.

### Diamond Bar General Plan

Mr. Herrmann is serving as Project Manager on the development of the City of Diamond Bar General Plan Circulation Element and EIR Traffic Study. Mr. Herrmann is leading the forecasting effort on the project. The SCAG model is being utilized to develop future forecasts and will be consistent with the SCAG 2016 RTP. This study consists of existing traffic operations analysis along with future forecasts

with traffic operations analysis for 41 intersections, 34 roadway segments and six freeway segments. A VMT analysis was also completed consistent with SB743.

### Fountain Valley General Plan Update and EIR

As part of a team, Fehr & Peers assisted with the Fountain Valley General Plan and contributed directly to the Circulation Element. Fehr & Peers provided recommendations for Policies and Actions for the City to incorporate Complete Streets into their circulation network. We also led the effort to conduct the Transportation Impact Analysis in support of the Redlands General Plan EIR including intersections and VMT analysis. Mr. Herrmann was Project Manager.

### Los Alamitos General Plan

Mr. Herrmann served as Project Engineer on the development of the City of Los Alamitos General Plan Circulation Element. This study consisted of existing traffic operations analysis along with future forecasts with traffic volume-to-capacity analysis. Fehr & Peers used the Orange County Travel Analysis Model (OCTAM) to input planned land use and roadway network modifications and develop future forecasts. The final Circulation Element and Impact Analysis plan for the future development of Los Alamitos identified future mitigation locations.



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## Kevin Engstrom | Senior Principal, Los Angeles Office



Kevin Engstrom is a Senior Principal in the Los Angeles office of Keyser Marston. For 20 years he has provided public and private clients with real estate and financial expertise.

### Key Role

Mr. Engstrom has provided public and private clients with real estate and financial expertise, including: market and financial feasibility studies, fiscal impact analyses, economic revitalization consulting, financial modeling, developer selection and disposition consulting.

### Specific Areas of Expertise

#### *Market and Feasibility Studies*

During his tenure at Keyser Marston, Mr. Engstrom has conducted a number of market and feasibility studies for cities throughout California. For these analyses Mr. Engstrom assessed current market conditions; projected future demand for residential, retail, office, industrial and hotel development; tested the financial feasibility of prototypical projects; prepared fiscal impact projections; and created implementation strategies. Projects have included general plan updates, specific plans, master plans, corridor studies, economic development strategies and highest and best use analyses. These studies have occurred throughout Orange, Los Angeles, Riverside, San Bernardino, Ventura and Fresno counties.

#### *Disposition Consulting*

During his tenure at Keyser Marston, Mr. Engstrom has conducted a number of market and feasibility studies for cities throughout California. For these analyses Mr. Engstrom assessed current market conditions; projected future demand for residential, retail, office, industrial and hotel development; tested the financial feasibility of prototypical projects; prepared fiscal impact projections; and created implementation strategies. Projects have included general plan updates, specific plans, master plans, corridor studies, economic development strategies and highest and best use analyses. These studies have occurred throughout Orange, Los Angeles, Riverside, San Bernardino, Ventura and Fresno counties.

#### *Market and Financial Services for Hotel Projects*

Mr. Engstrom has provided consulting services for over 75 hotel projects throughout California, including the Olympic North Hotels, Beverly Hills Montage, Huntington Beach Grand Hyatt, Anaheim Doubletree and the Glendale Embassy Suites. The analyses include, market assessments, financial feasibility analyses, public revenue projections, reviewing EB-5 financing strategies and developing financial assistance programs.

#### *Professional Credentials*

For over five years, Mr. Engstrom instructed the Basic Pro and Advanced Pro Forma Class at the CRA's Redevelopment Institute in Southern California. In addition, he has taught a Real Estate Finance and Development Pro Forma class at the American Planning Association - California Chapter Annual Conference. Mr. Engstrom has also served as an instructor at California State University Fullerton in the Geography department.

Mr. Engstrom earned his master of arts from the University of Arizona and his bachelor of arts from Villanova University.

## James A. Rabe | *Senior Principal, Los Angeles Office*



Mr. Rabe is a Senior Principal in Keyser Marston's Los Angeles office. For more than 30 years he has provided public and private clients with real estate and financial expertise.

### *Additional Areas of Specialization*

Mr. Rabe has consulted in all areas of the disposition process for redevelopment projects and surplus properties for public agencies, including project planning, Requests for Proposals and Qualifications, and developer selection. He has worked with planning consultants to develop feasible specific plans. He has also served as special tax consultant and developer's advisor for bond issues in California.

### **Key Role**

Mr. Rabe assists clients in public/private real estate and economic development activities from Keyser Marston's Los Angeles office. He provides public and private sector clients with services in the following areas: public finance, specific plan feasibility, fiscal impact, financial modeling, developer selection, asset management, ground leasing and deal structuring and transaction negotiation.

### **Specific Areas of Expertise**

#### *Public/Private Development Specialist*

Recognized as an expert in real estate advisory services, Mr. Rabe specializes in public/private transactions. Examples include the acquisition of Los Angeles Union Station, Harmony planned development, Gardenwalk, Grand Avenue project, Marina del Rey redevelopment, the revitalization of downtown Anaheim and numerous transit-oriented joint development projects. He has assisted public and private clients in the analysis and implementation of residential, commercial, industrial, office, hotel, and mixed-use projects, and master plan developments in California, Arizona and Nevada.

### *Professional Credentials*

Mr. Rabe is a member of the Counselors of Real Estate (CRE). He is a past board member of the California Association for Local Economic Development (CALED), a member of the California Redevelopment Association, the Urban Land Institute (ULI) and the Downtown Los Angeles Breakfast Club. He served as President of the Verdugo Hills Boy Scout Council and as a Resource Professional and Professional Advisory Panel member for ULI, CRE, CALED and the California Redevelopment Association. Mr. Rabe is a lecturer at the University of Southern California, School of Planning and Policy Development. Mr. Rabe has also served as a guest lecturer at the University of California, Los Angeles School of Architecture and Urban Planning.

Mr. Rabe earned his master of arts in economics from the University of Southern California, and his bachelor of arts in economics from the University of California, San Diego

## Courtney Holt | *Senior Associate, Los Angeles Office*



Courtney Holt is a Senior Associate in the Los Angeles office of Keyser Marston Associates, Inc. (KMA). She joined KMA in 2017 with a background in asset management, economic and market analysis, and land

use planning. Prior to joining KMA, she worked as a consultant for public sector clients on a wide variety of projects including the creation of hybrid zoning codes and enhanced development standards to spur economic revitalization and affordable housing development.

### Key Role

Ms. Holt's work at KMA focuses on affordable housing and nexus analyses, market and demographic studies, and inclusionary housing agreements for public sector clients.

### Specific Areas of Expertise

#### *Affordable Housing Strategies*

Ms. Holt has assisted in the analysis of numerous affordable housing projects in both Los Angeles and Orange County. Past projects have included the physical and financial assessment of public housing developments in the City of Los Angeles, monitoring and compliance review, including review of financial pro formas, for affordable housing projects in the City of Westminster, and an analysis of rent-stabilized housing and recommendations for affordable housing preservation in the City of Santa Monica.

#### *Market Studies*

Ms. Holt has participated in preparing market demand analyses, economic studies, and demographic profiles for public sector clients around the Southern California region, including the cities of Long Beach, Los Angeles, and Los Angeles County.

#### *Professional Credentials*

Ms. Holt holds a Master of Planning degree and Real Estate Development certificate from the University of Southern California, and a Bachelor of Arts degree in International Studies from the University of Washington. While pursuing her Planning degree, Ms. Holt drafted a Community Resilience Plan along with policy proposals for the 7th Ward of the City of New Orleans, participated in the creation of an economic development plan and zoning recommendations to foster greater economic growth in South Los Angeles, and prepared market and pro forma analyses for mixed-use projects throughout the greater Los Angeles region.

She is currently a member of the American Planning Association (APA) and the Young Professionals Group at the Urban Land Institute (ULI), and previously served on ULI's Transit-Oriented Development Committee.



## Claudia Cruz

Senior Outreach Associate



### Education

Bachelor of Arts, Liberal Studies,  
California State Polytechnic  
University

### Years with VMA Communications

5

### Years of Experience

25

### Areas of Expertise

- Bilingual Outreach
- Community Meetings and Special Events
- Local and State Government
- Research Demographics
- Translation Services
- Graphic Design, Marketing and Printing Support
- Reporting Requirements

## Professional Summary

Claudia Cruz joined VMA in 2014, bringing nearly 20 years of experience in community engagement as well as extensive knowledge of the California State Legislature and the functions of local government. Claudia implements comprehensive strategic public outreach activities, including identifying and coordinating outreach opportunities, scheduling and facilitating briefings with elected officials and key stakeholders for multiple sections of the California High-Speed Rail Project — Los Angeles to San Diego, Bakersfield to Palmdale and the Bakersfield F Street Station Alignment. She also assists with coordination of public information materials pertaining to the overall statewide project.

In addition, Claudia is one of VMA's bilingual (English/Spanish) team members and provides translation services. She is readily available to assist Spanish speaking community members during public meetings, not only for the statewide High-Speed Rail project, but for the firm's local government clients as well.

## Project Experience

**California High-Speed Rail, Public Involvement Program, Los Angeles to San Diego, CA** - Claudia implemented comprehensive strategic public outreach activities for the Los Angeles to San Diego Project Section including researching and planning outreach opportunities, scheduling and facilitating briefings with local, state and federal elected officials and interested stakeholders, and assisting with the coordination of public information materials pertaining to the overall statewide project. Claudia worked with the Authority to coordinate meetings of the Southern California Inland Corridor Group (SoCal ICG), helping to bring regional partner agencies including SANDAG, SDCRAA, SBCTA, RCTC and SCAG together for continued planning of HSR along the alignment. Claudia identified, organized and staffed opportunities to reach stakeholders in Los Angeles, San Bernardino, Riverside and San Diego counties at activity centers and special events. Claudia also served as the lead bilingual strategist for the project and provides translation services as needed.



**Whittier City School District, By-Trustee Area Formation Process, Whittier, CA** - Claudia worked with the Whittier City School District (WCSD) to engage and garner public input across the District regarding the composition and criteria for trustee areas as well as the draft of trustee area maps and proposed sequence of elections for the District's By-Trustee Area Elections System Formation. She worked closely with District Staff and the Board of Trustee Members to help implement a robust outreach program to ensure the community's understanding of the process and present different levels of participation. Claudia also assisted District staff with the development of project materials (including materials in Spanish) used to guide the process and the coordination of outreach efforts needed to promote project activities including community open houses, public meetings and hearings and opportunities for one-on-one meetings with the demographer and group presentations. Claudia also provided support to National Demographics Composition, the project's consulting and database management firm, with conducting interactive workshops during the open houses and recording information from the public hearings. She is bilingual and assisted Spanish speaking community members during the public meetings.

**Olive Mill Road and San Ysidro Road Roundabout Projects, City of Santa Barbara and County of Santa Barbara, CA** - Claudia managed the public outreach and implemented comprehensive strategic public outreach activities for the project. She worked with City and County Staff to promote public awareness of improvement projects for the intersections of Olive Mill Road and San Ysidro Road during this preliminary development phase of the projects. A Community Informational Meeting and Open House was developed to provide information including revised design options, maps, timeline for the projects and an opportunity for the community to provide comments. Claudia worked with City and County Staff and the technical team to develop project materials in English and Spanish. She identified, organized and staffed opportunities to reach stakeholders in the project areas at scheduled Pop-up events. Claudia helped engage key stakeholders identified by City and County Staff to inform them of the projects and schedule public meeting. She also coordinated the development of effective messaging to assist with public inquiries on the purpose and need of the projects.



## Valerie Martinez

President/CEO



### Education

Bachelor of Arts, Journalism;  
Bachelor of Arts, Political  
Science, University of Southern  
California

### Years with VMA Communications

23

### Years of Experience

27

### Areas of Expertise

- Strategic Development
- Public Affairs
- Meeting Facilitation
- Crisis Communication
- Copywriting
- Community Meetings and  
Special Events
- Media Relations
- Spokesperson Training
- Reporting Requirements

## Professional Summary

Valerie Martinez provides strategic public affairs and community outreach expertise, packaging media management, government affairs, and technical infrastructure outreach for a variety of public agencies and private corporations.

For more than 20 years, Valerie has provided the political guidance to develop hundreds of public infrastructure projects that have strengthened the world of education, transportation, and water management throughout California. Most recently, Valerie has been involved in changing the face of transportation in America. She has worked since 2003 with the California High-Speed Rail Authority, providing strategic political guidance and implementation of a solid CEQA/NEPA-focused outreach program to support the design and engineering of the California's largest public infrastructure project in the last 50 years — an 800-mile system, connecting urban centers throughout the State, revolutionizing mobility in California.

Through the years, Valerie has built and rebuilt more than 60 public schools and community colleges, providing guidance through the CEQA process to site, design and construct the projects; as well as helping to pass a number of general obligation bonds to finance the projects. She has also helped provide clean, safe, reliable drinking water to local communities by providing critical outreach and community relations support in developing and constructing water pipelines and purification projects throughout Southern California.

## Project Experience

**California High-Speed Rail Southern California Outreach, Bakersfield to San Diego, CA** – As Director of Southern California outreach, Valerie oversees all aspects of the project's communications program from Bakersfield to San Diego. Working directly with Authority staff and the consultant team, Valerie provides strategic political guidance and implementation of a solid CEQA/NEPA-focused outreach program. Using traditional and social media, Valerie ensures stakeholders in the region are engaged in moving the project forward. Valerie develops effective public information materials that translate technical information into language that engages all stakeholders. Relying on strong relationships with elected officials, city staff and business, labor and environmental leaders, Valerie is able to facilitate positive dialogue that helps resolve technical issues. Valerie has also provided strategic input on key project milestones statewide, including the release of several Business Plans and the development of the agency's Small Business program.



**Whittier Union High School District, Whittier, CA** – Since 1998, VMA has coordinated strategic communications throughout the school district community, as well as with state and federal partners. Valerie has written press releases, placed stories, coordinated media and developed both printed and e-newsletters, as well as web content with news and information for parents and residents living within the school district. Valerie also developed an internal and external outreach campaign to ensure the community is aware of how General Obligation Bonds are being used, improving campuses and improving student retention within the high schools. Internally, Valerie has provided ongoing updates to students, teachers and staff to manage the impacts created by the construction process.

**Project Development, Beach Cities Health District, Redondo Beach, CA** – Valerie manages communication related to the redevelopment of an aging hospital building. Valerie manages stakeholder interactions and facilitates stakeholder working groups to gather early input into the project. She manages a team that conducts marketing and public relations activities for the project.

**Construction of Crenshaw Light Rail Line, Los Angeles, CA -**

As Principal in Charge Valerie provides communication oversight for the daily alerts during construction of Metro’s Crenshaw Light Rail line. Working closely with Metro staff, Valerie oversees the play of the day and other communication tactics to alert stakeholders of closures.

**Central Basin Municipal Water District- Raw Water Collection Pipeline, Pico Rivera and Whittier, CA -**

Valerie conducted door-to-door community outreach, media relations, traffic management, collateral development and business outreach in Pico Rivera and parts of Whittier to construct a pipeline and water collection system to protect groundwater that was at risk of contamination by a water basin north of the Central Basin. The communications program was designed to provide clear, simple and efficient information to the community to stimulate support for the project and minimize inconveniences during the construction process.



## Chelsea Dickerson

### Outreach Director



#### Education

Bachelor of Science, Education and Social Policy, Northwestern University

#### Years with VMA Communications

8

#### Years of Experience

14

#### Areas of Expertise

- Public Outreach Programs
- Strategic Planning
- Media Relations
- Public Affairs
- Social Media Engagement

## Professional Summary

As a Director at VMA Communications, Inc., Chelsea Dickerson specializes in developing and managing strategic communications programs for the firm's transportation, land use and education clients. Her counsel is enhanced through a strong understanding of the Southern California public affairs environment, a network of relationships with community stakeholders, and experience in strategic communications, public policy and political campaigns. Chelsea is responsible for developing complex project messages tailored to meet the demands of the community, designing information materials, implementing public meetings and working closely with community members to mobilize them to action. She also develops and implements media outreach plans to position clients and their projects on a larger scale.

## Project Experience

**California High-Speed Rail Authority, Public Involvement Program, Burbank to Los Angeles/Los Angeles to Anaheim, CA** – As the Deputy Outreach Manager, Chelsea developed a strategic and comprehensive engagement program that educated local and regional stakeholders about the project and obtained feedback on local issues that can be incorporated into the environmental review process. Through hundreds of briefings, Chelsea has developed strong working relationships with stakeholders throughout the corridor, including local cities, Metro, elected officials and key community groups, ensuring the public is engaged throughout the environmental process.

**OCTA, Public Involvement to Support the Central Harbor Corridor Transit Improvement Project, Anaheim to Fullerton, CA** – Chelsea managed the public outreach activities to educate stakeholders during this early planning stage of the corridor project. Chelsea worked with OCTA staff to develop a strategic plan to provide early input into the process. Open houses were developed to provide information about the project, and a comprehensive bilingual survey was produced (advertised through Facebook) that allowed the team to receive feedback from 500+ stakeholders.





**City of Covina, Grand Avenue Rehabilitation Project, Covina, CA** – As the Outreach Manager, to notify residents of construction impacts along heavily-traveled Grand Avenue, Chelsea lead an outreach effort to notify residents of planned closures well in advance of work being completed. Chelsea developed key messages and materials with details on the project. These materials were distributed at a public open house and during community walks to homes and businesses along the corridor. Chelsea also managed the day-to-day questions from residents and manage all email alerts regarding construction progress.

**Metro, Specialized Outreach Program to Support the Green Line to LAX Study DEIR/DEIS, Los Angeles, CA** - Deputy Outreach Manager Chelsea managed a complex engagement program that met Metro’s goal to reach out to specialized regional audiences on behalf of the Green Line to LAX study. Through this program, Chelsea met one-on-one with many opinion leaders throughout Southern California, providing them will valuable information about the project and seeking their feedback at key project milestones. Chelsea also organized a Technical Advisory Committee, bringing together agency representatives to help shape the development of a transit extension to LAX.

**Public Information and Media Relations, City of El Monte, CA** - Public Information Officer for more than three years, Chelsea developed strategic communication plans to enhance communication between the City of El Monte and its residents and stakeholders. This comprehensive plan includes internal and external communications, media relations, newsletters, brochures and other special publications designed to provide information about the City’s programs, economic development and policy work. In recent years, Chelsea conducted media relations to support the environmental process for a Veterans Senior Housing Complex and coordinated groundbreaking, construction and ribbon-cutting events. In addition, Chelsea helped develop crisis communication responses, including messaging and media strategy and helped lead press conferences, as appropriate.

**City of Anaheim, Public Involvement Program for Anaheim Rapid Connection (ARC) Transit Corridor Study DEIR/DEIS, Anaheim, CA** - Deputy Outreach Manager Chelsea developed and implemented a high-level outreach strategy for the ARC Corridor Study and managed the day-to-day activities of the project. She also oversaw the development of public information materials that clearly convey technical information to the public and execute several public open houses to engage community members. Chelsea coordinated closely with the technical team and city staff as part of the DEIR/DEIS process, as well as developed effective messaging to position the project for federal funding.



## Mr. Michael Thornton, P.E., P.L.S., M.S.

### *Project Role*

Principal-in-Charge

### *Education*

MS, Civil Engineering,  
California State  
University, Long Beach

BS, Civil Engineering,  
California State  
Polytechnic University,  
Pomona

### *Registration*

Registered Civil Engineer,  
PE 44226 (CA),  
Exp 6/20/21

Professional Land  
Surveyor, LS 6867 (CA),  
Exp 9/30/20

### *Affiliations*

American Society of Civil  
Engineers

American Water Works  
Association

California Rural Water  
Association

American Public Works  
Association

American Council of  
Engineering Companies

Society of Military  
Engineers

Mr. Thornton, TKE's President, is in charge of all services provided by TKE. He has over 30 years of experience in engineering planning, design, land surveying and construction management for public works projects together with comprehensive experience with municipal land development processing projects. He has worked on a variety of public works engineering projects including water, wastewater, and drainage planning, design, and construction projects.

### **Related Experience**

- *Diamond Bar General Plan Update, City of Diamond Bar, CA* – TKE teamed up with Dyett & Bhatia to prepare the City of Diamond Bar's General Plan Update. Mr. Thornton served as the Principle in Charge in the analysis of existing utility systems (water, wastewater, and stormdrain) identifying existing system characteristics and condition, and recommended repairs identified in the City's CIP and/or master plans. Additionally, he oversaw the preparation of an alternative's evaluation including a qualitative assessment of the utility infrastructure serving the City and how it meets future demands related to growth projection and proposed land use changes for the alternatives. Lastly, Mr. Thornton prepared the Environmental Impact Report (EIR) sections for Hydrology, Water Quality, and Utilities. Each EIR section included a review existing information, description of relevant federal, state, and local regulations and agencies, an evaluation and description of potential impacts of the General Plan (e.g. new development and growth in the City). Services included records research, existing system analysis, report preparation, alternatives analysis, and community meetings.
- *2013 Water Master Plan Update, City of Coachella, CA* - The City of Coachella retained TKE to prepare an update to the City's previous 2007 Water Master Plan (WMP). The WMP evaluated the City's existing water system and planned the facilities to meet increase future water demands. The evaluation included future planned development projects and the City's most current General Plan Update report. The update report provided land use and population projections. The WMP forecasted out to the year 2035 and a capital improvement plan (CIP) was developed out of the findings and recommendations in the WMP. The project included significant coordination with the City and the future La Entrada Development team.
- *Southwest Sewer Analysis, City of Fontana, CA* – Mr. Thornton is Principal in charge for this Sewer Analysis for the Southwest Fontana area. This study includes approximately 6,700 acres in an area bounded by Foothill Boulevard to the north, Citrus Avenue to the east, Jurupa Avenue to the

south and Etiwanda Avenue to the west. TKE prepared a detailed analysis providing sewer service to 6,700 acres of industrial and residential developments, including redevelopment areas. Peak wastewater flow rates for the area topped 3 million gallons per day. In addition, TKE prepared a pipe sizing analysis and cost estimates for over 13 miles of sanitary sewer pipelines, with diameters ranging from 8-inch to 24-inch. The project services included meetings, records research, coordination with stakeholders and agencies, area map exhibit preparation, flow generation calculations, model preparation, flow monitoring, cost estimating and report preparation.

- *City of Fontana Master Drainage Plan Revision, City of Fontana, CA* – Mr. Thornton prepared a master plan of drainage revision to reevaluate the City's existing and proposed drainage structures and develop new alternatives to more adequately utilize existing inadequate drainage structures by constructing strategically placed detention basins to reduce peak flow rates. In addition, the City desires to capture, retain and infiltrate existing storm and recycled water. Mr. Thornton served as Project Manager for drainage analysis to determine the required locations for basins and providing modeling of the existing and proposed drainage systems. TKE developed various alternatives for basin locations based on available property, and existing basins. In addition, Mr. Thornton prepared a drainage study report presenting project description, associated costs, and an implementation schedule.
- *City of Upland Master Plan of Drainage Revision, City of Upland, CA* – Mr. Thornton served the City of Upland in preparing a revision to their master plan of drainage to combine the three existing drainage plans that separated the City into individual areas, analyze their existing model and assess various alternatives to reroute drainage flows in a manner to reduce the cost of proposed drainage facilities. TKE reviewed the City's three existing drainage plans and provided hydraulic modeling and alternatives to successfully reroute existing flows and reduce the size of proposed drainage structures, saving the City an estimated \$5 million dollars in proposed drain facility construction.
- *City of Calimesa City Engineering Services-2012* – Present - Mr. Thornton provides on-call civil engineering services to the City, including City Engineer. He managed more than \$10 million in public improvements. While providing these services to the City, Mr. Thornton has been responsible to review water, wastewater, and drainage improvement projects from planning through design and construction. Mr. Thornton also continues to provide public presentation at numerous meetings related to needed infrastructure improvements. In addition, Mr. Thornton manages major development projects that include water, wastewater, and drainage system planning.
- *City of Hesperia City Engineering Services-2016* – Present – Mr. Thornton provides on-call civil engineering services to the City, including City Engineer. He has managed more than \$20 million in public improvements. While providing these services to the City, he has represented the City with other agencies at numerous meeting, represented engineering with the City's council and other public meetings, managed engineering budgets and

project schedules, retained other consultants to prepare improvement design projects, managed funding programs, and various related work. In addition, he has managed major infrastructure development projects.

- *City of El Monte City Engineering Services* - During 2009 and 2010, Mr. Thornton provided on-call City Engineering services to the City. While providing these services to the City, Mr. Thornton managed all planning, design, and construction of public works projects including water, wastewater, and drainage system improvements. He managed more than \$20 million of public improvements.
- *City of Upland Staff and City Engineering Services*-between 2000 and 2007, Mr. Thornton provided on-call civil engineering services to the City, including one year as City Engineer. He managed more than \$200 million in public improvements. While providing these services to the City, Mr. Thornton was responsible to manage all capital and land development projects. One land development project in particular included major flood control facilities with related conveyance and numerous offsite water and wastewater facilities.
- *Mission Springs Water District - Engineering Services between 2009 and 2015*, Mr. Thornton is currently serving Mission Springs Water District as its District Engineer. He is working with staff to manage more than \$30 million in water and wastewater improvement projects. Services include project scoping budget development and management, management of other consultants and presentations to their board of directors.



## Mr. Steven W. Ledbetter, P.E.

<p><i>Project Role</i> Project Manager</p>	<p>Mr. Ledbetter has over 17 years of professional experience in the civil engineering industry. He has handled various critical and challenging projects from planning through design and implementation; all while ensuring that projects are executed as per specification in the stipulated time with quality. He has a well-rounded background with experience in: preparation and analysis of street and utility improvement plans and specifications including potable and non-potable water, wastewater, and drainage; utility master planning including computer modeling analysis, and report preparation; water supply planning including feasibility studies, urban water management plans, water supply assessments and verifications, storm water compliance reporting including water quality management plans and storm water pollution prevention plans; and grant writing for various State and Federal agencies.</p>
<p><i>Education</i> BS, Civil Engineering (Environmental), California State Polytechnic University, Pomona</p>	<p>background with experience in: preparation and analysis of street and utility improvement plans and specifications including potable and non-potable water, wastewater, and drainage; utility master planning including computer modeling analysis, and report preparation; water supply planning including feasibility studies, urban water management plans, water supply assessments and verifications, storm water compliance reporting including water quality management plans and storm water pollution prevention plans; and grant writing for various State and Federal agencies.</p>
<p><i>Registration</i> Registered Civil Engineer, PE 84044 (CA), Exp. 9/30/20</p>	<p><b>Related Experience</b></p> <ul style="list-style-type: none"> <li> <p><i>Diamond Bar General Plan Update, City of Diamond Bar, CA</i> – TKE teamed up with Dyett &amp; Bhatia to prepare the City of Diamond Bar's General Plan Update. Mr. Ledbetter served as the Project Manager in the analysis of existing utility systems (water, wastewater, and stormdrain) identifying existing system characteristics and condition, and recommended repairs identified in the City's CIP and/or master plans. Additionally, he oversaw the preparation of an alternative's evaluation including a qualitative assessment of the utility infrastructure serving the City and how it meets future demands related to growth projection and proposed land use changes for the alternatives. Lastly, Mr. Ledbetter prepared the Environmental Impact Report (EIR) sections for Hydrology, Water Quality and Utilities. Each EIR section included a review existing information, description of relevant federal, state, and local regulations and agencies, an evaluation and description of potential impacts of the General Plan (e.g. new development and growth in the City). Services included records research, existing system analysis, report preparation, alternative analysis, and community meetings.</p> </li> <li> <p><i>Canyon Creek Resort Water Supply Assessment, City of Norco, CA</i> – The proposed Canyon Creek Resort development includes 551 dwelling units of low and medium density residential, hotel lodging, and 213 acres of open space within the eastern portion of the City of Norco. The development has an estimated water demand of 448 acre-feet per year. In accordance with SB 610, TKE provided an assessment of water supplies available to serve the development over a 20-year period, including normal, single dry, and multiple dry water years. Mr. Ledbetter served as the Project Manager providing the following services: records research, Project specific water demand analysis, District wide water supply and demand analysis, report</p> </li> </ul>
<p><i>Affiliations</i> American Society of Civil Engineers; Riverside-San Bernardino Counties Branch President (2015-16) American Water Works Association Society of Military Engineers</p>	

Attachment: Moreno Valley GP Update\_09232019\_Proposal and Scope (3743 : AUTHORIZATION TO AWARD PROJECT-RELATED SERVICES

preparation, and community meetings.

- Mission Springs Water District Engineering Services* - Mr. Ledbetter is currently serving Mission Springs Water District as its District Engineer. He is working with the General Manager and staff to manage more than \$40 million in water and wastewater improvement projects. Services include project scoping budget development and management, water resource management, management of other consultants, presentations to the board of directors, and public outreach.
- 2035 General Plan Update Water Supply Assessment, City of Coachella, CA* – The proposed 2035 General Plan Update aids the City in establishing its new identity, an identity that will be realized during the next growth cycle. The 2035 General Plan Update is the community's statement of the community's values and its vision for its future. As part of that vision, a CEQA environmental review is prepared to evaluate impacts related to future growth outlined in the General Plan. Mr. Ledbetter was the project manager responsible for preparing a water supply assessment for inclusion as part of the General Plan Update CEQA. In accordance with SB 610, TKE provided an assessment of water supplies available to serve all development up to 2035, including normal, single dry, and multiple dry water years. TKE analyzed all available water sources (i.e. surface water, groundwater, and imported water), the long term availability of each supply source, water demands under different growth scenarios presented in the General Plan Update, and other water supply opportunities. Services included records research, water supply and demand analysis, report preparation, stakeholder outreach, and community meetings.
- 2013 Water Master Plan Update, City of Coachella, CA* – Mr. Ledbetter served as Project Manager for the City of Coachella's 2013 Water Master Plan (WMP) Update, an update to the City's previous 2007 WMP. The WMP evaluated the City's existing water system and planned the facilities to meet increase future water demands. The evaluation included future planned development projects and the City's most current General Plan Update report. The update report provided land use and population projections. The WMP forecasted out to the year 2035 and a capital improvement plan (CIP) was developed out of the findings and recommendations in the WMP. The project included significant coordination with the City and the future La Entrada Development team. Services include research, coordination with agencies, hydraulic calculations, model preparation, preliminary engineering, cost estimating, exhibit preparation CIP development and presentation to City management staff.
- Public Infrastructure Analysis, City of Ceres, CA* - Adequate public infrastructure is an essential element of successful economic development. Further, without adequate public infrastructure there is no economic development. Backbone infrastructure projects include major street reconstructions, drainage, water and wastewater improvements, underground utility projects, and other public facilities that are essential to the highest and best use of parcels that have business-oriented land uses. After reviewing the City's general plan, water, sewer, and drainage master plans, TKE provided an overview of the capability of the public infrastructure that is located within or is of benefit to the City's economic

development target areas (EDTA) and serve parcels that have business oriented land-uses. In addition, TKE highlighted all backbone infrastructure deficiencies within the EDTA's that could be eliminated as a part of the City's Economic Development Strategy. Further, TKE prepared updated cost estimates for the backbone infrastructure needed in each EDTA. Services included records research, water, sewer, drainage, dry utility, and transportation systems analysis, cost estimation, report preparation, and stakeholder meetings and presentations.

- *Infrastructure Analysis for Redevelopment Plan, City of Barstow, CA* - Adequate public infrastructure is an essential element of successful economic development programs. More directly, without adequate public infrastructure there is no economic development. Consequently, it is typical for economic development programs to include backbone infrastructure that would otherwise be considered an impediment to development. Backbone infrastructure projects include major street reconstructions, drainage, water and wastewater improvements, underground utility projects, and other public facilities that are essential to the highest and best use of parcels that have business-oriented land uses. TKE provide an overview of the capability of the public infrastructure that is located within or is of benefit to the City's economic development target areas (EDTA) and serve parcels that have business-oriented land-uses. In addition, TKE highlighted all backbone infrastructure deficiencies within the EDTA's that could be eliminated as a part of the City's Economic Development Strategy. Further, TKE prepared updated cost estimates for the backbone infrastructure needed in each EDTA. Services included records research, water, sewer, drainage, and transportation systems analysis, cost estimation, report preparation, and community meetings.
- *Development Impact Fee Study, City of Calimesa, CA* - Development impact fees are essential to Cities in assisting with providing public improvements to mitigate impacts created by new developments. The City's impact fees include general government transportation facilities, utility infrastructure, libraries, police and fire, parks facilities, etc. In particular, TKE reviewed the City's General Plan Circulation Element, and drainage master plan to develop a comprehensive list of projects to mitigate development impacts at City build-out. In addition, TKE updated transportation and drainage infrastructure estimates. Services included records research, transportation and drainage systems analysis, and preparation of estimates and exhibits.

Attachment: Moreno Valley GP Update\_09232019\_Proposal and Scope (3743 : AUTHORIZATION TO AWARD PROJECT-RELATED SERVICES



## JANE LIN / **Founding Partner, AIA** URBAN FIELD STUDIO

Jane is a licensed architect and urban designer with twenty years of experience working with municipalities and agencies in the San Francisco Bay Area and beyond. Her work includes urban design for streetscape improvements, transit area planning, and revitalizing mixed-use districts. Jane lectures at UC Berkeley and teaches architecture to school aged students (K-12). It is important to Jane that large groups of non-designers become empowered with creative communication skills because they are the key to making our communities better.

### EDUCATION

University of California, Berkeley  
Master of City Planning with  
Concentration in Land Use, 2005

University of California, Berkeley  
Master of Science in Architecture  
with Concentration in Building  
Science, 2005

University of California, Berkeley  
Bachelor of Arts in Architecture,  
1999

### CERTIFICATIONS

Licensed Architect in California

LEED AP - ND Leadership in  
Energy and Environmental Design  
Accredited Professional with a  
Specialty in Neighborhood Design

### ASSOCIATIONS

Lecturer, UC Berkeley  
ED 201 Master of Urban Design  
Studio  
CP140 Urban Design & Placemaking

National League of Cities and ULI,  
Rose Center for Public Leadership,  
Faculty Advisor to the City of Tucson

ULI Associate Member  
AIA East Bay Member  
SPUR Member

URBAN FIELD STUDIO, LLP  
2169 Folsom Street, M304  
San Francisco, CA 94110

### SELECT PROJECTS

#### CONCEPTUAL ARCHITECTURE

- Coliseum Development Study, City of Oakland CA
- Incubator Office Study, Prosperity Exchange, Oakland CA
- Pacifica Hotel and Library Studies, City of Pacifica CA

#### LAND USE STRATEGY

- Downtown Dublin Vision, City of Dublin
- Mission San Jose Commercial Strategy Study, City of Fremont
- Centerville Framework Plan, City of Fremont CA
- Anaheim Greater Downtown Plan, Anaheim CA
- Delta Communities Vision, Delta Planning Commission

#### FEASIBILITY STUDIES

- Fremont Civic Center Phase 2 Feasibility Study, City of Fremont
- Vermont/Santa Monica Station Feasibility Study, Metro (Los Angeles)  
Joint Development
- Belmont Specific Plan, City of Belmont CA

#### PUBLIC OUTREACH AND EDUCATION

- Historic Newark Community Meetings, City of Newark
- Santa Clara Downtown Community Vision, City of Santa Clara CA
- Santa Cruz Corridors Planning, City of Santa Cruz CA

#### DESIGN GUIDELINES

- North Hollywood Station Guide for Development, Metro Joint Development  
CA
- Irvington BART Station Area Plan, City of Fremont and BART
- Greater Downtown Guide for Development, City of Anaheim CA

### PROFESSIONAL AWARDS

Artist-In-Residence Educator with LEAP Arts in Education  
Eisner Prize in City Planning, UC Berkeley  
APA Award for the Belmont Village Specific Plan

### COMMUNITY ACTIVITIES

ULI Urban Plan Juror, Facilitator, Curriculum Contributor, and Piedmont High  
School Champion  
Piedmont Arts Fund Chair

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## HEIDI SOKOLOWSKY / **Founding Partner** URBAN FIELD STUDIO

Heidi Sokolowsky is a passionate urban designer who has been practicing for more than twenty years in the Bay Area and in Europe. Heidi focuses on context-based sustainable development with an emphasis on the public realm, quality of space, connectivity, and urban mixed-use. She has managed small and large projects, ranging from the implementation of public art to the preparation of site studies, design guidelines, and district plans. Heidi has also been a lecturer for urban design at San José State University and serves as a regular studio critic at the California College of the Arts, University of San Francisco, and UC Berkeley.

### EDUCATION

University of Technology Darmstadt,  
Germany

Dipl. Ing. Arch. (Masters of Science  
in Architecture), with concentration  
in Urban Design, 1996

University of Technology Darmstadt,  
Germany

Vordiplom Architektur, (Bachelor of  
Science in Architecture), 1990

### CERTIFICATIONS

LEED AP - Leadership in Energy and  
Environmental Design Accredited  
Professional

### ASSOCIATIONS

Lecturer, Bauhaus University Weimar,  
Germany

Lecturer, San Jose State University,  
Department of Urban and Regional  
Planning

SPUR Member  
Regional Strategy Urban Design  
Working Group

ULI Associate Member

Associate AIA

### SELECT PROJECTS

#### CONCEPTUAL ARCHITECTURE

- Pacifica Hotel and Library Studies, City of Pacifica CA
- Housing Sites Study for General Plan Update, Menlo Park, CA

#### LAND USE STRATEGY

- Diridon Station Area Plan, City of San José CA
- PG&E Land Remediation Consultant, Bakersfield CA
- Livermore BART Station Area Plan, Livermore CA
- Bergamot Station Area Plan, City of Santa Monica CA
- Santa Clara Station Area Plan, City of Santa Clara CA
- West Triangle Waterfront Master Plan, West Sacramento, CA

#### FEASIBILITY STUDIES

- Anaheim Greater Downtown Plan, Anaheim CA
- Winchester/Santana Row Urban Villages, City of San Jose CA
- El Camino Real/ Chestnut Avenue Plan, City of South San Francisco CA

#### PUBLIC OUTREACH AND EDUCATION

- Public Charrettes in Woodbridge and Purcellville VA
- Santa Clara Downtown Community Vision, City of Santa Clara CA
- Waldport Open Space Charrettes, Waldport OR
- Gilroy High-Speed Train Station Visioning Project, City of Gilroy CA

#### DESIGN GUIDELINES

- Irvington BART Station Area Plan, Fremont, CA
- North San José Design Guidelines, City of San José CA
- North Hollywood Station Guide for Development, Metro (Los Angeles)  
Joint Development

### PROFESSIONAL AWARDS

AIA Award in Urban Design for "Zipper" Neighborhood Plan, Oldham, UK  
EUROPAN 8 European Urbanity Award, Dordrecht, Netherlands  
AIA Award in Urban Design for Harvey Milk Memorial Plaza Design, SF

### COMMUNITY ACTIVITIES

Board Member at City|Space, nonprofit cultural organization, San Francisco  
CMSP Certified Motorcycle Instructor

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## FRANK L. FULLER / Partner, FAIA URBAN FIELD STUDIO

Frank Fuller is an architect and urban designer who has practiced in the United States for over forty years. In addition to architectural commissions, he has helped to transform downtowns, towns, and campus centers into active, pedestrian-oriented places. Frank understands the perspectives of public agencies and private developers in building and revitalizing communities. By using a consensus-oriented approach, he integrates multiple interests to create strong public and private realms.

### SELECT PROJECTS

#### CONCEPTUAL ARCHITECTURE

- Coliseum Development Study, City of Oakland CA
- Downtown Revitalization Studies for the City of Morgan Hill
- Santa Clara Downtown Strategy, Santa Clara, CA

#### LAND USE STRATEGY

- Anaheim Civic Center Area Study, City of Anaheim CA
- Diridon Station Area Plan, City of San José, CA
- Flagstaff Downtown Development Strategy, Flagstaff, AZ
- Centerville Framework Plan, City of Fremont CA

#### FEASIBILITY STUDIES

- Anaheim Greater Downtown Plan, Anaheim CA
- Livermore BART Station Area Plan
- Arts District Development for the City of Long Beach

#### PUBLIC OUTREACH AND EDUCATION

- Waldport Charrettes, Waldport, OR
- Fairfax Mason Charrette, Fairfax, VA

#### DESIGN GUIDELINES

- Long Beach Design District Implementation Plan, City of Long Beach, CA
- North San José Design Guidelines, City of San José, CA

### PROFESSIONAL AWARDS

APA NC Honor Award for Milpitas Transit Area Plan  
 APA NC Honor Award for Santa Clara Station Area Plan  
 APA California Merit Award for North San José Neighborhoods Plan  
 AIACC Presidential Citation

### COMMUNITY ACTIVITIES

Rose Center Fellow, ULI and National League of Cities  
 Master of Urban Design Studio, UC Berkeley, College of Environmental Design  
 Architecture Design Studios, UC Berkeley, College of Environmental Design  
 AIA National Urban and Regional Design Awards Jury Chair  
 AIACC Urban Design Committee Chair  
 AIACC|CCASLA Urban Design Awards Chair  
 California Redevelopment Association Awards Jury

### EDUCATION

University of California, Berkeley  
 Master of City & Regional Planning,  
 1976

University of California, Berkeley  
 Master of Architecture, 1973

Princeton University, NJ  
 Bachelor of Arts in Architecture,  
 1968

### CERTIFICATIONS

Licensed Architect in California,  
 Nevada, and Arizona  
 Accreditation by NCARB

### ASSOCIATIONS

Fellow, American Institute of  
 Architects

AIA East Bay Chapter President  
 (2000)

AIACC, Urban Design Committee  
 Chair (2009-14)

National League of Cities and ULI,  
 Rose Center for Public Leadership,  
 Faculty Advisor for the City of  
 Anchorage

ULI Urban Revitalization Council,  
 Member

ULI Technical Assistance Panel  
 Committee Co-Chair (2018-ongoing)

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# APPENDIX C WRITING SAMPLES

## Sample 1. Andrew Hill

City of Vallejo General Plan 2040:  
NATURE & BUILT ENVIRONMENT ELEMENT

## Sample 2. Rajeev Bhatia

City of Redlands General Plan 2035:  
LIVABLE COMMUNITY ELEMENT



# 4

## NATURE & BUILT ENVIRONMENT

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**Goal NBE-1: Beautiful City:** Preserve and enhance the natural, historic, and scenic resources that make Vallejo special.

**Goal NBE-2: A Place Where People Want to Be:** Establish Vallejo as an attractive place to live, work, shop, and enjoy time off.

**Goal NBE-3: Pride in Identity:** Nurture distinct districts and neighborhoods that contribute to a sense of local pride.

**Goal NBE-4: Iconic Waterfront:** Make the waterfront a centerpiece of the community and the region.

**Goal NBE-5: Hazard Protection:** Protect life and property from natural and human-made hazards.

# 4

## NATURE AND BUILT ENVIRONMENT

Vallejo's local setting is a major asset for the community. The urbanized area of the city is ringed by important areas of natural open space, wetlands, and rolling grassland hills. Waterways, so integral to the character of the community, provide opportunities for scenic, recreational, and commercial enjoyment, and Vallejo's historic role as a State capital and a cradle of industry in northern California have left a legacy of valuable cultural heritage. Careful stewardship of all these resources is essential for a beautiful, thriving city. The focus of this chapter is on preserving and enhancing these assets and managing growth in a way that strengthens sense of place and builds local pride in identity. The chapter is organized around five key goals that represent the priorities of Vallejoans: Beautiful City, A Place Where People Want to Be, Pride in Identity, Iconic Waterfront, and Hazard Protection.

Aspects of resource stewardship and growth management are addressed in other chapters of the plan. Air quality, clean water, and access to green space are addressed in Chapter 3, Community & People. Restoration and revitalization of cultural and historic resources for tourism and economic development is addressed in Chapter 5, Economy, Education, and Training, along with City-led sustainability initiatives. Chapter 6, Mobility, Transportation, and Connectivity addresses growth management by promoting transit-oriented development and eco-mobility. Where policies and actions in other chapters in the plan have co-benefits that will help achieve the goals of this chapter, connections with those chapters are highlighted and cross-referenced.



## GOALS, POLICIES, AND ACTIONS

### GOAL NBE-1

“ **Beautiful City:** Preserve and enhance the natural, historic, and scenic resources that make Vallejo special. ”

The natural and physical environment around us has a direct impact on mood and sense of well-being. Access to nature, whether outside the city or in urban green spaces, can have a calm, restorative impact, and well-designed buildings and public spaces can be inspiring. The following policies and actions are designed to enhance the natural and urban environment in Vallejo and the Planning Area.

#### NATURAL RESOURCES

Natural resources include not only the plants, trees, animals, fish, birds, and microorganisms present in the urban and natural environment around us, but also the water, soil, habitats, and ecosystems that make up the ecological community in which we live. The richer the diversity of life around us, the greater the opportunity for healthy living, economic development, and adaptive responses to new challenges such as climate change.

Several rare and sensitive groups of plants and animals, or "natural communities," exist in the open space lands in and around Vallejo. These include freshwater marsh, freshwater seeps and springs, riparian forest and woodland, saline emergent wetland, valley oak woodland, and native grasslands. The City collaborates with a variety of public agencies to manage and protect these and other natural resources in the Planning Area. Vallejo is participating in the ongoing effort to develop the Solano Multispecies Habitat Conservation Plan and Natural Community Conservation Plan (HCP/NCCP) for a 585,000-acre area of Solano and Yolo Counties that would address habitat conservation for a total of 36 species. The City also supports a number of ongoing and recently completed habitat restoration and conservation efforts in the vicinity of Vallejo, including the Napa Sonoma Marsh restoration Project, the Cullinan Ranch restoration project, and the Sears Point Wetland restoration project.



The Vallejo Sanitation & Flood Control District (VSFCD), the U.S. Environmental Protection Agency (USEPA), the Regional Water Quality Control Board (RWQCB), Solano Land Trust, Solano County, and neighboring jurisdictions are all partners with Vallejo in protecting and restoring riparian habitat and in promoting water quality.

**POLICY NBE-1.1** Natural Resources. Protect and enhance hillsides, waterways, wetlands, occurrences of special-status species and sensitive natural communities, and aquatic and important wildlife habitat through land use decisions that avoid and mitigate potential environmental impacts on these resources to the extent feasible.

*Action NBE-1.1A Cooperate with federal, State, and local regulatory and stewardship agencies to promote the restoration and long-term sustainability of local natural resources, including wetlands and wildlife habitat at River Park.*

*Action NBE-1.1B Continue to participate in the implementation of regional habitat conservation and restoration programs, including the Solano Multispecies Habitat Conservation Plan and Natural Community Conservation Plan, and wetland restoration occurring in the Napa/Sonoma Marshes.*

*Action NBE-1.1C Pursue habitat enhancement at South White Slough and River Park through mitigation banking and/or similar mechanisms, whereby developers contribute to the preservation, enhancement, restoration, or creation of a wetland, stream, or habitat conservation areas, which could offset environmental impacts on other sites.*

*Action NBE-1.1D Evaluate, revise as needed, and implement the River Park Master Plan to restore, enhance, and preserve wetland and open space areas at River Park.*

*Action NBE-1.1E Protect the remaining woodlands and native tree resources, and require replacement plantings where native trees must be removed.*

*Action NBE-1.1F Require a biological assessment for new development proposed on sites that are determined to have some potential to contain sensitive biological and wetland resources. The assessment should be conducted by a qualified professional to determine the presence or absence of any sensitive resources, should evaluate potential adverse effects, and should define measures for protecting the resources in compliance with State and federal laws. Detailed surveys are not necessary in locations where past and existing development have eliminated natural habitat and the potential for presence of sensitive biological resources.*

*Action NBE-1.1G Avoid potential impacts on jurisdictional wetlands and other waters as part of new development to the maximum extent feasible. This should include streams and associated riparian habitat and coastal salt marsh habitat along the Vallejo shoreline. Where complete avoidance is not possible, require that appropriate authorizations be secured from State and federal jurisdictional agencies and that adequate replacement mitigation be provided to ensure there is no net loss in habitat acreage or values.*



**POLICY NBE-1.2** Sensitive Resources. Ensure that adverse impacts on sensitive biological resources, including special-status species, sensitive natural communities, and wetlands are avoided and mitigated to the greatest extent feasible as development takes place.

*Action NBE-1.2A Provide up-to-date information on best practices for sustainable management practices.*

*Action NBE-1.2B Update the City's Standard Specifications as needed to require the use of Bay-friendly and drought-tolerant native plant species.*

*Action NBE-1.2C Protect the nests of raptors and other birds when in active use, as required by State and federal regulations. As part of new development, avoid disturbance to and loss of bird nests in active use by scheduling vegetation removal and new construction during the non-nesting season (September through February) or by conducting a preconstruction survey by a qualified biologist to confirm nests are absent or to define appropriate buffers until any young have successfully fledged the nest.*

*Action NBE-1.2D Continue to require environmental review of development applications pursuant to CEQA to assess the potential impacts on native species and habitat diversity. Require adequate mitigation measures for ensuring the protection of sensitive resources and achieving "no net loss" of sensitive habitat acreage, values, and functions and encourage early consultation with all trustee agencies and agencies with review authority pursuant to CEQA for projects in areas supporting*

*special-status species, sensitive natural communities, or wetland that may be adversely affected by new development.*

*Action NBE-1.2E Collaborate with public agencies responsible for managing open space in and around Vallejo to control and reduce the spread of non-native, invasive plant and animal species on public open space lands.*

**POLICY NBE-1.3** Interpretive Facilities. Encourage the development of facilities that provide education about local environmental resources and ecosystems.

*Action NBE-1.3A Partner with public agencies to offer programs that foster local environmental awareness and encourage the protection of natural resources.*

*Action NBE-1.3B Work with landowners to facilitate assembly and retention of parcels of sufficient size to preserve valuable tidal marshes, seasonal marshes, managed wetlands and contiguous grassland areas for the protection of aquatic and wildlife habitat.*

*Action NBE-1.3C Provide or encourage public access to natural resource areas where appropriate, to enhance environmental awareness as well as passive recreational opportunities.*

**POLICY NBE-1.4** Waterway Restoration. Restore riparian corridors and waterways throughout the city.

*Action NBE-1.4A Collaborate with GVRD, Vallejo Sanitation & Flood Control District (VSFCD), and other partners to evaluate creek conditions and restoration opportunities, and to develop policies covering setbacks from creeks, damage prevention, stewardship, nuisance abatement, public access, and other community and environmental concerns.*

*Action NBE-1.4B Work with the U.S. Environmental Protection Agency (USEPA), Regional Water Quality Control Board (RWQCB), Solano County, and neighboring jurisdictions in efforts to reduce pollution in local waterbodies.*

*Action NBE-1.4C Work with VSFCD and GVRD, as appropriate, to maintain Lake Chabot, Lake Dalwigk, and other detention basins for stormwater management and for public recreational use.*

## SCENIC RESOURCES

Scenic views contribute to the character of the community and can be both sources of local pride and tourist attractions. Vallejo offers many panoramic views from hilltops and elevated roadways, including views of San Pablo Bay, Mare Island Strait, the waterfront, Sulphur Springs Mountain, the Vaca Mountains, White Slough, the Napa River Wetlands, Sky Valley, and the city itself. Additionally, State Route (SR) 37 within Vallejo from Highway 29 west is eligible for designation as a State Scenic Highway.

The City has established residential view district zoning regulations to preserve scenic views from some residential neighborhoods located on hills in Vallejo. Additional

measures to protect important views and encourage attractive development within view from the freeways will help strength Vallejo's sense of place.

**POLICY NBE-1.5** Scenic Vistas. Protect and improve scenic vistas, including views from Interstate 80 and State Route 37 in Vallejo.

*Action NBE-1.5A Identify existing scenic vistas and update City regulations to specify requirements for protection of existing scenic vistas.*

*Action NBE-1.5B Update City regulations for development within view of freeways in Vallejo.*

*Action NBE-1.5C Continue to administer the residential view district regulations intended to preserve panoramic views of the surrounding natural and human-made environment from residential neighborhoods located on hills.*

## OPEN SPACE

Natural open spaces provide an array of scenic, social, recreational, and environmental benefits. The area around Vallejo contains many large areas of protected open space, as shown on Map NBE-1. These green spaces and wetland areas help filter pollutants from the air and water, and wetlands offer natural flood protection with the capability to accommodate storm runoff.

Open space lands also contribute to local visual character and provide opportunities for physical exercise and environmental education.

Ensuring connections between natural habitat areas and enhancing movement corridors for wildlife helps sustains natural populations and allow for the continued



Source: City of Vallejo, 2014; Solano County, 2014; California Protected Areas Database, 2015; USGS, 2014; ESRI 2010; PlaceWorks, 2016.

# MAP NBE-1 Regional Open Space and Waterways

**California Department of Fish and Wildlife**

- 1. Napa-Sonoma Marshes Wildlife Area

**California Department of Parks and Recreation**

- 2. Benicia State Recreational Area

**City of American Canyon**

- 3. Newell Open Space Preserve

**City of Benicia**

- 4. Braito Open Space
- 5. Lake Herman Open Space Area
- 6. Tourtelot Open Space

**City of Vallejo**

- 7. Mare Island Open Space/Wetlands Area
- 8. White Slough Specific Plan Wetlands Area

**East Bay Regional Park District**

- 9. Carquinez Strait Regional Shoreline
- 10. Crockett Hills Regional Park

**Solano Land Trust**

- 11. Eastern Swett Ranch
- 12. King Ranch
- 13. Lynch Canyon Open Space
- 14. Vallejo Swett Ranch

**United States Fish and Wildlife Service**

- 15. San Pablo Bay National Wildlife Refuge

- Streams
- Regional Open Space
- Urban Parks/Other Open Space Lands
- Vallejo City Limit
- Sphere of Influence (SOI)
- Railroad

dispersal of native plant and animal species. Local governments throughout the Bay Area are working together to protect the network of natural open spaces in the region and preserve them for future generations. Vallejo partners with Solano Land Trust, the City of Fairfield, and the City of Benicia through the Tri-City and County Cooperative Plan for Agriculture and Open Space Preservation to manage an area that includes Eastern Swett Ranch, Lynch Canyon Open Space, and Vallejo Swett Open Space, which has been recognized by local government agencies as a place with high ecological values and ecosystem functions and has been designated as a Priority Conservation Area (PCA) by the Association of Bay Area Governments (ABAG).

**POLICY NBE-1.6** Open Space. Conserve and enhance natural open space areas in and adjacent to Vallejo and its waterfront.

*Action NBE-1.6A In collaboration with Solano Land Trust and North Bay partner jurisdictions, seek funding for implementation of conservation projects in the Tri-City and County Cooperative Planning Area.*

*Action NBE-1.6B Identify lands in Vallejo that provide connections for animals between open spaces and/or important habitat, and assist conservation agency efforts to acquire land and/or establish easements that facilitate wildlife movement.*

*Action NBE-1.6C In coastal wetland and marsh areas and along creeks, allow and provide amenities to support public recreational activities compatible with conservation of the natural environment, such as picnicking, hiking, and nature and wildlife educational opportunities.*

## URBAN GREENING

The urban forest is the collection of trees and plants along city streets, in private yards, and in parks and public spaces. This living canopy filters pollutants from the air, buffers gusting winds, reduces noise, and helps create pleasant, walkable neighborhoods. The urban forest can also help moderate temperature on hot, cold, or windy days, and shade from trees can also reduce the amount of energy needed to cool homes in the summer. Vallejo's urban forest is maintained by the Public Works Department and by individual property owners and neighborhood groups. The City of Vallejo Standards Specifications outlines requirements for planting and landscaping in all new single-family, multi-family, and commercial developments.





Green infrastructure refers to the use of plants and soils to absorb stormwater and filter pollutants before runoff is directed into the storm drain system. As a result, green infrastructure reduces the capacity needed in pipes and reduces pollution levels in stormwater runoff, offering cost savings and environmental benefits.

**POLICY NBE-1.7** Green Infrastructure. Encourage the installation of green infrastructure, including tools such as permeable pavement, rain gardens, constructed wetlands, grassy swales, rain barrels and cisterns, and green roofs, to treat stormwater, attenuate floods, increase groundwater recharge, and reduce urban heat islands.

*Action NBE-1.7A* Continue to administer urban greening requirements to help extend the life of public improvements such as curbs, gutters, and sidewalks, and to help ensure that trees removed due to age, health, or potential to damage property are replaced in kind with new trees that are appropriate for their locations.

**POLICY NBE-1.8** Urban Forest. Encourage planting of street trees and landscaping to beautify the city, encourage walking and biking, and create a stronger sense of identity.

*Action NBE-1.8A* Support community efforts that involve tree planting, tree care, and the stewardship of public space beyond what City resources can provide.

*Action NBE-1.8B* Update the Tree Ordinance, including requirements for preservation of trees of a minimum size.

*Action NBE-1.8C* Develop a Comprehensive Tree Management Program to ensure appropriate protection for urban forest resources.

**CULTURAL AND HISTORIC RESOURCES**

Cultural resources are buildings, objects, features, structures, or locations with historic or cultural value. Cultural resources typically include: buildings or structures that are associated with an event or person that have contributed to the shaping or development of the city; objects, such as Native American artifacts discovered at a particular location or area of the city; or an archaeological, geological, or paleontological artifact, such as fossils.

Early indigenous inhabitants of the region around Vallejo, including the Patwin and Carquin peoples, settled in permanent villages where they lived year-round, with seasonal satellite camps close to the resources they needed at certain times of the year. Sites were often located near fresh water sources where plant and animal life was abundant. There are confirmed Native American sites located in the rock outcrops in the hills above Blue Rock Springs Park and at Glen Cove. There are no recorded fossil localities within the Planning Area.



As an early State capital and an important maritime port in the 19th Century, Vallejo also has a wealth of historic resources. Vallejo boasts three historic districts listed on the National Register of Historic Places—Mare Island Naval Shipyard, comprised of approximately 500+ contributing properties; Architectural Heritage District, comprised of 372 properties; and the Saint Vincent's Hill Historic District, comprising 543 contributing properties. In addition to historic districts listed on the National Register, Mare Island contains a National Historic Landmark District. The City also recognizes 75 City landmarks, 49 of them part of the Mare Island Naval Shipyard. Vallejo's historic sites and districts are shown on Map NBE-2.

Downtown Vallejo has seven buildings listed as local landmarks, including one building on the National Register and two on the State of California register. A preliminary Historic Resources Assessment conducted for the Downtown Specific Plan identified several buildings that have the potential either to be individually significant or to contribute to a historic district, which must be retained and celebrated as part of the Downtown/Waterfront.

The shoreline and waterways of the City of Vallejo are also part of the Sacramento-San Joaquin Delta, a region where natural, cultural, historical, and recreational resources

combine to form a cohesive landscape. The Delta and its resources reflect the region's diverse heritage.

**POLICY NBE-1.9** Cultural Resources. Protect and preserve archaeological, historic, and other cultural resources.

*Action NBE-1.9A* Continue to require that land use activities comply with State requirements and follow best practices to ensure that cultural resources are not impacted and that appropriate agencies and technical experts are involved in the evaluation and protection of resources and sites.

*Action NBE-1.9B* Maintain a dialogue with local Native American groups regarding sensitive cultural resources in Vallejo.

*Action NBE-1.9C* Support protection and formal designation of the Sacramento-San Joaquin Delta region.

**POLICY NBE-1.10** Historic Resources. Encourage the protection, rehabilitation, and reuse of historic buildings and structures.

*Action NBE-1.10A* Seek funding to update the City's historic resources inventory.

*Action NBE-1.10B* Require the identification and protection of all on-site historic resources in conjunction with any proposed development, in compliance with all applicable City provisions (including the Downtown Specific Plan Historical Resource Assessment) and State and federal guidelines for the treatment of historic properties.



Source: City of Vallejo, 2014; ESRI 2010; PlaceWorks, 2016.

### MAP NBE-2 Historic Resources

- National Register Historic Districts
- 1. Mare Island
- 2. Architectural Heritage District
- 3. Saint Vincent's Hill
- Mare Island National Historic Landmark District
- Historic Resources Outside of Districts
- Railroad
- Sphere of Influence (SOI)
- Vallejo City Limit

*Action NBE-1.10C Participate in federal and State programs that offer funding and economic incentives for the restoration and preservation of qualified historic buildings, including:*

- *The federal historic preservation tax credit for qualified rehabilitation projects;*
- *Reduced development fees for projects that comply with the State Historical Building Code (SHBC) and the Secretary of the Interior's Standards;*
- *The Mills Act Property Tax Abatement Program;*
- *Income tax deductions for qualified donations of historic preservation easements; and*
- *Transfer of Development Rights*

**POLICY NBE-1.11** Historic Districts. Preserve the integrity of the City's historic districts, including downtown, as physical changes occur within them.

*Action NBE-1.11A Update design guidelines to require development in historic districts to complement historic resources, including through appropriate mass, scale, and exterior features.*

*Action NBE-1.11B Support preservation, rehabilitation, and reuse of known and potentially historic buildings in Downtown, and consider periodic detailed assessments to update the list of existing historic resources.*

*Action NBE-1.11C Consider applying for a National Register Historic Commercial District designation for a portion of Downtown.*

**POLICY NBE-1.12** Historic Preservation. Promote community awareness of the benefits of historic preservation.

*Action NBE-1.12A Work with community, real estate, and commerce organizations to promote the connection between historic resources and the economic and cultural well-being of the community.*

*Action NBE-1.12B In collaboration with local historic preservation organizations, continue the annual preservation awards program to recognize property owners for completing appropriate rehabilitation and/or restoration of historic properties.*

### COMMUNITY STANDARDS

Well-maintained properties send a signal that someone cares about them, and they help to deter nuisance activities and crime. The City provides services to residents and business that help maintain community standards. The SeeClickFix service allows community members to report maintenance issues and code violations directly to City staff via a smartphone app. Through the Neighborhood Law Program, City staff from several departments work proactively with property owners to eliminate blight and nuisance conditions.





**POLICY NBE-1.13** Community Preservation. Encourage high standards of property maintenance and rapid abatement of conditions contributing to blight.

*Action NBE-1.13A Update City regulations, adequately staff and fund, and increase enforcement as needed to require adequate structure and yard upkeep, increase penalties for illegal dumping and graffiti, and prohibit inappropriate outdoor storage (including non-operating vehicles).*

*Action NBE-1.13B Support efforts by homeowners associations, neighborhood groups, and civic organizations to abate nuisances and improve the appearance of the community.*

*Action NBE-1.13C Conduct regular inspections to ensure that multi-family properties comply with City building, sanitation, property maintenance, and safety codes.*

## RESOURCE CONSERVATION

Repeated drought years in California have highlighted the need for emergency water conservation measures. Prohibitions on unnecessary water use and limitations designed to help minimize water waste comprise one means of protecting this precious resource, while creating the option of using reclaimed (or “recycled”) water offers another. Simple “greywater” systems that reuse water from bathroom sinks, showers, bathtubs, and washing machines can provide irrigation water for some home garden needs. Additionally, in conjunction with the Solano County Water Agency, the City offers cash rebates to water customers who purchase and install water efficient home appliances and equipment.

Grants and incentives are also available to help property owners finance energy efficient, renewable energy, and water saving improvements, and the City provides information about these options to the community. The City also encourages solid waste reduction, partnering with non-profit groups to promote backyard composting, and regulates construction and demolition debris.

**POLICY NBE-1.14** Water Conservation. Promote water conservation through a range of proactive City efforts.

*Action NBE-1.14A Continue the Community-wide Water Conservation Program, including free residential water use surveys and audits, and water-use efficiency education in local schools.*

*Action NBE-1.14B Continue to provide water customers with information on conservation techniques, services, devices, and rebates (including greywater use), including online and through in-person community outreach.*

*Action NBE-1.14C Update the Green Building Standards Code to require the use of low flow plumbing fixtures, low volume irrigation systems, and drought-tolerant plant palettes.*

**POLICY NBE-1.15** Energy Efficiency. Support measures to reduce energy consumption and increase energy efficiency in residential, commercial, industrial, and public buildings.

*Action NBE-1.15A Connect businesses and residents with voluntary programs that provide free or low-cost energy efficiency audits, retrofit installations, rebates, financing and contractors.*

*Action NBE-1.15B Participate in regional energy efficiency financing programs such as low-interest revolving loan funds, the California Comprehensive Residential Building Retrofit Program, California First, and the Property Assessed Clean Energy (PACE) program that enable Vallejo property owners to obtain low-interest financing for energy improvements.*

*Action NBE-1.15C Consider creating a Residential Energy Conservation Ordinance (RECO) and Commercial Energy Conservation Ordinance (CECO) to require point-of-sale energy audits and retrofits for all buildings that do not meet minimum energy efficiency requirements.*

**POLICY NBE-1.16** Solid Waste Reduction. Promote reduction of the production of solid waste throughout Vallejo.

*Action NBE-1.16A Continue to update the City's Construction/Demolition Waste Reuse and Recycling Ordinance as higher diversion rates become feasible, necessary, or required.*

*Action NBE-1.16B As funding allows, provide recycling receptacles in parks and public spaces, in addition to trash receptacles.*

*Action NBE-1.16C Continue to partner with CalRecycle and VALCORE Community Recycling to offer and promote backyard composting bins and free composting classes to Vallejo residents and to disseminate information about composting on the City's website.*

## GOAL NBE-2

“ **A Place Where People Want to Be:** Establish Vallejo as an attractive place to live, work, shop, and enjoy time off. ”

Local history and culture contribute as much to sense of place as the physical form. The activities and events that take place in Vallejo are as important to sense of place as the landscape and the buildings around us. Together, all these components provide an experience that people come to identify as essential to the unique, attractive identity of Vallejo.

### SENSE OF PLACE

Sense of place is derived from Vallejo's natural and built features as much as from the spirit of the people who live, work, and play in the city. The following policies and actions are intended to enhance sense of place with a focus on urban design.

**POLICY NBE-2.1** Strengthen Local Identity. Focus future growth to foster a vibrant Downtown/Waterfront District, strong job centers, comfortable neighborhoods, thriving neighborhood corridors and urban villages, and retail/entertainment clusters that draw visitors from the city and the region.

*Action NBE-2.1A Use the development review process, as appropriate, to facilitate attractive, creative development.*

*Action NBE-2.1B Use City regulations, such as a Form-Based Code, to complement and enhance the character of existing older, walkable neighborhoods in Vallejo, particularly those in and around downtown.*

**POLICY NBE-2.2** Inviting Gateways. Establish gateways that proudly announce entry to Vallejo with high-quality, similarly themed design and/or landscaping.

*Action NBE-2.2A Update City regulations and establish design guidelines, as needed, to improve key City gateways.*

*Action NBE-2.2B Support mural projects on freeway overpasses, and install streetscape and landscape features and unifying signage to enhance gateways.*

**POLICY NBE-2.3** Inviting, Compatible Design. Promote attractive development that is compatible with surrounding uses.

*Action NBE-2.3A Continue to utilize development approval conditions to achieve compatibility between nearby uses and scale and style of buildings, and to establish limitations on activities that could create potential adverse effects.*

*Action NBE-2.3B Update City regulations to specify standards for moderate density, higher density, and mixed-use development that address quality of development and adequate transition to adjacent lower-density residential uses.*

*Action NBE-2.3C Update City regulations to require high quality materials and coordinated, consistent design for signage, including business signs, street signs, public and institutional signs, and wayfinding signs along local streets and trails.*



## REGIONAL DESTINATION

From Six Flags Discovery Kingdom to the Vallejo Naval & Historical Museum and the Mad Hatter Holiday Festival, Vallejo offers a wide range of attractions and activities for local residents and visitors from the wider region. A vibrant local arts scene and growing cultural offerings provide momentum for positive change downtown and throughout the community.

**POLICY NBE-2.4** Play to Strengths. Capitalize on Vallejo's maritime tradition, higher education presence, and historic downtown to keep and attract land use activities that contribute positive energy to the community.

*Action NBE-2.4A* Continue to use the Mare Island Specific Plan to guide development and conservation on Mare Island and support activities that contribute to the economic and social well-being of the community.

*Action NBE-2.4B* Continue to work with merchants, arts groups, historic preservation advocates, and local chambers of commerce to promote business and revitalization efforts in the Downtown/Waterfront District.

*Action NBE-2.4C* Encourage and facilitate the location of maritime, life sciences, high-tech, and other emerging land uses in locations that will foster synergy with Vallejo's higher educational institutions.

**POLICY NBE-2.5** Regional Retail and Entertainment. Support a thriving mix of regional retail and entertainment uses near Interstate 80.

*Action NBE-2.5A* Work with property owners in the Northgate Area to retain and attract businesses that cater both to local residents and regional shoppers, including through circulation and wayfinding improvements.

*Action NBE-2.5B* Meet regularly with Six Flags management to identify opportunities for City involvement to help support visitor experiences at the park.

**POLICY NBE-2.6** Center for Arts and Creativity. Attract more artists and entrepreneurs to live and work in Vallejo.

*Action NBE-2.6A* Coordinate with arts, merchant, and neighborhood groups to promote Vallejo as a great place to live and work as an artist.

*Action NBE-2.6B* Work with private interests to seek funding to assist development projects that would rehabilitate existing buildings for arts uses where economically feasible.

*Action NBE-2.6C* Update City regulations to allow and encourage art studios, galleries, community arts spaces, and performing arts and nightlife venues in appropriate locations.

*Action NBE-2.6D* Study the feasibility of offering incentives for development that provides affordable opportunities for housing and studio spaces for artists and creative workers in the Downtown/Waterfront District.

## GROWTH MANAGEMENT

Attracting more residents, businesses, and visitors to Vallejo requires strategic planning. Growth management refers to ways to ensure that adequate services and infrastructure will be available to serve increased demand, and that quality of life will be enhanced in the community. Locating jobs and housing near transit is one strategy for minimizing impacts on the roadway network. Balancing the number of jobs and housing units in the community can also ease the burden on the transportation system. As growth takes place, regularly monitoring the progress of the General Plan actions will help ensure that benefits are shared communitywide and that impacts can be mitigated.

**POLICY NBE-2.7** Jobs-Housing Balance. Match the levels of employment and housing opportunities locally.

*Action NBE-2.7A Update City regulations to ensure housing opportunities in close proximity to employment centers and transit, including near the Ferry Terminal and Vallejo Transit Station.*

**POLICY NBE-2.8** Infill Development. Promote infill development targets vacant and underutilized sites for community-desired and enhancing uses that is compatible with surrounding uses.

*Action NBE-2.8A Identify sites suitable for redevelopment; work with property owners to promote economically feasible and community-desired uses that enhance and are compatible with the existing urban fabric.*

**POLICY NBE-2.9** Public Service Provision. Ensure that private development provides sufficient funding for infrastructure and public services to support the development.

*Action NBE-2.9A Require fiscal impact analyses, as appropriate, for development proposals in order to evaluate public facility needs and costs, and the revenue likely to be generated by that development.*

*Action NBE-2.9B Continue to facilitate establishment of assessment districts to finance and maintain public facility improvements.*

*Action NBE-2.9C Maintain and update a list of potential, proposed, and approved projects in the city, and report annually the number of housing units and the amount of non-residential development constructed or rehabilitated.*



*Action NBE-2.9D Periodically update nexus studies and adjust development impact fees as may be needed to ensure that there is sufficient funding for the infrastructure and public services needed to support growth.*

*Action NBE-2.9E Engage the Vallejo City Unified School District (VCUSD) in the review of major new residential development projects to ensure that adequate school facilities are or will be available to accommodate new students.*

## GOAL NBE-3

“ **Pride in Identity:** Nurture distinct districts and neighborhoods that contribute to a sense of local pride. ”

The land use planning framework for this plan, described in Chapter 2, promotes a mosaic of places and experiences throughout Vallejo. The neighborhoods, districts, employment centers, gateways, and corridors of the city each promote a sense of place and build pride in Vallejo’s identity.

### DOWNTOWN/WATERFRONT

The Downtown/Waterfront is the traditional heart of the community that grew across the strait from the Naval Shipyard. Today, its historic streets and buildings are

attracting artists and entrepreneurs, while the Ferry Terminal and newly completed Transit Center connect the area to the wider region. The walkable network of linear streets and public spaces downtown is just a stone’s throw from the iconic waterfront, adding to the charm of this part of town. While the downtown/waterfront is the subject of the Downtown Specific Plan and the Waterfront Planned Development Master Plan, the following additional policies and actions are intended to help build sense of place and strengthen Vallejo’s image as a river and bay city.

**POLICY NBE-3.1** Catalyst Projects. Accelerate investment in the Downtown/Waterfront that will generate prosperity throughout Vallejo.

*Action NBE-3.1A Develop criteria for evaluating proposed development, based on economic development objectives.*



Action NBE-3.1B Continue the use of residential density bonuses to incentivize or fund the construction of public benefits, such as plazas, open space, and public art.

Action NBE-3.1C Continue to provide public improvements in the Downtown/Waterfront District so the built environment continues to attract investors, developers, shoppers, and new residents.

Action NBE-3.1D Study and enhance critical linkages connecting downtown and the waterfront, including Capitol Street, Georgia Street, and Santa Clara Street, focusing on the integration of public realm improvements, building character, and land uses.

Action NBE-3.1E Explore strategies to improve the market feasibility of the Central Waterfront, optimize its value, and enhance its urban design, transit, and pedestrian-oriented character.

**POLICY NBE-3.2** Downtown Identity. Ensure that buildings and public spaces contribute to the visual identity of the Downtown/Waterfront District and complement the walkable character of the area.

Action NBE-3.2A Continue to apply the Downtown and Waterfront Design Guidelines and require compliance with the Secretary of the Interior's Standards for designated historic resources.

Action NBE-3.2B Continue to offer innovative programs to make interim use of vacant and underutilized spaces downtown, such as the Downtown Art Windows Project.

Action NBE-3.2C Allow pop-up retail and other creative uses of alleyways and underutilized properties to better connect downtown and the waterfront.

**POLICY NBE-3.3** Entertainment. Promote a variety of retail, restaurant, and entertainment uses that bring economic vitality downtown, enhance the Downtown Arts District, and activate the pedestrian environment.

Action NBE-3.3A Continue to support the Central Core Restoration Corporation in administering the downtown Property and Business Improvement District.

Action NBE-3.3B Develop and implement a strategy to attract desired retailers to the Downtown/Waterfront District both in the near and long term.



*Action NBE-3.3C Update City regulations to allow for outdoor dining, with appropriate consideration for public safety and potential conflicts with neighboring uses and activities.*

**POLICY NBE-3.4** Local Art Scene. Promote arts and culture, and integrate public art and performances spaces into public and private development.

*Action NBE-3.4A Consider adopting a “percent for art” ordinance, requiring new development and redevelopment over an established threshold to incorporate public art or make an in lieu contribution to the Public Art Project Fund.*

*Action NBE-3.4B Sponsor mural projects for blank building walls in the Downtown/Waterfront District.*

*Action NBE-3.4C Continue to support the Downtown Arts & Entertainment District consistent with the Downtown Specific Plan.*



**POLICY NBE-3.5** Variety of Housing. Attract and encourage higher-density residential development that offers a range of housing options throughout the downtown area, including market rate housing, flexible work-live units, as well as student and senior housing.

*Action NBE-3.5A Consult with downtown property owners to identify opportunities to facilitate redevelopment or rehabilitation of existing structures, including opportunities for consolidation of smaller lots.*

*Action NBE-3.5B Provide housing developers and home buyers with information on how to expand homeownership opportunities, including limited-equity components and Location-Efficient Mortgages.*

*Action NBE-3.5C Study the feasibility of measures to stimulate mixed-use development, such as credit assurance, equity investment, and soft second loans.*

*Action NBE-3.5D Explore opportunities for transit-oriented development with major landowners, developers, and public agencies, including Water Emergency Transportation Authority (WETA) and Soltrans.*

*Action NBE-3.5E Identify appropriate sites for a college campus or student union downtown.*

**POLICY NBE-3.6** Start Up Space. Promote a variety of incubator and small office opportunities.



Action NBE-3.6A Update City regulations to allow for office space with a component of pedestrian-related activity, such as medical offices, in vacant retail shop fronts, as appropriate.

Action NBE-3.8A Target business attraction strategies for the North Gateway that can take advantage of local commercial needs, as well as the area’s location at the entry to the wine country.

**OTHER DISTRICTS**

In addition to the Downtown/Waterfront, three other distinct districts represent the diversity and range of opportunity in Vallejo: Solano360, North Gateway, and Mare Island. Solano360 is the subject of a specific plan adopted in 2013 for the Six Flags/County Fairground area that intends to complement the area’s destination entertainment success with a revitalized County Fairgrounds – the “Fair of the Future”, an iconic, region-serving public entertainment destination – with private mixed-use development. The North Gateway District, between Sonoma Boulevard and Broadway Street north of SR 37, offers an opportunity to capitalize on significant daily regional travel by both residents and visitors in a mixed-use district. Mare Island is also the subject of a specific plan (adopted 1999, amended 2005, and last amended 2013), the objectives of which have begun to materialize. The island is envisioned to diversify with opportunities to live work, shop, and play in close proximity, which is the overall goal of each of the city’s districts.

**POLICY NBE-3.7** Solano360. Achieve the objectives of the Solano360 Specific Plan.

Action NBE-3.7A Implement Solano360 actions as resources allow.

**POLICY NBE-3.8** North Gateway. Accelerate investment in the North Gateway area to achieve a mixed-use district that caters to both locals and regional travelers to Napa Valley.

**POLICY NBE-3.9** Mare Island Specific Plan. Achieve the objectives of the Mare Island Specific Plan to foster a multi-use community with a balance of industrial, office, commercial, residential, educational, recreation, cultural, and open space uses, meeting the needs of future generations.

Action NBE-3.9A Working with Lennar Mare Island, continue to implement Mare Island Specific Plan actions as resources allow.

Action NBE-3.9B Continue working with Lennar Mare Island to attract retail and dining options on Mare Island.

Action NBE-3.9C Seek funding to improve pedestrian and transit connections on Mare Island, including connections to the Mare Island Ferry Terminal.

**EMPLOYMENT CENTERS**

Vallejo's three main employment centers are located on Mare Island; south of downtown between Sonoma Boulevard and Curtola Parkway; and along Sonoma Boulevard and Broadway Street between Redwood Street and SR 37. Each center is anchored by a cluster of key businesses, and each has room for growth. They are all well-served by transportation infrastructure with easy access to regional roadways and ferry or bus service. Employment is the primary activity in each of these areas. Shops and services that cater to the daily needs of employees can also contribute to the character of these areas.

**POLICY NBE-3.10** Curtola Employment Center. Strengthen and grow the employment cluster directly south of the downtown area.

*Action NBE-3.10A Update City regulations to allow for accessory and secondary activities that support the local workforce in the Curtola Employment District such as banks, cafes, printers, and office supply stores.*

*Action NBE-3.10B Attract a mix of uses, such as multi-family housing, student housing, or a corporate or educational campus, to the City-owned south waterfront site that support the vitality of the Curtola Employment Center.*

**POLICY NBE-3.11** Mare Island. Support industrial, office, and retail uses as envisioned in the Mare Island Specific Plan.

*Action NBE-3.11A Pursue redevelopment of North Mare Island with job-generating uses as a near-term priority.*

*Action NBE-3.11B Collaborate with Lennar Mare Island to facilitate development and redevelopment of its holdings on Mare Island pursuant to the development agreement for that land.*

*Action NBE-3.11C Manage the community services district on the island in a manner that provides necessary services and transparent fiscal practices.*

*Action NBE-3.11D Seek funding from federal, State and other sources to complete the implementation of the Mare Island Specific Plan, including the planned open space areas.*

**POLICY NBE-3.12** Sonoma-Broadway District. Foster a mixed-use employment district well-served by transit in the area surrounding Kaiser Permanente and Soltrans properties.

*Action NBE-3.12A Explore opportunities for transit-oriented development (i.e., Urban Village) near the Sereno Transit Center in collaboration with Soltrans and adjacent property owners.*

### RESIDENTIAL NEIGHBORHOODS

Vallejo's residential neighborhoods fan out from the downtown area, comprising the majority of the urbanized area of the city. Closer to the Downtown/Waterfront District, homes are built on a linear, walkable street grid. These neighborhoods are characterized primarily by single-family homes, but there are some smaller scale apartment buildings as well as duplexes and fourplexes mixed among them. There are many historic homes in this part of town, concentrated in the Saint Vincent's Hill Historic District and Vallejo Old City Historic District.

Further from the center, Vallejo's neighborhoods have a more suburban development pattern. Particularly in postwar subdivisions east of Interstate 80, homes are constructed on curvilinear streets. These neighborhoods are predominantly characterized by single-family homes, although there are some multi-family developments adjacent to shopping centers. On Mare Island, duplexes that formerly housed naval personnel line one side of Azuar Drive, while charming new neighborhoods with tree-lined streets and new urbanist style homes flank Flagship Drive.

The following policies and actions are intended to preserve and enhance the quality of Vallejo's neighborhoods.

**POLICY NBE-3.13** Neighborhood Character. Preserve the character of existing single-family residential neighborhoods.

*Action NBE-3.13A Continue to carefully review development proposals to preclude substantial increases in density and new land uses in order to minimize the impact to the character of existing single-family neighborhoods.*

*Action NBE-3.13B Continue to allow a mix of housing types along the interconnected linear street grid that contributes to the charm and walkability of Vallejo's central residential neighborhoods, where appropriate.*

*Action NBE-3.13C Continue to allow small group homes for disabled persons and seniors in all residential zones, consistent with State housing law, and continue to allow large group homes and large family daycare facilities, subject to use permit requirements that minimize impacts to neighborhoods.*

*Action NBE-3.13D Continue to permit home-based businesses in residential neighborhoods, provided that off-site impacts are minimized and the residential nature of structures and their surroundings is not compromised.*

*Action NBE-3.13E Consistent with the CPTED policies and guidelines, update City regulations to require that fences, and other safety and privacy features are aesthetically compatible with each other, adjacent structures, neighborhood context, and pedestrian, bicycle, and vehicle safety.*



### CENTRAL CORRIDOR/NEIGHBORHOOD CORRIDORS

Corridors serve as a connecting function among all of the elements of the city's structure and tie the community together. They pass through residential neighborhoods, linking residents to key destinations around town. Each corridor also functions as a local destination for nearby residents, serving as a neighborhood "main street" where people run errands, hold festivals, and meet friends and neighbors. Concentrating activities and uses at key intersections and other locations create "urban villages", where corridors provide safe, convenient connections for transit, bicycling, and walking, and offer a range of housing options.

**POLICY NBE-3.14** Neighborhood Corridors. Connect the community with mixed-use corridors that function as neighborhood main streets for adjacent residential areas.

*Action NBE-3.14A Work with property owners to develop corridor-specific strategies for attracting and retaining businesses that will provide synergistic opportunities and improve the availability of goods and services within and adjacent to specific neighborhoods.*

*Action NBE-3.14B Update City regulations to incorporate standards for activating corridors, including standards for the placement of doors and windows.*

*Action NBE-3.14C Identify key intersections, other locations, and catalyst sites along neighborhood corridors and work with property owners to facilitate development of urban villages at these locations with shops, services, and housing.*

*Action NBE-3.14D Use the Sonoma Boulevard Specific Plan to guide development and redevelopment along the Central Corridor.*

*Action NBE-3.14E Update City regulations to require that corridors are designed as "complete streets" with wide sidewalks, street furniture and trees, bicycle lanes, crosswalks and bus turnouts to make it easy, safe, and enjoyable to get around by any mode of transportation.*



## GOAL NBE-4

“ **Iconic Waterfront:** Make the waterfront a centerpiece of the community and the region. ”

Vallejo's waterfront extends from Dillon Point along the Carquinez Strait, up both sides of Mare Island Strait, and along the Napa River past White Slough to the northern City limit. Throughout the city's history, the waterfront has played a pivotal role in the life of the community, and today it remains a valuable natural resource and public amenity. Preserving and enhancing the waterfront is integral for the social and economic well-being of Vallejo.

## COMMUNITY ENHANCING USES

The waterfront plays many roles along its length. It provides habitat for plant, animal and fish species, and access to nature for the residents of the city. It's a driver of the local economy as well, particularly along the western shore of Mare Island where job-generating industrial uses are concentrated, but also along the eastern shoreline, where the Ferry Building and Municipal Marina are located. At River Park, Glen Cove and other points along its length, the waterfront provides recreational opportunities for boating, hiking, and picnicking. The central and northern waterfronts, which runs along the eastern shoreline from Curtola Parkway to the Mare Island Causeway also hosts festivals and celebrations, serving as a focus for community life.

**POLICY NBE-4.1** Waterfront Focus. Prioritize public access and recreational and water-dependent uses along the waterfront while minimizing adverse effects on the natural environment.

*Action NBE-4.1A* Incorporate existing plans, including the Mare Island Specific Plan and Waterfront Planned Development Master Plan, into a comprehensive, integrated vision for both sides of the Mare Island Strait south of State Route 37, focusing on waterfront access and amenities.

*Action NBE-4.1B* Investigate and provide access to places for in-water recreational activities and for commercial and recreational small crafts, such as water taxis, canoes, and kayaks.

*Action NBE-4.1C* Collaborate with private sector partners on redevelopment of the waterfront on both sides of Mare Island Strait, consistent with existing plans and agreements.

*Action NBE-4.1D* Update City regulations to emphasize mixed-use development along the central waterfront, on the east side of Mare Island Way that enhance connections between downtown and the waterfront.

**POLICY NBE-4.2** Waterfront Open Space. Activate waterfront open spaces adjacent to downtown Vallejo.

*Action NBE-4.2A* Work with local and regional economic agencies and groups to attract business and activities that will bring local residents, families, and visitors to the waterfront regularly.

*Action NBE-4.2B* Sponsor activities, programs, and temporary events for community members and visitors that activate the waterfront on both sides of Mare Island Strait.

*Action NBE-4.2C* Encourage temporary uses such as food trucks, vendors, and festivals.

*Action NBE-4.2D* Install amenities such as playscapes, exercise equipment, picnic spaces, and public art.

## ACCESS AND CONNECTIVITY

Public access to the waterfront is a basic foundation of shoreline planning around San Francisco Bay. The San Francisco Bay Conservation and Development Commission (BCDC), which regulates new development within the first 100 feet inland from the Bay shoreline, has established public access design guidelines that seek to maximize public access to the water, encourage water-oriented uses, and protect valuable environmental resources along the shoreline. The City has also adopted Waterfront

Design Guidelines to guide public and private investments along the waterfront between Solano Avenue and the Mare Island Causeway.

An important waterfront project will be the development of a promenade and trail along the eastern shoreline of Mare Island Strait. Envisioned as a natural trail with scenic pause points at its extremities in the central waterfront area adjacent to downtown, the promenade would connect a series of public green spaces with recreational amenities for families and children. The central waterfront promenade would be a true community amenity, integral to Vallejo's sense of place.

**POLICY NBE-4.3** Trails. Support development and implementation of a comprehensive plan for trails that provides access to the waterfront.

*Action NBE-4.3A Facilitate development of a promenade and trail, along the waterfront or as close to the waterfront as feasible, extending from the Zampa Bridge in South Vallejo north to River Park and White Slough.*

*Action NBE-4.3B Identify priority scenic views and points of interest along the waterfront and potential connections to surrounding destinations.*

*Action NBE-4.3C Seek funding for infrastructure improvements, landscaping, and outdoor amenities to increase pedestrian, bike, and transit access to the water and build linkages to downtown Vallejo.*

**POLICY NBE-4.4** Visual Continuity. Foster a cohesive and distinctive visual experience along the waterfront.

*Action NBE-4.4A Continue to use the Waterfront Design Guidelines to guide public and private investments along the waterfront between Solano Avenue and the Mare Island Causeway.*

*Action NBE-4.4B Continue to use BCDC Public Access Design Guidelines in reviewing waterfront development proposals.*

**POLICY NBE-4.5** Waterfront Stewardship. Manage commercial areas of the waterfront so as to contribute to the overall sustainable fiscal health of the City.

*Action NBE-4.5A Create a phased Waterfront Capital Improvement Program that identifies projects and estimates operational and maintenance costs.*

## GOAL NBE-5

**“ Hazard Protection: Protect life and property from natural and human-made hazards. ”**

Every general plan in California must address natural and human-made hazards and dangers to identify the potential risk of death, injuries, property damage, and economic and social dislocation resulting from fires, floods, earthquakes, landslides, and other events. The following policies and actions are intended to promote public safety and reduce the risk of hazards.

## PREPAREDNESS

Like much of the Bay Area, Vallejo is vulnerable to seismic activity due to the presence of several active faults in the region. In California, the Alquist-Priolo Act requires the identification of active faults and the establishment of earthquake fault zones around them so that communities can plan land use to avoid these areas. There are no Alquist-Priolo fault zones in Vallejo. The closest and most prominent active faults are the Rodgers Creek Fault and the Concord-Green Valley Fault, whose nearest approaches lie approximately five miles from the Vallejo city limit. There are some more minor potentially active faults that run through the Planning Area, including the Franklin Fault and the Southhampton Fault, as shown on Map NBE-3. According to the US Geological Survey (USGS), no historical seismic events have been attributed to these faults.

The probability of a magnitude 6.7 or greater earthquake prior to the year 2036 in the Bay Area is considered to be 63 percent, according to USGS estimates, with the probability of an event of this magnitude estimated at 31 percent on the Rodgers Creek-Hayward Fault and 3 percent for the Green Valley-Concord Fault. Earthquakes of this magnitude can create ground accelerations severe enough to cause major damage to structures and foundations not designed to resist the forces generated by earthquakes. Underground utility lines are also susceptible where they lack sufficient flexibility to accommodate the seismic ground motion. With a seismic event of this magnitude, most parts of Vallejo are expected to experience “very strong” shaking.

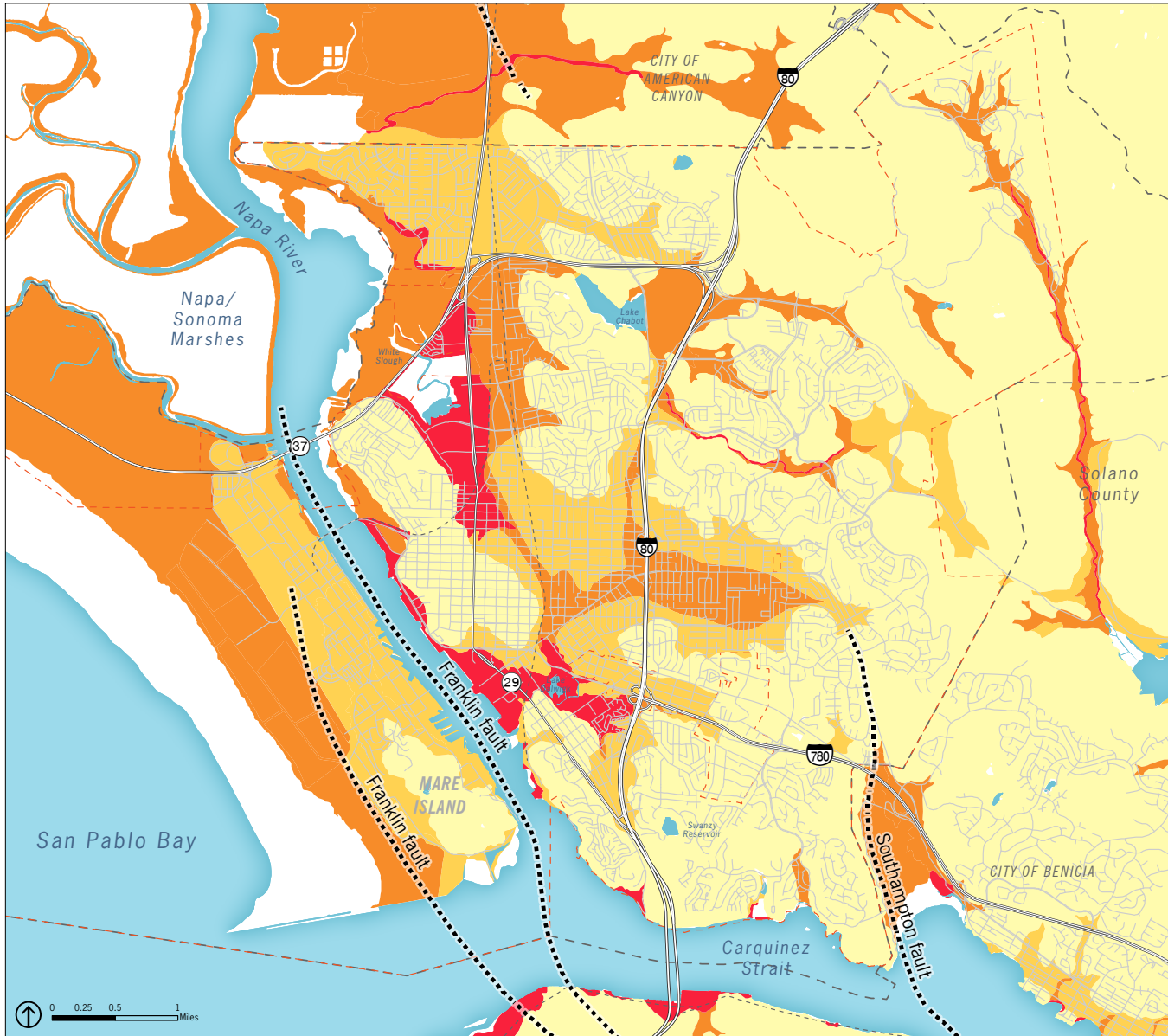
Under certain circumstances, ground shaking can temporarily transform an otherwise solid, granular material to a fluid state. This process is known as liquefaction, and generally occurs in areas with moist, fine-grained sediment or fill. Liquefaction is a serious hazard because it can cause buildings to subside and suffer major structural damage. Liquefaction is most often triggered by seismic shaking, but it can also be caused by improper grading, landslides, or other factors. Parts of the planning area are

susceptible to liquefaction are shown on Map NBE-4. With proper foundation design and adherence to building code standards, development in these areas can still safely occur.

Mapped landslide zones in Vallejo are almost exclusively found on steeper hillsides in the northeast part of the community, such as the areas near Sulphur Springs Mountain, although smaller, isolated landslides have also been documented in the low hills at the south end of Mare Island as well as the steep, west-facing slopes of Carquinez Heights east of the Napa River. Due to the differences in the physical characteristics of slope materials, some superficially similar areas may differ widely in terms of landslide hazard potential. For this reason, site-specific geotechnical analyses are considered essential to the accurate assessment of landslide hazard risk at a given location.

Map NBE-4 shows Fire Hazard Severity Zones in the Planning Area, based on topography, weather and fuel classification. State Responsibility Areas (SRA) indicate areas where the State has fiscal responsibility and can charge fees to support fire prevention, while Local Responsibility Areas show where the City of Vallejo has fiscal responsibility. There are no Very High Fire Hazard Areas in or adjacent to Vallejo.





### MAP NBE-3 Earthquake and Liquefaction Hazard Zones

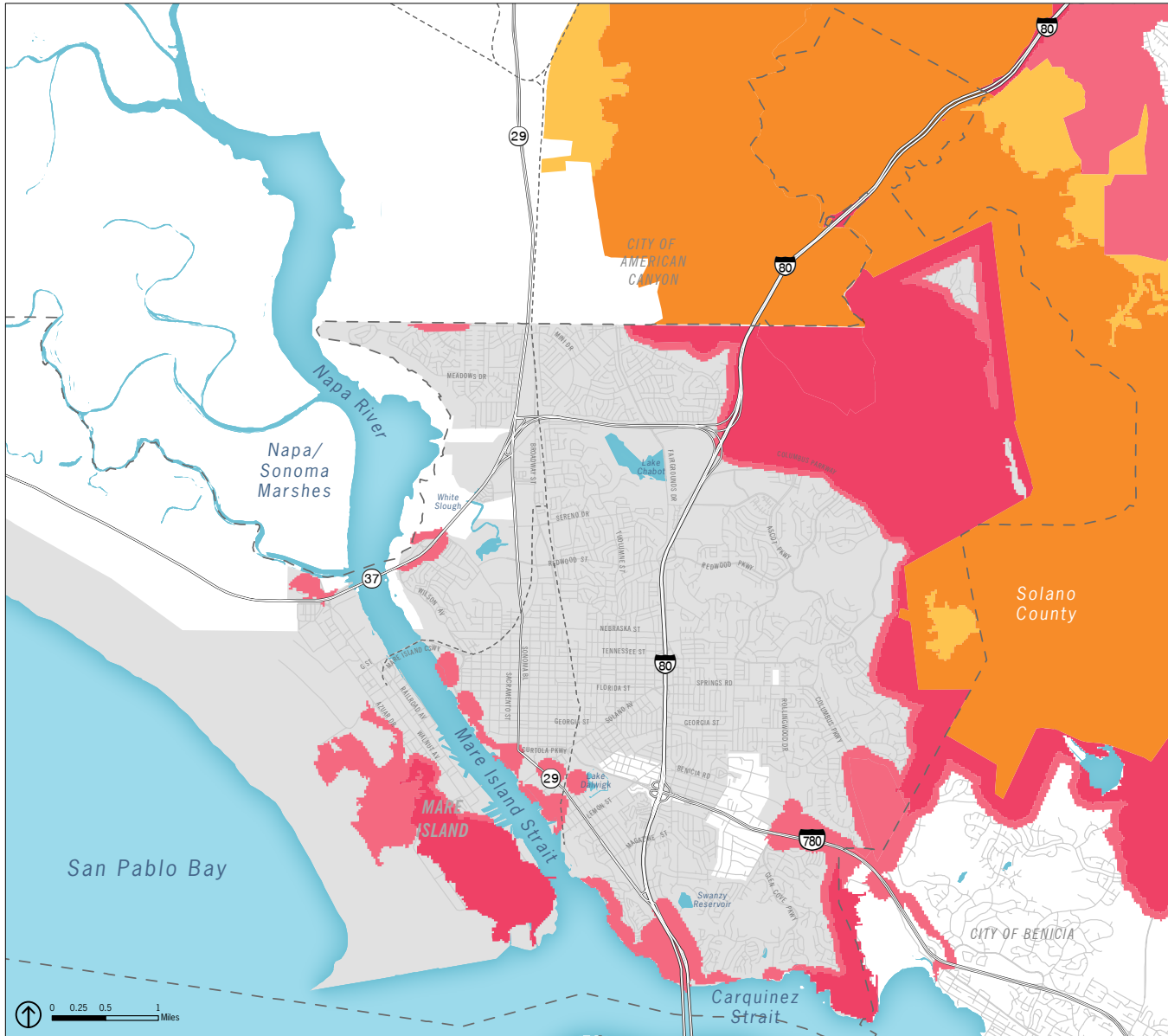
- ..... Faults
- Liquefaction Susceptibility**
- Very High
- High (not visible in map extent)
- Medium
- Low
- Very Low
- Vallejo City Limit
- Sphere of Influence (SOI)
- Railroad

**Disclaimer:** Maps depict the regional distribution of Quaternary surficial deposits and relative liquefaction susceptibility zones in the central San Francisco Bay area and are appropriate for planning purposes. The maps lack the necessary resolution, however, for site-specific conclusions or design.

Source: City of Vallejo, 2014; Solano County, 2014; USGS, 2006/2010; EnGeo Memo, 1/11/2016; ESRI 2010; PlaceWorks, 2016.

Attachment: Moreno Valley GP Update\_09232019\_Proposal and Scope (3743 : AUTHORIZATION TO





Source: City of Vallejo, 2014; Solano County, 2014; FRAP, 2007; ESRI 2010; PlaceWorks, 2016.

Attachment: Moreno Valley GP Update\_09232019\_Proposal and Scope (3743 : AUTHORIZATION TO

Grassland areas along the eastern perimeter of the city and on the southern portion of Mare Island have High Fire Hazard classification, although wildfire risk with this type of vegetative cover is more easily controlled through preventive weed abatement measures than in places with heavier brush and more trees. Areas of wildland/urban interface, where high-value structures such as homes meet highly flammable native vegetation, are more vulnerable and, as a result of serious wildland fires throughout the state in recent years, are more stringently subject to fire-prevention regulations on development.

The City and Solano County coordinate for response in emergency situations. The City and the County have adopted separate but consistent Emergency Operations Plans used for pre-emergency planning and emergency response to natural and human-made disasters. Additionally, the Vallejo Fire Department offers Citizens Emergency Response Training (CERT) to community members for disaster preparedness.

**POLICY NBE-5.1** Event Readiness. Prepare sufficiently for major events to enable quick and effective response.

*Action NBE-5.1A* Periodically update the City's Local Hazard Mitigation Plan as well as the Emergency Management Plan, including by ensuring consistency with the Solano County Emergency Operations Plan.

*Action NBE-5.1B* Conduct regular emergency response training exercises.

*Action NBE-5.1C* Coordinate with emergency response agencies, nearby cities, community groups, and private enterprise in developing comprehensive disaster preparedness, assistance, and post-disaster recovery plans.

*Action NBE-5.1D* Collaborate with the Greater Vallejo Recreation District, Solano Land Trust, and other public agencies to ensure that open spaces are maintained so that ground fuels do not promote the spread of wildfire.

*Action NBE-5.1E* Periodically update the City's Capital Improvement Program to include improvements that will expedite emergency response.

*Action NBE-5.1F* Work with local gas, electric, cable, water, sewer, and other utility providers to help and ensure their ability to function (or be quickly restored) following an outage.

**POLICY NBE-5.2** Community Preparedness. Increase public awareness of City emergency preparedness programs and resources.

*Action NBE-5.2A* Continue to provide Community Emergency Response Team (CERT) training to residents and business community members.

**POLICY NBE-5.3** Health and Safety Codes. Enforce development regulations and building code requirements to protect residents, businesses, and employees from flooding, liquefaction, earthquakes, fires, and other hazards.

*Action NBE-5.3A* Periodically revise construction codes and regulations to incorporate the latest information and technology related to natural hazards such as earthquakes and flooding.

*Action NBE-5.3B* Continue to require development to comply with building and safety codes and continue to route plans and drawings to all relevant City departments for review.

**POLICY NBE-5.4** Project Location and Design. Prohibit development in any area where it is determined that the potential risk from natural hazards cannot be mitigated to acceptable levels.

*Action NBE-5.4A* Continue to require geotechnical studies for land use proposals to determine engineering measures that may be necessary to adequately mitigate any seismic, flooding, sea level rise, landslide, erosion, or related risk.

*Action NBE-5.4B* Continue to require drainage and erosion control measures for landslide-prone or geologically hazardous hillside areas to minimize risks to downhill areas.

*Action NBE-5.4C* Continue to use the development review process to ensure that development is planned and constructed to resist the encroachment of uncontrolled fire.

*Action NBE-5.4D* Locate public facilities that are critical to health and safety (such as police and fire stations, and water and sewer facilities) so as to minimize potential impacts from hazards.

*Action NBE-5.4E* Work with property owners to facilitate the retrofitting of existing structures to reduce the potential for damage during earthquakes.

**POLICY NBE-5.5** Hazard Awareness. Promote public awareness of hazards and resources available to help property and business owners improve safety and prepare for emergencies.

*Action NBE-5.5A* Continue to partner with neighborhood and community organizations to conduct emergency preparedness exercises.

*Action NBE-5.5B* Update "high fire hazard severity zone" maps as necessary and provide landowners with information on minimum defensible space requirements for development in affected areas.

## FLOOD CONTROL

A major portion of Vallejo's western boundary consists of low-lying mud flats and marshlands adjacent to the Napa River. Although much of the area within the historic floodplain has been filled and/or diked, some areas are still subject to seasonal flooding. The levees were constructed at the turn of the 20<sup>th</sup> century when the practice of reclaiming wetlands for agriculture was common throughout the Bay Area. The area around White Slough was once protected by levees; however, the levees were breached in the 1960s and again in the 1970s when the Napa River flooded. After the second of these storm cycles, the levees were not repaired and the area was inundated by tidal flows, creating the wetlands that exist today. Heavy rains and high



tides have also caused historic flooding around Lake Dalwigk and in the floodplain around Nebraska and Sutter-Napa Streets.

The Federal Emergency Management Agency (FEMA) maps areas at risk of inundation in the event of a 100-year flood, which has a 1 percent chance of occurring in any given year, and a 500-year flood, where the risk of flooding is 0.2 percent in a given year. FEMA flood risk areas are shown on Map NBE-5. Construction within flood hazard zones is restricted by the provisions of the Vallejo municipal code, and the City participates in FEMA's National Flood Insurance Program (NFIP), providing subsidized flood insurance to property owners. The City cooperates on flood control planning with the Vallejo Sanitation and Flood Control District (VSFCD), which operates and maintains the storm drain system that helps protect the community from flooding. Statewide regulations require new development projects and redevelopment projects to treat stormwater and reduce runoff.

Map NBE-5 also shows the inundation areas for four dammed reservoirs owned and operated by the City of Vallejo: Lake Chabot, Summit Reservoir, Swanzy Lake, and Fleming Hill No. 2 Reservoir. The California Division of Safety of Dams (DSOD) inspects each dam on an annual basis to ensure the dam is safe and performing as intended. The dams have been assessed for seismic stability and are projected to withstand the maximum credible earthquake. The probability of local dam failure is extremely low, and Vallejo has never been impacted by a major dam failure.

BCDC has identified areas in Vallejo that may be affected by sea level rise of 55 inches by 2100, as shown on Map NBE-6. Given local elevation, most of Vallejo is not susceptible, but some areas near White Slough and on the South Waterfront could be flooded. Most shoreline damage from flooding will occur as a result of storm activity in combination with higher sea levels. BCDC requires that shoreline protection projects, such as levees and seawalls, be designed to withstand the effects of projected sea level rise and be integrated with adjacent shoreline protection. Whenever feasible, projects

must integrate hard shoreline protection structures with natural features, such as marsh or upland vegetation, that enhance the Bay ecosystem. BCDC also requires risk assessments for projects within 100 feet of the shoreline; however, as a matter of best practice, development within areas susceptible to sea rise should be designed for resilience.

**POLICY NBE-5.6** Flood Control Planning. Protect the community from potential flood events.

*Action NBE-5.6A* Maintain up-to-date Flood Insurance Rate Maps for use in planning and public works decisions.

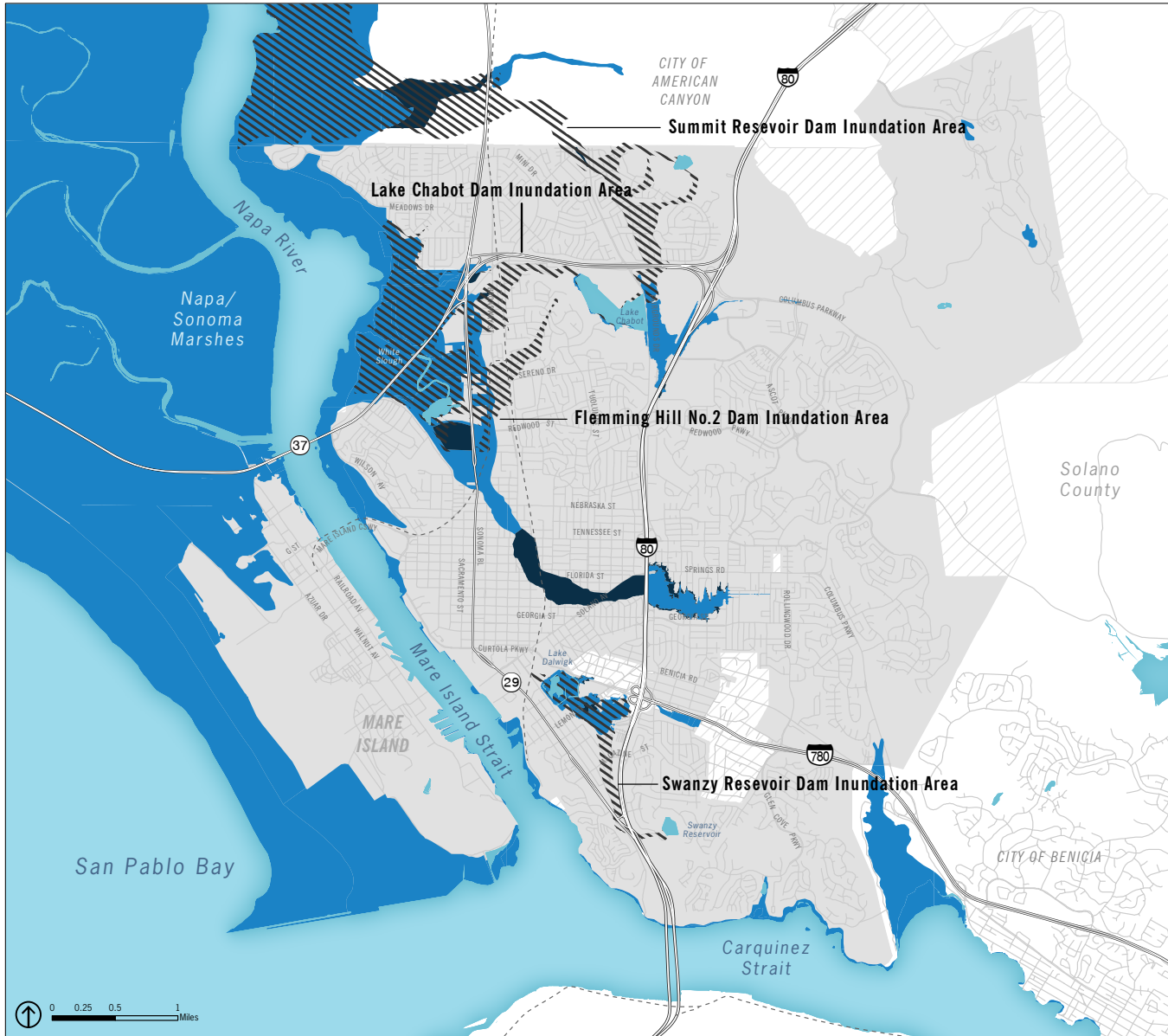
*Action NBE-5.6B* Collaborate with the Vallejo Sanitation and Flood Control District (VSFCD) and Solano County Water Agency (SCWA) to implement comprehensive flood control planning.

*Action NBE-5.6C* Continue to refer projects in flood prone areas to the VSFCD for review and comment.

*Action NBE-5.6D* Continue to enforce City regulations that prohibit development, grading, and land modification activities that would adversely affect the local drainage system or create unacceptable erosion impacts.

*Action NBE-5.6E* Continue to require that new or modified structures within the 100-year floodplain comply with the City's Flood Management Regulations, including elevation of building pads above the floodplain and flood-proofing of buildings, and continue to prohibit permanent structures in designated floodways.

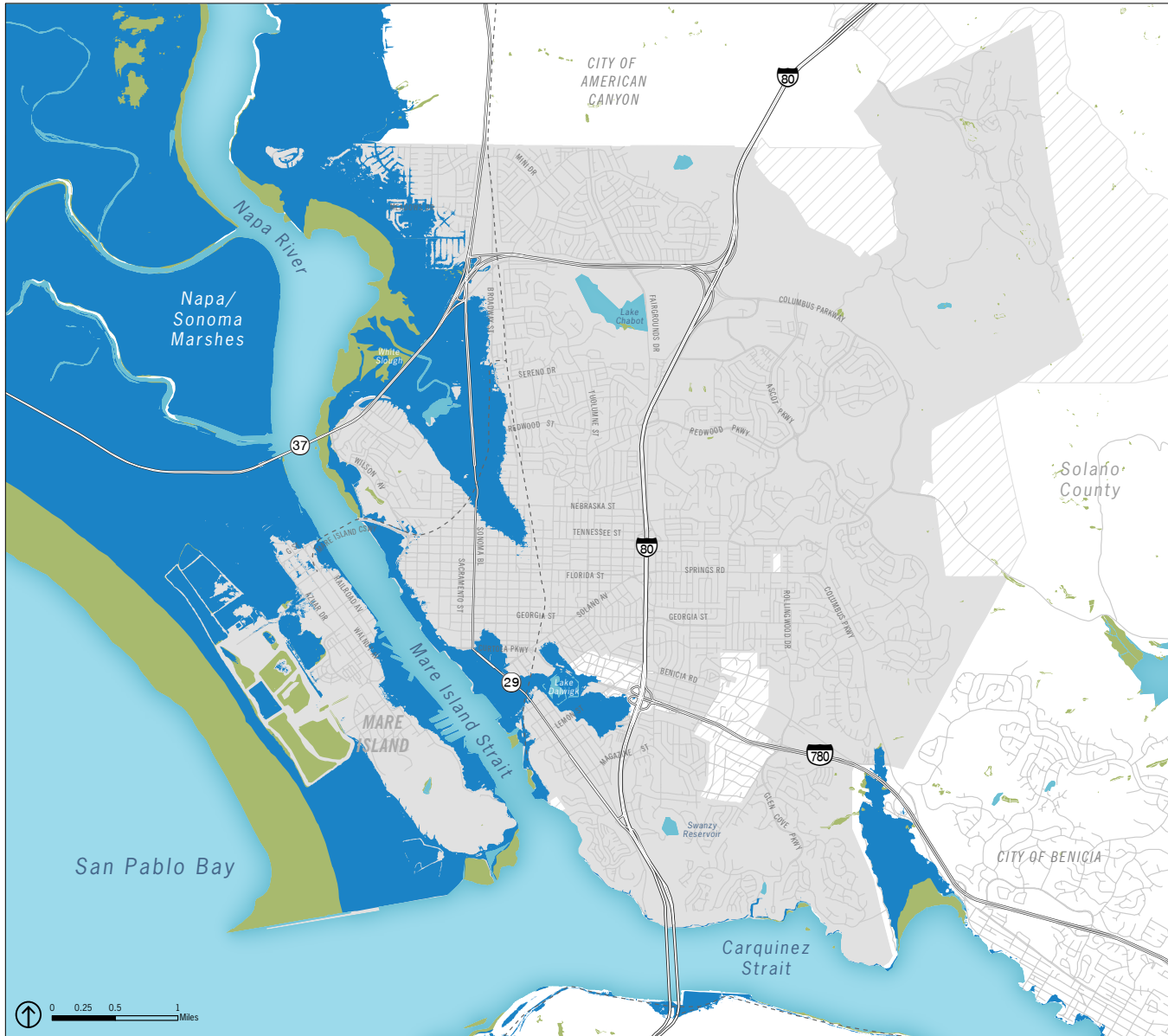
*Action NBE-5.6F* Work with FEMA to evaluate levees on the western side of Mare Island to enhance the embankments, as necessary.



Source: City of Vallejo, 2014; Solano County, 2014; OES, 2009; ESRI, 2010; FEMA, 2014/2015; PlaceWorks, 2016.

### MAP NBE-5 Flood Zones and Dam Inundation Areas

- 100-Year Flood Zone
- 500-Year Flood Zone
- Dam Inundation Areas
- Railroad
- Vallejo City Limit
- Sphere of Influence (SOI)



## MAP NBE-6 Projected Sea Level Rise

- Area vulnerable to a projected 55-inch sea level rise by 2100 (100-year recurrence level)
- Vallejo City Limit
- Sphere of Influence (SOI)
- Railroad
- Wetland

**Disclaimer:** Inundation data does not account for existing shoreline protection or wave activity. This map is for informational purposes only. Users, by their use, agree to hold harmless and blameless the Association of Bay Area Governments along with the State of California and its representatives and its agents for any liability associated with its use in any form. The maps and data shall not be used to assess actual coastal hazards, insurance requirements, or property values or be used in lieu of Flood Insurance Rate Maps issued by the Federal Emergency Management Agency (FEMA).

Source: City of Vallejo, 2014; Solano County, 2014; Knowles, Noah. 2010. Potential Inundation Due to Rising Sea Levels in the San Francisco Bay Region. San Francisco Estuary and Watershed Science, 8:1. Available at [http://escholarship.org/uc/search?entity=jmie\\_sfews;volume=8;issue=1](http://escholarship.org/uc/search?entity=jmie_sfews;volume=8;issue=1). Data from website: <http://cascade.wr.usgs.gov>; ESRI, 2010; PlaceWorks, 2016.

**POLICY NBE-5.7** Design for Stormwater Control. Encourage new development and redevelopment to minimize the area of new roofs and paving.

*Action NBE-5.7A Provide informational materials that promote the use of permeable materials for driveways, streets, parking lots, sidewalks, and plazas.*

*Action NBE-5.7B Continue to manage and maintain City-owned storm drainage infrastructure to avoid flooding and reduce the negative effects of stormwater runoff.*

**POLICY NBE-5.8** Dam Safety. Ensure that City-operated dams are properly maintained through regular inspections, and take precautions necessary to protect Vallejo properties from related flood hazards in the event of dam failure.

*Action NBE-5.8A Work with the California Division of Dams (CDOD) and California Office of Emergency Services (CalOES) in the update of dam inundation maps and Emergency Action Plans (EAPs), as needed, for the dams operated by the City of Vallejo.*

**POLICY NBE-5.9** Sea Level Rise. Plan for sea level rise and participate in regional adaptation efforts for areas of Vallejo at risk from sea level rise.

*Action NBE-5.9A For City underground utilities, use materials that are more resistant to corrosion from saltwater intrusion.*

*Action NBE-5.9B Seek funding to develop and implement sea level rise adaptation strategies and projects.*

*Action NBE-5.9C In consultation with Solano County and the San Francisco Bay Conservation and Development Commission (BCDC), develop a Sea Level Rise Strategy that identifies properties and resources susceptible to sea level rise and includes protection and adaptation strategies, based on the latest sea level rise planning guidance from the State.*

### HAZARDOUS MATERIALS

Federal, State, and local laws regulate the production, storage, handling, and disposal of hazardous materials and waste. These are materials that pose a significant hazard to human health and safety or to the environment, including industrial wastes, pesticides, radioactive wastes, asbestos, and combustible fuels. Hazardous materials commonly used in the home include garden pesticides, waste oil, paint supplies, car batteries, and pool chemicals. Limited quantities of household hazardous waste may be transported to and dropped off at a recycling center.

Both the State and the federal government require businesses that store or handle hazardous materials to comply with inventory and reporting programs. Businesses that store more than 55 gallons of hazardous liquids, 500 pounds of solids, or 200 cubic feet of compressed gases must also file an annual business plan to establish incident prevention measures, hazardous-materials handling protocols, and emergency response and evacuation procedures.

Although hazardous materials are carefully regulated today, past activities have left several contaminated sites in Vallejo, and there are others where contamination is suspected and investigation is underway. Contamination has resulted from leaking underground storage tanks, disposal of hazardous materials, and various past industrial practices. The potential for accidents and spills means that the City must strive to reduce risks and be prepared for emergencies. The California Department of Toxic Substances Control (DTSC) oversees the environmental cleanup of

contaminated sites. On Mare Island, master developer Lennar Mare Island and the Navy under DTSC oversight continue to clean and remediate the former shipyard for residential, industrial, and commercial use. The Mare Island Restoration Advisory Board (RAB), consisting of members from the Navy, the local community, local business, regulatory agencies, and special interest groups, offers a forum for information sharing and community input into the environmental cleanup process.

**POLICY NBE-5.10** Site Safety. Ensure that affected soil, groundwater, or buildings will not have the potential to adversely affect the environment or the health and safety of site occupants.

*Action NBE-5.10A Continue to require remediation of hazardous material releases from previous land uses as part of any redevelopment activities.*

*Action NBE-5.10B Continue to require environmental site assessments stipulated by State and County regulations for potential hazardous material releases from prior uses and assessments for lead and asbestos present in building materials.*



*Action NBE-5.10C Continue to work with the Navy, Lennar Mare Island, and the Mare Island Restoration Advisory Boards (RABs) to prioritize the cleanup of remnant contamination on Mare Island and assure remedial actions are maintained.*

*Action NBE-5.10D Seek funding and technical assistance to facilitate brownfield redevelopment, including federal Tax Incentives for brownfields sites, DTSC Revolving Loan Fund (RLF) Program, Cleanup Loans and Environmental Assistance to Neighborhoods (CLEAN) Loan Program, Brownfields Tax Incentives, and the U.S. Environmental Protection Agency (EPA) brownfields grant and loan programs.*

**POLICY NBE-5.11** Risk Reduction. Reduce the risk of hazardous materials accidents, spills, and vapor releases, and minimize the effects of such incidents if they occur.

*Action NBE-5.11A Continue to require the preparation of Hazardous Materials Business Plans for new uses that will handle hazardous materials, including inventory of materials by type, quantities, and conditions of storage and transportation, assessment of potential hazards associated with the materials, and steps to be taken to minimize risks and in the event of a spill.*

*Action NBE-5.11B Continue to require that businesses using hazardous materials maintain safe distances from sensitive uses, such as homes and schools.*

*Action NBE-5.11C Work with appropriate State and federal agencies to designate and periodically update official routes for the transportation of hazardous materials.*



Action NBE-5.11D *Continue to require compliance with all hazardous waste transport standards established by State and federal agencies.*

Action NBE-5.11E *Continue to require that all facilities where hazardous materials are used, handled, or stored are designed and constructed to minimize the possibility of environmental contamination and off-site impacts.*

Action NBE-5.11F *Collaborate with county, State, and federal agencies to ensure that facilities where hazardous materials are used, handled, or stored are regularly inspected and that applicable regulations are enforced.*

**POLICY NBE-5.12** Public Awareness. Ensure that residents and businesses can obtain up-to-date information about hazardous materials handling, storage, and regulations in the community.

Action NBE-5.12A *Publicize household hazardous waste collection events, and provide residents with information on safe disposal procedures for household waste such as paint, motor oil, and batteries.*

Action NBE-5.12B *Enforce community disclosure (Right to Know) laws that inform property owners of the presence of hazardous materials nearby.*

Action NBE-5.12C *Work with rail and waterborne cargo transporters and the California Public Utilities Commission (CPUC) to ensure safe conditions for the loading, unloading, and transport of hazardous materials through Vallejo.*

## NOISE

Noise can affect the way people live and work. Some types of noise are only short-term irritants, like the pounding of a jackhammer or the whine of a leaf blower. These noise sources can generally be controlled through City noise regulations, including noise ordinances. However, noise from certain sources, such as freeways, roadways, aircraft, and railways that are permanent fixtures in the community can potentially diminish quality of life and detract from community character. To limit exposure to noise and to minimize adverse effects on sensitive receptors like homes and schools, land uses must be planned such that compatibility with noise sources can be achieved, and, where conflicts exist, noise reduction mitigation measures must be used.

State law requires general plans to use the Community Noise Equivalent Level (CNEL) or the Day/Night Average Sound Level (Ldn) to describe the community noise environment (in decibels, "dBA") and its effects on the population. Vallejo's land use compatibility standards for noise, described in Ldn, are summarized in Table NBE-1.

**POLICY NBE-5.13** Noise Control. Ensure that noise does not affect quality of life in the community.

Action NBE-5.13A *Continue to require that new noise-producing uses are located sufficiently far away from noise-sensitive receptors and/or include adequate noise mitigation, such as screening, barriers, sound enclosures, noise insulation, and/or restrictions on hours of operation.*

Action NBE-5.13B *Update City regulations to require that parking, loading, and shipping facilities and all associated mechanical equipment be located and designed to minimize potential noise and vibration impacts on residential neighborhoods.*

**TABLE NBE-1 California Land Use Compatibility for Community Noise Environments**

Land Uses	CNEL (dBA)				
	55	60	65	70	80
Residential – Low Density Single-Family, Duplex, Mobile Homes	Normally Acceptable	Normally Acceptable	Normally Acceptable	Normally Unacceptable	Clearly Unacceptable
Residential – Multiple Family	Normally Acceptable	Normally Acceptable	Normally Acceptable	Normally Unacceptable	Clearly Unacceptable
Transient Lodging, Motels, Hotels	Normally Acceptable	Normally Acceptable	Normally Acceptable	Normally Unacceptable	Clearly Unacceptable
Schools, Libraries, Churches, Hospitals, Nursing Homes	Normally Acceptable	Normally Acceptable	Normally Acceptable	Normally Unacceptable	Clearly Unacceptable
Auditoriums, Concert Halls, Amphitheaters	Normally Acceptable	Normally Acceptable	Normally Acceptable	Normally Unacceptable	Clearly Unacceptable
Sports Arena, Outdoor Spectator Sports	Normally Acceptable	Normally Acceptable	Normally Acceptable	Normally Unacceptable	Clearly Unacceptable
Playgrounds, Neighborhood Parks	Normally Acceptable	Normally Acceptable	Normally Acceptable	Normally Unacceptable	Clearly Unacceptable
Golf Courses, Riding Stables, Water Recreation, Cemeteries	Normally Acceptable	Normally Acceptable	Normally Acceptable	Normally Unacceptable	Clearly Unacceptable
Office Buildings, Businesses, Commercial, and Professional	Normally Acceptable	Normally Acceptable	Normally Acceptable	Normally Unacceptable	Clearly Unacceptable
Industrial, Manufacturing, Utilities, Agricultural	Normally Acceptable	Normally Acceptable	Normally Acceptable	Normally Unacceptable	Clearly Unacceptable

**Normally Acceptable:**  
Specified land use is satisfactory based upon the assumption that any buildings involved are of normal conventional construction, without any special noise insulation requirements.

**Conditionally Acceptable:**  
New construction or development should be undertaken only after a detailed analysis of the noise reduction requirements is made and the needed noise insulation features included in the design. Conventional construction, but with closed windows and fresh air supply systems or air conditioning will normally suffice.

**Normally Unacceptable:**  
New construction or development should generally be discouraged. If new construction does proceed, a detailed analysis of the noise reduction requirements must be made and needed noise insulation features included in the design.

**Clearly Unacceptable:**  
New construction or development generally should not be undertaken.

Source: Governor’s Office of Planning and Research, General Plan Guidelines, November 2003.

*Action NBE-5.13C* Update City regulations to restrict the allowable hours to between 7 AM and 7 PM on weekdays for construction, demolition, maintenance, and loading/unloading activities that may impact noise-sensitive land uses.

*Action NBE-5.13D* Require proponents of mixed-use projects to notify potential residents that they may be affected by noise from adjacent/nearby commercial, retail, entertainment, and/or circulation components of the project.

**POLICY NBE-5.14** Vibration Control. Ensure that vibration does not affect quality of life in the community.

*Action NBE-5.14A* Update City regulations to establish quantified vibration level limits similar to commonly used guidelines found in the Federal Transit Administration document “Transit Noise and Vibration Impact Assessment” (2006).

**POLICY NBE-5.15** Noise Compatibility Standards. Apply the General Plan noise and land use compatibility standards to all new residential, commercial, and mixed-use development and redevelopment.

*Action NBE-5.15A* For new single-family residential projects, use a standard of 60 Ldn for exterior noise in private use areas, and require appropriate impact mitigation.

*Action NBE-5.15B* For new multi-family residential projects, use a standard of 65 Ldn in outdoor areas, excluding balconies, and require appropriate impact mitigation.

- Action NBE-5.15C *For new mixed-use projects that include a residential component, use a standard of 65 Ldn in outdoor areas, excluding balconies, and require the design to minimize commercial noise intrusion into residential areas, including by separating residential areas from noise-generating sources such as mechanical equipment, entertainment facilities, gathering places, loading bays, parking lots, driveways, and trash enclosures to the extent reasonably feasible.*
- Action NBE-5.15D *Require maximum interior noise levels at 45 Ldn in all new residential units, and require appropriate impact mitigation.*
- Action NBE-5.15E *When approving new development, limit project-related noise increases to the following for permanent stationary and transportation-related noise sources:*
- no more than 10 dB in non-residential areas;*
  - no more than 5 dB in residential areas where the with-project noise level is less than the maximum "normally acceptable" level in the Noise and Land Use Compatibility figure; and*
  - no more than 3 dB where the with-project noise level exceeds the "normally acceptable" level in Noise and Land Use Compatibility figure.*
- Action NBE-5.15F *Require acoustical studies with appropriate mitigation measures for projects that are likely to be exposed to noise levels that exceed the 'normally acceptable' standard and for any other projects that are likely to generate noise in excess of these standards.*

# 4

## Livable Community

Promote livability through managed, balanced and quality growth in keeping with the city's scale, services, and environment, and directing growth to infill areas.

Redlanders want development to contribute to their quality of life, enhance the public realm, and respect the environment. The community would like growth to be balanced and managed, and channeled into appropriate locations such as in central Redlands—accomplishing revitalization goals and reducing development pressure at the edges—while enhancing community character. Looking ahead, the City will capitalize on substantial infill opportunities around the proposed Redlands Passenger Rail stations to develop unique and identifiable new neighborhoods and districts that are walkable, crucibles of innovation, connected to their surroundings and to transit, and respectful of the city's overall scale and character.

New infill development, guided by design standards and guidelines, will be developed in harmony with the surrounding community, with quality architecture and landscaped parking, pedestrian connections, parks, and other amenities as appropriate. Consistent use of compatible streetscape design and street trees in new development will contribute to the overall aesthetic that makes Redlands unique. Commercial districts will be revitalized in a manner that is compatible with the scale and character of the adjacent neighborhoods.



*Growth management policies limit growth in areas with verdant natural landscapes.*

## 4.1 GROWTH MANAGEMENT

Beginning with Proposition R in 1978, growth management measures were originally adopted in response to rapid residential development. Residential development peaked during the 1980s, when 20 percent of the current housing stock was constructed in a single decade. Since that period, residential growth has slowed substantially. The Growth Management System is the City of Redlands' commitment to effectively manage growth and preserve the quality of life for current and future residents.

### Measure N

Measure N, a growth control ordinance that amended the previous growth management measure (Proposition R), was approved by the voters in 1987. The measure limits the development of residential dwelling units to 400 units per calendar year. Of the 400 units, 50 units are, by resolution, reserved for single-family homes, duplexes, triplexes and four-plexes on existing lots, with the remainder to be allocated according to a point system (adopted as Ordinance No. 2036), which emphasizes design amenities. The measure also restricts changing land designations or zoning to a higher density than Rural Estate (R-E) for those lands designated as urban reserve agricultural on June 1, 1987, and limits development on steep slopes.

### Measure U

Measure U, adopted by the voters in 1997, further articulated growth management policies. This General Plan Amendment reinforced and modified certain provisions of Measure N, adopted Principles of Managed Growth, and reduced the development density of San Timoteo and Live Oak Canyons

by creating a new land use category: Resource Preservation. Measure U limits the development potential of this part of Redlands characterized by steep slopes and natural resources.

Measure U amended the Redlands General Plan Land Use Element to “plan for” a housing mix of 75 percent single-family and 25 percent multi-family dwelling units at buildout. The City Council has adopted a clarification of this policy determining that “for-sale” condominiums (which are considered multi-family dwellings by the Census and the Department of Finance) will be considered single-family dwellings for purposes of this calculation. The measure has not proved to be hindrance for Redlands to achieve its regional housing fair share needs, and Redlands continues to have a certified Housing Element.

Measure U also includes traffic level of service standards; for policies pertaining to this, see Chapter 5: Connected City. Certain types of development are exempted from Measure U, including development on existing lots of record, remodeling of existing single-family homes, development related to rail stations, and development projects Downtown.

### Growth Boundaries

Growth management policies limit development outside of the city boundaries. Natural features such as the Santa Ana River, the Crafton Hills, and the canyons of San Timoteo and Live Oak, act as natural boundaries for growth. To reinforce urban-rural separation, this General Plan provides for an urban growth boundary separating Redlands from Crafton, with the boundary forming the edge of rural uses in Crafton where the minimum lot size is five acres.

The City provides services to areas of Crafton and Mentone that are within its Sphere of Influence, and also to the Donut Hole area that is outside of the SOI, for which the City has a tax share arrangement with the County that will expire in 2028.

## POLICIES

### Principles

- 4-P.1** Promote a balanced rate and distribution of development and uses pursuant to the standards identified in Measure U and compatible with the fabric of the existing community.
- 4-P.2** Provide for the expansion of housing and employment opportunities while ensuring that a high quality of life is maintained in Redlands.
- 4-P.3** Focus new development in infill areas in order to preserve open space, agriculture, and citrus groves, particularly around the edges of the city.
- 4-P.4** Maintain separation of urban and rural uses, including through establishment of growth boundaries as necessary.

### Actions

- 4-A.1** Promote the orderly development and growth of urban areas in infill areas and the city center while encouraging the ongoing cultivation of agricultural land and the preservation of rural living areas in the canyons, Crafton, and Mentone.
- 4-A.2** Establish an Urban Growth Boundary between Redlands and Crafton to maintain rural uses and promote agriculture in Crafton, delineating the edge of urban uses.
- 4-A.3** Ensure that infill development complements existing development in use, design, and scale, and that it supports the cohesion and integration of the city's development pattern.

- 4-A.4** Coordinate with San Bernardino County to ensure that land use designations and development standards in unincorporated portions of the Planning Area are consistent with those set forth in the Redlands General Plan.
- 4-A.5** Work towards the inclusion of the "Donut Hole" in northwest Redlands in the Redlands Sphere of Influence and annexation at the time current revenue sharing agreements end.
- 4-A.6** Provide for the extension of public services in a logical and functional manner to minimize impacts on service providers while focusing development in infill areas that can accommodate development in a timely manner.



*Photo Credit: Dustin Brock*



*Photo Credit: Brad Willason*

*Residential growth in recent decades has concentrated in the periphery of the city, including the San Timoteo Canyon area, where development potentially poses a greater challenge to the natural environment.*

# 4.2 PRINCIPLES OF MANAGED DEVELOPMENT

## Measure U General Plan Text (adopted by voters in 1997)

### Population

As can be seen, population in the City of Redlands has grown over the last twenty-four (24) years. Based on Department of Finance data, the average annual growth rate between 1980-1994 was 3.8 and 2.4 percent respectively. Based on the existing population, projected number of dwelling units and persons per household, although it is impossible to predict the exact population of the City of Redlands under the provisions of this General Plan it is estimated that the City of Redlands could have a population of 101,644 at buildout. It is anticipated, however, that implementation of this growth management element and other provisions of the General Plan will reduce the likely number of residents at buildout to approximately 90,000.

### Housing

According to the 1990 Census, the Planning Area (City and Sphere of Influence) had a total of 26,362 dwelling units. Between 1991 and 1994, the City of Redlands recorded an increase of 544 dwelling units, an increase of 2.0 percent, bringing the total to 26,906. It is projected that the total housing units for the City of Redlands at buildout of the General Plan could be as many as 36,414. It is anticipated, however, that implementation of this growth management element and other provisions of the General Plan will significantly reduce the likely number of dwelling units at buildout to approximately 32,000.

### Population and Job Holding Capacity

The Planning Area at General Plan Buildout will accommodate approximately 90,000 residents and enough non-residential floor area for more than 100,000 jobs.

## A. ESTABLISHMENT OF NEW SECTION: 1A.0 PRINCIPLES OF MANAGED DEVELOPMENT

**1A.10 Principle One:** The cost of infrastructure required to mitigate the effects of new development shall be paid by that new development.

(a) **Development Fee Policy** - In accord with the provisions of California Government Code Sections 66000 et. seq., all development projects as defined therein shall be required to pay development fees to cover 100% of their pro rata share of the cost of any public infrastructure, facilities or services, including without limitation police and fire services, necessitated as a result of such development. The City Council shall set and determine development fees sufficient to cover 100% of the estimated cost of such public infrastructure, facilities and services based on appropriate cost-benefit analyses as required by the provisions of California law.

(b) **Socio-Economic Cost/Benefit Study and Findings Required** - Every development project proposal requiring a General Plan Amendment, Zoning Amendment, Subdivision Map, Specific Plan, Pre Annexation Agreement for Outside City Utility Connections for non-contiguous properties, or for projects involving structures larger than 5,000 square feet, Conditional Use Permit approval, shall submit a socio-economic analysis and cost/benefit study, which shall also be included in all environmental documents submitted to the extent permitted by law, identifying the source of funding for necessary public infrastructure and reflecting the effect of such development on the City, as part of the application process. The City Council shall publish notice of and hold at least one public hearing at which the public may appear and be heard to consider the socio-economic cost/benefit study. Approval of the development project shall only occur if the socio-economic study finds and determines to the satisfaction of the City Council that the development project 1) will not create unmitigated physical blight within the City or overburden public services, including

without limitation the sufficiency of police and fire protection, and 2) the benefit of the development project to the City outweighs any direct cost to the City that may result. The City Council may, however, approve a development project for which the socio-economic study fails to make the required findings or determinations if the City Council finds and determines upon a 4/5ths vote of its total authorized membership that the benefits to the City from the development project outweigh the negative socio-economic effects that may result.

(c) **Impacts of New Development on Public Schools Shall Be Mitigated** - A mandatory component of the socio-economic cost/benefit studies shall be an analysis of the effect of the proposed development on public schools facilities and resources, and shall include proposed measures to mitigate any identified adverse impacts on school facilities to the greatest extent permitted under California law.

**1.A.20 Principle Two:** Development within the planning area and sphere of influence of the City of Redlands shall conform to development standards within the City.

(a) **Development Agreements** - All development agreements entered into by the City and developers pursuant to California Government Code Sections 65864 et. seq., - after the Effective Date of this initiative measure as defined in Section 3 hereof, shall conform to the policies contained in the Redlands General Plan.

(b) **Extension of Public Utilities Outside the City Limits** - No extension of City provided utility services to areas outside the City limits shall occur until such areas are properly annexed to the City, except that utility services may be extended to areas outside the City limits without prior annexation if all of the following conditions are met:

(1) The area to be served is not contiguous to the City of Redlands; and

(2) The City and the land owner have entered into a properly recorded and binding pre-annexation agreement establishing covenants running with the land that assure full compliance with all development standards of the City of Redlands, payment of all capital improvement and other development fees which would be applicable to the property if it were within the City limits at the time of extension of such services, and immediate processing of annexation to the City at the City's request; and;

(3) The land owner agrees as a condition of extension of utility facilities to serve the proposed development to pay the full cost of such extension of such utility facilities.

**1.A.30 Principle Three:** Land use classifications set forth in the Redlands General Plan provide for an appropriate range of densities for residential development and intensity of commercial and industrial development in the City of Redlands.

(a) **Number of Land Use Classifications and Density Standards Shall Not Be Increased** -The density standards set forth in Paragraph 4.40, Residential Land Use Classifications, of Section 4.0, Land Use Element, of the Redlands General Plan shall not be increased, and no new residential land use classification shall be added, without a vote of the people.

(b) **Prohibition on Transfers of Density** - In order to assure that development occurs in a rational way, no transfer of residential development rights from lands other than those designated for single family residential shall be permitted, and then such transfers of single family residential density shall only be permitted to create or preserve agricultural, open space, school or park uses.

**1.A.40 Principle Four:** Agricultural uses of land are important to the culture, economy and stability of the City of Redlands and shall be preserved to the greatest

extent possible consistent with the will of the people as expressed in Proposition R and Measure N, and consistent with the policies of the State of California set forth in Government Code Section 51220.

**1A.50 Principle Five:** Preservation of San Timoteo Canyon as a water conservation, recreational, equestrian and wildlife refuge resource for residents of the City of Redlands is essential to the health, safety, and general welfare of the community. Development in this area shall only occur in a manner that preserves the area in as natural a state as possible, whether such development is for residential, commercial or flood control purposes.

**1A.60 Principle Six:** Limitations on traffic levels of service and use of designated roadways, restrictions on permanent outdoor advertising signs and the proliferation of billboards, imposition of reasonable noise standards in residential areas and control of slope densities are essential to managing growth within the City by preventing undue urbanization and its attendant urban blight, the degradation of public services and the over-intensive development of land.

(a) **Levels of Traffic Service throughout the City Shall Be Maintained** - To assure the adequacy of various public services and to prevent degradation of the quality of life experienced by the citizens of Redlands, all new development projects shall assure by appropriate mitigation measures that, at a minimum, traffic levels of service are maintained at a minimum of LOS C throughout the City, except where the current level of service is lower than LOS C, or as provided in Section 5.20 of the Redlands General Plan where a more intense LOS is specifically permitted. In any location where the level of service is below LOS C at the time an application for a development project is submitted, mitigation measures shall be imposed on that development project to assure, at a minimum, that the level of traffic service is maintained at levels of service that are no worse than those existing at the time an application for development is filed, except as provided in Section 5.20b.

(b) **Collector and Local Street Standards Shall Be Maintained** - No development project shall be approved which will generate traffic volume on residential collector streets or local residential streets in excess of the standards set forth in the Redlands General Plan at Sections 5.32a and 5.32b. Roadways shall be designed and designated for use in accord with the standards set forth in GP Figure 5.3 of the Redlands General Plan.

(c) **Circulation Patterns Shall Protect Residential Neighborhoods from Increased Traffic Congestion** – Traffic circulation patterns shall be established and maintained within the City in a manner that protects the character of residential neighborhoods as set forth at Sections 5.30i, 5.30j and 5.30k of the Redlands General Plan. Major infrastructure improvements within the City designed to accommodate regional traffic needs shall be designed, constructed and financed in a manner which discourages increased traffic flows through residential neighborhoods, encourages traffic flows to existing freeway systems and makes prudent use of federal and local taxpayer dollars. The City Council shall coordinate with the San Bernardino Association of Governments (SANBAG), the Inland Valley Development Authority (IVDA) and the City of San Bernardino with regard to all Santa Ana river crossings, except the Orange Street crossing, to assure the development of California Street/Mountain View Avenue as a major arterial providing access to the San Bernardino International Airport.

(d) **Designated Scenic Highways within the City Shall Be Maintained** - Where improvement of any scenic or historic drive, highway or roadway is required, the City shall take all action authorized by California law to ensure that those roadways retain the characteristics which justify their designation as scenic or historic roadways, including without limitation, capacity restrictions.

(e) **Permanent Outdoor Commercial Signs Shall Be Limited in Size** - To accommodate the need for permanent outdoor commercial signs in a manner that provides the least intrusion on the community and the least risk of visual blight, no permanent outdoor commercial sign shall be approved that exceeds 120 square feet in size except by variance and/or conditional use permit approved by a four-fifths (4/5) vote of the entire authorized membership of the City Council. No reader boards or billboards shall be permitted.

(f) **Noise Standards in Residential Areas Shall Be Established to Protect Residential Use of that Land**– Among the most damaging aspects of high density residential development is a degradation of residential noise standards. Accordingly, noise standards must be stringent enough to assure residents reasonable quietude in their homes.

(g) **Slope Density Limitations Shall Be Maintained**- To preserve the hillside vistas and character of the City of Redlands, no development project shall be approved in the Hillside Overlay areas that is inconsistent with the slope density standards set forth in Section 4.42m of the Redlands General Plan.

**B. Exemptions**

1. **Vested Projects.** This initiative measure shall not apply to or affect any property on which a vested right has been legally perfected and acquired prior to the Effective Date pursuant to state law.
2. **Special Categories of Development.** The provisions of this initiative measure shall not apply to the following:
  - A. New individual infill construction of single family homes on existing lots of record bounded by developed property as of March 1, 1997;
  - B. Rehabilitation, remodeling or additions to existing single family residential structures;

- C. Reconstruction or replacement of any uses to the same density, intensity and classification of use as existed on the Effective Date, including legal non-conforming uses;
- D. Development directly related to proposed Metrolink stations in the City of Redlands, including one at the University of Redlands;
- E. New development projects subject to the Downtown Specific Plan 45, upon a four-fifths (4/5ths) vote of the total authorized membership of the City Council; and
- F. Special, temporary or occasional uses of public streets including parades, local sporting and cultural events, graduation ceremonies, approved school activities and other occasional public gatherings.

3. **Exemptions from Traffic and Socio-Economic Study Requirements Only.** Development projects that directly further the primary institutional purposes of churches, hospitals, schools (including private schools and universities), and organizations such as the YMCA and YWCA, on sites held by such entities as of March 1, 1997, are exempt from the traffic level of service requirements and the requirement for a socio-economic study established by this initiative measure so long as such development projects are either 1) non-residential in character, or 2) provide only dormitory, staff housing or senior congregate care facilities for those exempt entities.



**TABLE 4-1: EXISTING LAND USES IN THE PLANNING AREA (2016)**

Land Use	Redlands		Sphere of Influence			Planning Area		
	Acres	Percent of Redlands	Percent of Planning Area	Acres	Percent of SOI	Percent of Planning Area	Acres	Percent of Planning Area
<b>Residential</b>	<b>7,132</b>	<b>30.8%</b>	<b>24.0%</b>	<b>1,881</b>	<b>28.8%</b>	<b>6.3%</b>	<b>9,013</b>	<b>30.3%</b>
Single-Family Residential	6,292	27.1%	21.2%	1,796	27.5%	6.0%	8,088	27.2%
Multi-Family Residential	627	2.7%	2.1%	54	0.8%	0.2%	681	2.3%
Mobile Home Park	212	0.9%	0.7%	32	0.5%	0.1%	244	0.8%
<b>Commercial</b>	<b>745</b>	<b>3.2%</b>	<b>2.5%</b>	<b>19</b>	<b>0.3%</b>	<b>0.1%</b>	<b>764</b>	<b>2.6%</b>
Auto-Oriented/Auto-Related Commercial	77	0.3%	0.3%	4	0.1%	0.0%	81	0.3%
General Commercial, Retail & Services	400	1.7%	1.3%	14	0.2%	0.0%	414	1.4%
Office/Business Park	259	1.1%	0.9%	0	0.0%	0.0%	259	0.9%
Mixed Use	9	0.0%	0.0%	2	0.0%	0.0%	11	0.0%
<b>Industrial</b>	<b>1,151</b>	<b>5.0%</b>	<b>3.9%</b>	<b>102</b>	<b>1.6%</b>	<b>0.3%</b>	<b>1,253</b>	<b>4.2%</b>
General Industrial	820	3.5%	2.8%	102	1.6%	0.3%	922	3.1%
Heavy Industrial	331	1.4%	1.1%	N/A	0.0%	0.0%	331	1.1%
<b>Public/Institutional</b>	<b>865</b>	<b>3.7%</b>	<b>2.9%</b>	<b>106</b>	<b>1.6%</b>	<b>0.4%</b>	<b>971</b>	<b>3.3%</b>
Hospital/Special Care Facilities	117	0.5%	0.4%	4	0.1%	0.0%	121	0.4%
Schools/Educational Facilities	505	2.2%	1.7%	71	1.1%	0.2%	577	1.9%
Public and Community Facilities	243	1.0%	0.8%	31	0.5%	0.1%	274	0.9%
<b>Parks, Open Space, and Recreation</b>	<b>3,719</b>	<b>16.0%</b>	<b>12.5%</b>	<b>419</b>	<b>6.4%</b>	<b>1.4%</b>	<b>4,138</b>	<b>13.9%</b>
Parks	271	1.2%	0.9%	1	0.0%	0.0%	272	0.9%
Open Space and Recreation	3,232	13.9%	10.9%	413	6.3%	1.4%	3,645	12.3%
Private Open Space	160	0.7%	0.5%	5	0.1%	0.0%	165	0.6%
Cemetery/Mortuary	57	0.2%	0.2%	N/A	0.0%	0.0%	57	0.2%
<b>Agriculture</b>	<b>911</b>	<b>3.9%</b>	<b>3.1%</b>	<b>1,269</b>	<b>19.4%</b>	<b>4.3%</b>	<b>2,180</b>	<b>7.3%</b>
<b>Vacant</b>	<b>4,700</b>	<b>20.3%</b>	<b>15.8%</b>	<b>2,208</b>	<b>33.9%</b>	<b>7.4%</b>	<b>6,909</b>	<b>23.3%</b>
<b>Other</b>	<b>1,073</b>	<b>4.6%</b>	<b>3.6%</b>	<b>101</b>	<b>1.6%</b>	<b>0.3%</b>	<b>1,174</b>	<b>4.0%</b>
Airport	170	0.7%	0.6%	N/A	0.0%	0.0%	170	0.6%
Utilities	751	3.2%	2.5%	95	1.5%	0.3%	846	2.8%
Parking Lot	16	0.1%	0.1%	1	0.0%	0.0%	17	0.1%
Water	136	0.6%	0.5%	5	0.1%	0.0%	141	0.5%
<b>SUBTOTAL</b>	<b>20,296</b>	<b>87.6%</b>	<b>68.3%</b>	<b>6,106</b>	<b>93.6%</b>	<b>20.6%</b>	<b>26,402</b>	<b>88.9%</b>
Railroad ROW/Streets/Private Roads	2,881	12.4%	9.7%	418	6.4%	1.4%	3,299	11.1%
<b>TOTAL</b>	<b>23,177</b>	<b>100.0%</b>	<b>78.0%</b>	<b>6,524</b>	<b>100.0%</b>	<b>22.0%</b>	<b>29,701</b>	<b>100.0%</b>

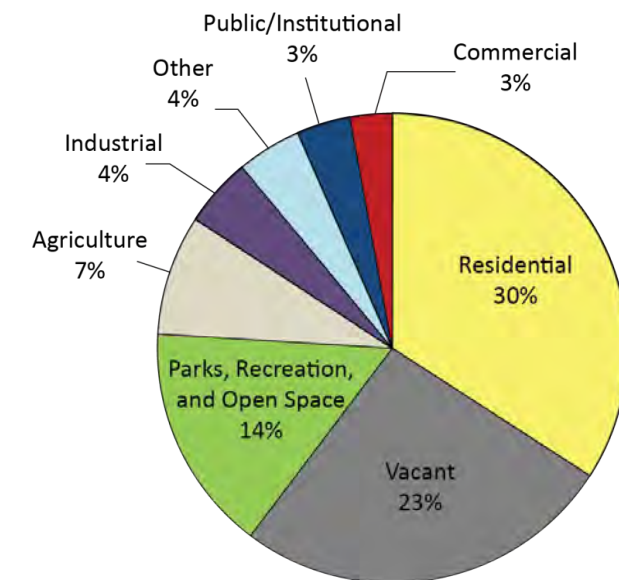
Sources: City of Redlands, 2015; Dyett & Bhatia, 2015.

## 4.3 LAND USE

### Existing Land Use Mix

The city's overall land use pattern consists of distinct clusters of land uses: a western area composed of largely industrial, commercial, and office uses; a large area in the center dominated by residential land uses and Downtown; areas between Downtown and the periphery where agricultural and residential uses are interspersed; and swaths of open space and vacant land along the Planning Area's northern, southern, and eastern boundaries. Concentrated areas of diverse land uses are found in Downtown and in the southern portion of the East Valley Corridor Specific Plan area. The leading land use in the Planning Area is residential, followed by vacant land; parks, open space, and recreation; and agriculture. Existing land uses as of 2016 are summarized in Table 4-1, and their distribution shown in Chart 4-1.

Chart 4-1: Planning Area Land Use



## Residential Development

Residential uses include single-family detached and attached, multi-family, mobile home housing types, and are the most common land uses in the Planning Area. Altogether, residential uses account for about 30 percent of the land in the Planning Area. The dominant residential land use is single-family residential, which encompasses about 27 percent of land in the Planning Area. Multi-family uses can be found in the northern and central parts of the Planning Area, primarily along Brookside Avenue in the West End; near Lugonia Avenue and Church Street; in the eastern portion of Lugonia; near the University of Redlands; and along Mentone Boulevard. Mobile home parks are generally located north of I-10, where larger parks are found near the University of Redlands, along Colton Avenue near the eastern city limits, and along Mentone Boulevard.

Redlanders want this mix of residential land use to remain similar. Residents indicate that the City should promote the development of additional single-family structures, as well as lofts/live-work spaces, startup homes for families, and housing for seniors and students. The provision of affordable housing is also important to most Redlanders.

## Office, Commercial, and Industrial Development

Commercial land uses include auto-related commercial, general commercial and retail, office and business parks, and mixed uses. Combined, commercial land uses cover about 3 percent of land in the Planning Area. The largest share of commercial land uses is composed of general commercial and retail uses, including markets, theaters, retail, and restaurants.

The majority of commercial uses are located in the western region of the Planning Area, along I-10 and Redlands Boulevard, and in Downtown

Redlands. Additional commercial corridors can be found along Orange Street north of I-10 and along Mentone Boulevard, with some smaller neighborhood shopping centers appearing in predominantly residential areas. Office uses and business parks are located mainly in the western region of the city along the I-10 corridor, with some uses located near Barton Road, Fern Avenue, and Reservoir Road. Auto-related commercial uses make up 10 percent of the Planning Area's commercial uses and are located mainly along Redlands Boulevard and the I-10 corridor.

Industrial uses cover 1,253 acres, or 4 percent of land in the Planning Area, and include heavy industrial uses such as rock, sand, and gravel production; and general industrial uses such as light industrial, manufacturing, warehouse, and storage. General Industrial uses are primarily located in the East Valley Corridor Specific Plan area and near the Redlands city limits, with some additional sites Downtown. Heavy industrial uses are in the north of the city near the Santa Ana River Wash.

Residents would like to see the development of additional commercial facilities, including shopping and dining. Of particular interest is the redevelopment of the Redlands Mall and adding additional retail destinations Downtown. Of concern to residents are traffic implications of additional shopping destinations, the effects these developments would have on the environment, and how these new facilities would complement community character.

## Parks and Recreation; Agriculture

Parks, open space, and recreation uses account for about 16 percent of land in Redlands, which is the third largest land use. This category includes public parks, open space and recreation, private open space, and the Hillside Memorial Park Cemetery. The large open spaces along the Santa Ana River Wash and in the San Timoteo and Live Oak Canyons make up a significant proportion of this combined total.

Agricultural uses in the Planning Area encompass row crops, horse ranching, citrus, poultry, dairy, and avocado production. Residents greatly value the open space and consider the ring of open space around the town—the Emerald Necklace—an asset distinguishing Redlands from other cities in the region. Redlanders are highly concerned about preserving open space and agricultural land. They are wary about the effects of population growth on the preservation of open spaces, particularly in the canyons and Crafton Hills area.

## Land Use Classifications

The General Plan Diagram, General Plan Figure 4-1, depicts 16 categories of land use: Rural Living; Very Low Density; Low Density; Low Medium Density; Medium Density; High Density; Office, Commercial; Commercial/Industrial; Light Industrial; Public/Institutional; Parks/Golf Courses; Agriculture; Open Space; Resource Preservation; and Hillside Conservation. The land use classifications are summarized in Table 4-2. The legend on the General Plan Land Use Map is an abbreviated version of the descriptions. The land use classifications are adopted as General Plan policy and are intentionally broad enough to avoid duplicating the City's zoning regulations. The General Plan Land Use Map, which is a graphic representation of City policies regarding growth and development, is to be utilized in conjunction with the policies contained in the General Plan as a guide to decision making. The Zoning Ordinance and the Zoning Map further delineate and prescribe specific uses of the land and associated development regulations. More than one zoning district may be consistent with a single General Plan land use category.

State law requires the General Plan to establish standards of population density and building intensity for each land use classification. For non-residential uses a maximum permitted ratio of gross floor area

to site area is specified. The Floor Area Ratio (FAR) is a broad measure of building bulk that controls both visual prominence and traffic generated. Residential density is expressed as housing units per gross acre. (Resultant net densities are higher than equivalent gross densities because street and sidewalk dedication is omitted from the calculation.)

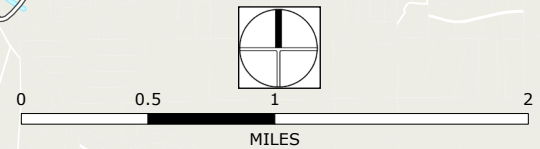
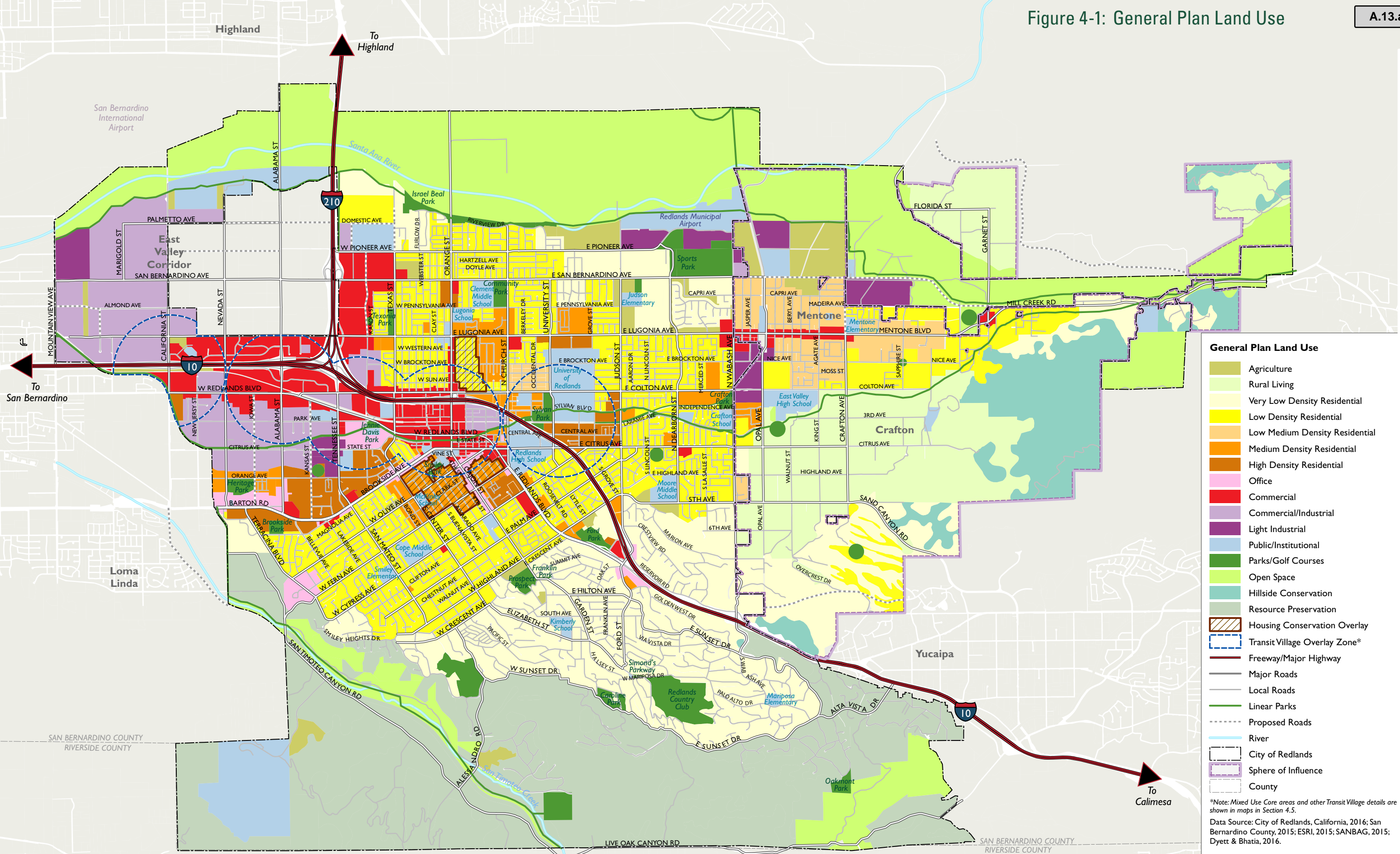
The density/intensity standards do not require the City to approve development projects at the top of the density or intensity range for each classification. Zoning regulations consistent with General Plan policies and/or site conditions may reduce development potential. Gross density standards and assumed averages for residential categories are listed below. Table 4-2 shows maximum FAR standards for non-residential uses.

Maximum residential densities are per gross acre of developable land, provided that at least one housing unit may be built on each existing legal parcel designated for residential use. Second units are permitted by local regulation. State-mandated density bonuses are in addition to densities otherwise permitted. Theoretical residential densities by land use category are illustrated in Figure 4-3.

## Residential

- **Rural Living.** Rural Living is a residential land use category that designates areas intended to be developed with detached single-family dwellings at densities of up to 1 dwelling unit (du) per 5 acres on slopes between 0 and 15 percent, and up to 1 dwelling unit (du) per 10 acres on slopes greater than 15 percent and less than 30 percent. The intent of this land use category is to preserve natural features of the designated area and/or encourage agricultural use of the majority of each designated parcel.

Figure 4-1: General Plan Land Use

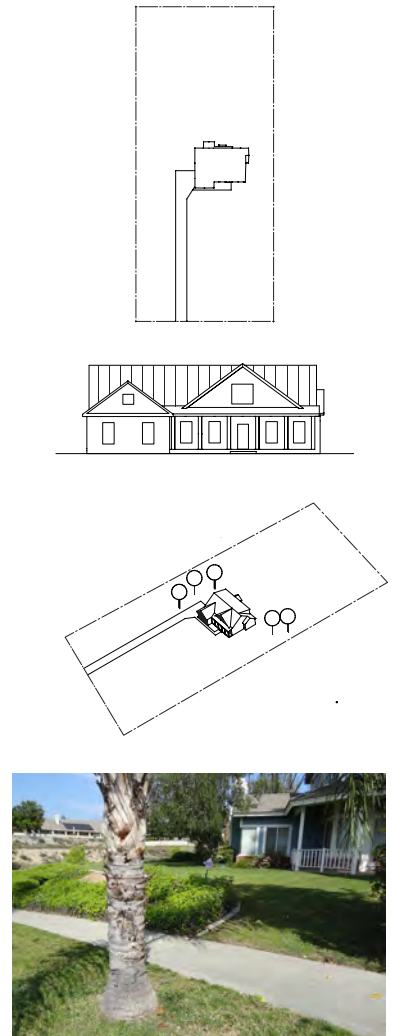


Attachment: Moreno Valley GP Update\_09232019\_Proposal and Scope (3743 : AUTHORIZATION TO AWARD PROJECT-RELATED SERVICES

Land Use Category:
Housing Type:
Density (as illustrated):
Typical Lot Size:
Number of Floors:
Typical Density Range:

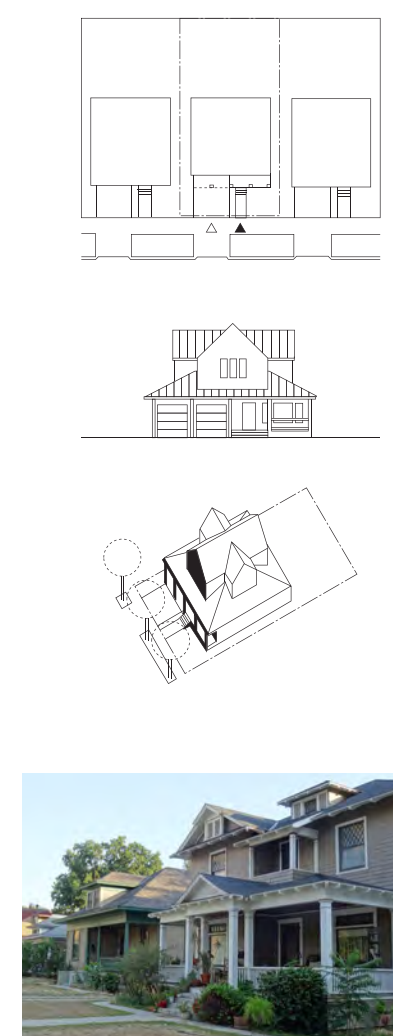
**VERY LOW 0 - 2.7**  
**RURAL 0 - 0.2**

Detached single-family home  
 .6 du/acre  
 70,000 sf  
 2  
 0-4 du/acre



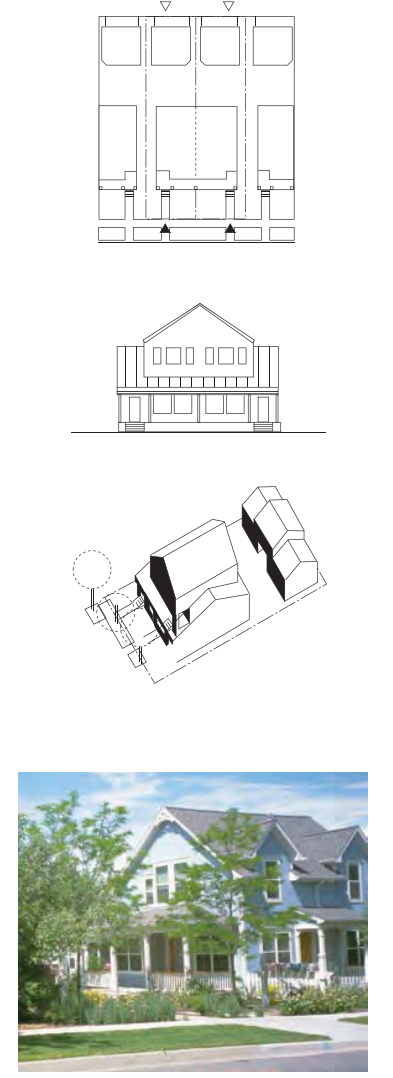
**LOW MEDIUM 6 - 8**  
**LOW 2.7 - 6**

Detached single-family home  
 6 du/acre  
 10,000 sf  
 2  
 4-8 du/acre



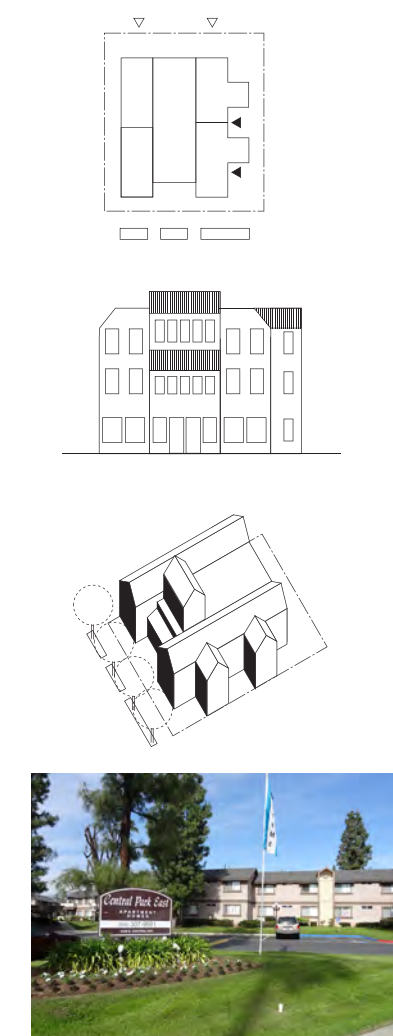
**MEDIUM 8 - 15**

Semi-detached, attached  
 16 du/acre  
 3,000 sf  
 2  
 10-14 du/acre



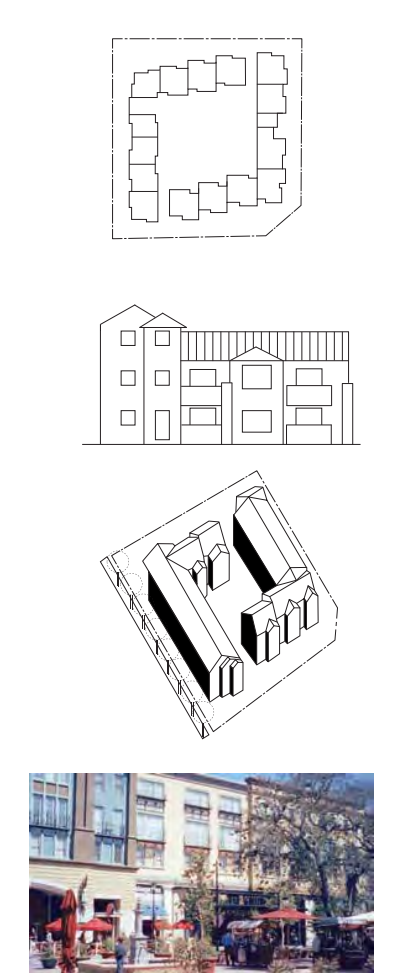
**HIGH 15 - 27**

Attached flats  
 40 du/acre  
 n/a  
 2-3 over podium  
 20-30 du/acre



**MIXED USE 15 - 27**

Semi-detached, attached flats; mixed-  
 30 du/acre  
 n/a  
 2-3 over commercial  
 22+ du/acre



# MEASURE U POLICIES

- **Very Low-Density Residential.** Very Low-Density Residential designates areas intended to be developed with detached single-family dwellings at densities up to 2.7 du/ac on slopes of up to 15 percent, and 0.4 du/ac (1 unit per 2.5 acres) on slopes greater than 15 percent and less than 30 percent. Residential development on smaller infill lots that are consistent with the prevailing development patterns may be approved. The intent of this land use category is to encourage limited, low-density residential development that preserves hillsides, limiting grading and vegetation removal, and allows beneficial agricultural use.
- **Low-Density Residential.** Low-Density Residential designates areas intended to be developed at densities of up to 6 du/ac. This category is not intended to be applied in areas where slopes exceed 15 percent. The intent of this land use category is to provide for areas of single-family residential developments. Consistent lots sizes include 7,200 square feet (6.0 units per gross acre) and 10,000 square feet (4.3 units per gross acre).
- **Low-Medium Density Residential.** Low Medium-Density Residential designates areas intended to be developed at up to 8 du/ac. The intent of this land use category is to provide for continuation of the land uses at densities compatible with existing development in the Mentone area and the vicinity of the University of Redlands.
- **Medium-Density Residential.** Medium-Density Residential designates areas intended to be developed at up to 15 du/ac. The intent of this land use category is to provide areas for the development of attached, detached, and/or mixed residential uses with a range of densities and housing types. Areas designated Medium Density are generally more suitable for development in the low- to mid-level of the permitted density range for this category. Housing types may include detached single-family dwellings with one or more dwellings

per lot, two-family dwellings (two attached dwellings), and multi-family dwellings (three or more attached dwellings).

- **High-Density Residential.** High-Density Residential designates areas intended to be developed at up to 27 du/ac. The intent of this land use category is to provide for the development of attached, detached, and/or mixed residential uses with a range of densities and housing types. Areas designated High Density are generally more suitable for development at the mid- to high-level of the density range for this category. No proposed development project with density levels in excess of 18 dwelling units to the acre or a structure in excess of two stories or greater than 35 feet in height shall be approved unless the following mandatory findings are made and the development project is approved by four-fifths (4/5) vote of the total authorized membership of the City Council:
  1. There are substantial and overriding economic or social benefits to the City and its residents and taxpayers from the proposed density or height increase.
  2. The proposed density or height increase will not cause adverse environmental impacts, either individually or cumulatively, directly or indirectly.
  3. The proposed density or height increase will not have a growth-inducing effect on other property.
  4. The resulting use will be compatible with uses on adjacent land.
  5. The proposed density or height increase will not require substantial expansion of public infrastructure, facilities or services.

## Residential Areas

- 4.40q Plan for a housing mix at buildout consisting of 75 percent single family dwelling units and 25 percent multi-family dwelling units.
- 4.40s No land undeveloped as of March 1, 1997 and designated in whole or in part as “Urban Reserve” or “Urban Reserve (Agricultural)” in the Redlands general plan in effect as of June 1, 1987, and/or any land parcel that was in active agricultural production on November 3, 1986 regardless of zoning, shall be re-designated or rezoned to permit residential density greater than the Estate Residential (R-E) classification, as the same existed on June 1, 1987, in the Redlands City Zoning Ordinance, unless the following mandatory findings are made and the re-designation or rezoning is approved by four-fifths (4/5) vote of the total authorized membership of the City Council. Land designated by the General Plan as Urban Reserve as of June 1, 1987, shall not exceed a density higher than permitted by the R-E zone designation unless otherwise approved by a 4/5 vote of the City Council.
1. There are substantial and overriding economic or social benefits to the City and its residents and taxpayers from the proposed density increase.
  2. The proposed density increase will not cause adverse environmental impacts, either individually or cumulatively, directly or indirectly.
  3. The proposed density increase will not convert viable agricultural land to non-agricultural uses.

4. The proposed density increase will not have a growth-inducing effect on other property.
5. The resulting use will be compatible with uses on adjacent land.
6. The proposed density increase will not require substantial expansion of public infrastructure, facilities or services.

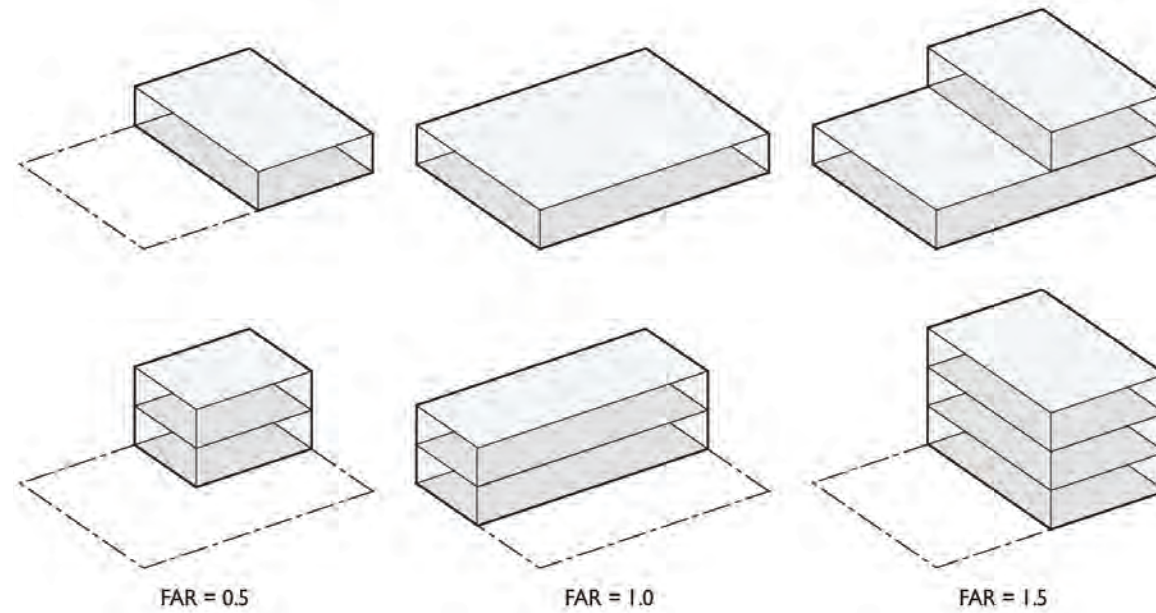
**Office, Commercial, and Industrial**

- **Office.** The Office land use category designates areas for the development of a wide range of office types, including general office, medical, and other professional uses, as well as ancillary commercial uses. This land use category is intended to encourage the concentration and high visibility of office uses and professional activities for the convenience of the general public and to minimize conflicts and adverse impacts on other land uses. The Office land use category also permits residential uses consistent with the underlying zoning district.
- **Commercial.** The Commercial land use category designates areas for the development of a wide range of commercial uses, including neighborhood-serving stores and convenience centers, regional commercial centers, and commercial recreation. Sites with this designation may be developed with a stand-alone commercial use, two or more commercial uses, or mixed uses. The Commercial land use category may permit residential and mixed uses consistent with the underlying zoning district.
- **Commercial/Industrial.** The Commercial/Industrial land use category designates areas where certain types of commercial and light industrial uses may be compatibly located. It includes flex commercial space as well as business parks. The intent of this designation is to minimize regulation of uses where there is no compelling reason to segregate uses as long as development and performance standards are met. Development standards for Commercial/Industrial areas vary according to location. Uses permitted in this category include auto services, commercial retail and services, and manufacturing.

**TABLE 4-2: FLOOR AREA RATIOS**

	Commercial	Office	Industrial
General Plan except as specified below	.30	.40	.45
Downtown Redlands (standards)	2.00	2.00	---
East Valley Corridor Specific Plan Area (standards)	.25-.60	.60-.90	.80-1.20

Source: City of Redlands, 2015.



Floor Area Ratio (FAR) is the ratio of a building's total floor area to the size of its site.

- **Light Industrial.** The Light Industrial land use category designates areas intended for manufacturing, distribution, research and development (R&D) industries, and ancillary commercial uses. Heavy industries, such as aggregate mining and processing and concrete batch plants, are not included in this category and are only permitted in areas designated by the Santa Ana Wash Plan.



Commercial uses in Redlands range in scale from regional shopping centers to small neighborhood shops.

**Agriculture and Hillside**

- **Agriculture.** Areas designated for crops, orchards, groves, grazing, horse boarding, apiaries, and the roadside sale of agricultural products grown on site. Single family residences are permitted at densities dependent on the underlying zoning. Permanent agricultural easements are encouraged in these areas.
- **Hillside Conservation.** Hillside Conservation designates areas of 30 percent slope or greater. It allows for residential development at densities of up to 1 dwelling unit per 20 acres on slopes between 30 and 40 percent, and one dwelling unit per 40 acres on slopes greater than 40 percent, dependent upon site-specific slope and soil conditions.
- **Resource Preservation.** The Resource Preservation designation limits uses in areas which possess a unique character and fragile ecology which are prime resources for water conservation, wildlife preservation, open space recreation and agriculture. Preservation of such lands is essential to the health, safety and welfare of the community. Limited permitted uses include remote commercial recreational facilities, such as equestrian facilities, as envisioned in Section 4.64; postal offices, public safety facilities, educational facilities and public utilities as envisioned in Section 4.94; and open space uses described in Section 4.95. Residential uses are permitted but density shall be limited to that allowed by Section 4.42m to protect the character and ecology of such lands.

**TABLE 4-3: SUMMARY OF LAND USE DESIGNATIONS**

Land Use Designation	Acres		
	Redlands	SOI	Planning Area <sup>1</sup>
<b>Residential</b>	<b>6,343</b>	<b>4,042</b>	<b>10,386</b>
Rural Living	9	2,115	2,125
Very Low-Density Residential	2,694	861	3,555
Low-Density Residential	2,643	574	3,216
Low-Medium Density Residential	63	469	532
Medium-Density Residential	520	23	544
High Density Residential	414	—	414
<b>Office, Commercial, and Industrial</b>	<b>2,626</b>	<b>147</b>	<b>2,773</b>
Office	206	—	206
Commercial	866	55	921
Commercial/Industrial	1,249	—	1,249
Light Industrial	305	92	397
<b>Agriculture and Hillside</b>	<b>5,122</b>	<b>1,322</b>	<b>6,446</b>
Agriculture	308	220	529
Hillside Conservation	23	1,102	1,126
Resource Preservation	4,791	—	4,791
<b>Public and Open Space</b>	<b>6,382</b>	<b>640</b>	<b>7,023</b>
Public/Institutional	1,271	130	1,401
Parks/Golf Courses <sup>2</sup>	600	—	600
Open Space	4,511	510	5,022
<b>TOTAL<sup>1</sup></b>	<b>20,473</b>	<b>6,154</b>	<b>26,627</b>
<b>Overlays</b>			
Housing Conservation	212	—	212
Transit Village Overlay Zone	2,216	—	2,216
Mixed Use Core	222	—	222

Notes:

1. Totals may not sum exactly due to rounding.
2. Additional park/golf course areas totaling 18 acres in Redlands and 29 acres in the SOI have been conceptually identified overlaying other land uses and are not counted in the above table.

Source: City of Redlands, 2016.

# MEASURE U POLICIES

## Resource Preservation

4.42m Density within the Southeast Area Plan shall be as follows:

Slope	Acres/Dwelling Unit
0-15%	1.0 acre
> 15 to 30%	2.5 acre
> 30%	10.0 to 5.0 acres

## Guiding Policies: Remote Recreational Facilities

4.64a Consider outlying existing and proposed commercial recreation enterprises operating in accord with permits issued by San Bernardino County or the City of Redlands to be consistent with the General Plan.

## Implementing Policies: Remote Recreational Facilities

4.64b Prepare zoning ordinance text changes to allow for remote commercial recreational facilities.

4.94 Other Public Facilities

Additional public facilities identified on the GP Figure 4.1, Proposed Redlands General Plan, include postal offices, landfills, fire station and school locations, the Redlands Municipal Airport, the City yard, water and sewer facilities. These public facilities are anticipated to serve the additional population projected at buildout.

4.95 Open Space

Open Space describes all land and water areas, regardless of ownership, which are left open or undeveloped as an element in the planning and design process. The benefits of preserving some of the undeveloped land which remains include: the preservation of a visually pleasant landscape, ecological/environmental protection, the enhancement of community values, and the ability to guide urban form by utilizing open spaces to buffer incompatible land uses and maintain future land use options. The need to preserve open space and its benefits becomes more critical as city population increases and urban development expands to reach projected buildout.

## Public and Open Space

- **Public/Institutional.** The Public/Institutional land use category designates areas intended for public services, buildings, and related facilities, including schools and educational facilities, government facilities, the airport, public utilities, and other facilities of a public or quasi-public nature. Residential uses at a density of up to 15 du/ac and agricultural uses are also permitted.
- **Parks/Golf Courses.** This category includes both public and private facilities developed for outdoor active or passive recreation, trails within linear parks, and golf courses.
- **Open Space.** This classification provides for public and private lands that are mostly unimproved and free of residential, commercial, and/or industrial development. They include areas intended for the conservation of natural resources, such as construction aggregates; compatible outdoor recreational uses, such as passive parks and trails; scenic enjoyment; the protection of natural habitats; and the protection of public health and safety, such as areas subject to flooding, and steep or unstable slopes.

Within the Open Space designation, the following uses would be permitted: construction aggregate mining and concrete batch operations per the Upper Santa Ana Wash Land Management and Habitat Conservation Plan (Wash Plan); public utilities and facilities such as water, wastewater, energy, and telecommunications facilities; water management areas such as groundwater recharge areas; spreading ponds, flood control structures; and roads and highways.

## Overlays

- **Housing Conservation.** The Housing Conservation designation functions as an overlay to the underlying General Plan land use category with special provisions allowing certain types of

existing nonconforming land uses. The intent of the Housing Conservation overlay is to provide for the retention and maintenance of existing higher density residential development while restricting construction of new higher density development in key areas of historic value where lower densities predominate. Two areas have received this overlay designation, one low-density residential area north of the I-10 freeway and east of Orange Street and one medium-density residential area south of the downtown.

- **Transit Village Overlay Zone.** The Transit Village Overlay Zone covers areas within a half-mile radius of the Redlands Passenger Rail project stations, and identifies the planning area of the Transit Village Plan, which will detail transportation system enhancements, design guidelines and standards, and the character of development.
- **Mixed Use Core.** The Mixed Use Core covers areas within a quarter-mile radius of the proposed Redlands Passenger Rail Project stations and designates areas within the Transit Village Overlay Zone with the potential for the highest development intensity and ability to support transit ridership. The Transit Village Plan would apply policies to Mixed Use Core areas intended to create vital, mixed-use environments in close proximity to the transit stations.



**Buildout**

**Potential Buildout**

Much of the city has already been developed, with many of the remaining developable vacant sites concentrated in the East Valley Corridor and Transit Village areas or located on infill lots throughout the city. Thus, the majority of future development in Redlands is expected to occur on infill sites as expansion of sites with existing structures, or as redevelopment of sites that have come to the end of their useful life.

Buildout refers to the development likely to take place under the General Plan through the horizon year of 2035. As buildout is dependent on a number of factors outside of the City’s control, including long-term economic and demographic trends, buildout estimates describe potentialities rather than definitive figures. Additionally, the designation of a site for a specific land use in the General Plan does not guarantee that the site will be developed or redeveloped with that use during the planning period, as future development will rely primarily on each property owner’s initiative.

**Residential Buildout**

Table 4-3 describes potential residential development resulting from the application of land uses shown on the General Plan Land Use Map (Figure 4-1). This calculation takes into consideration existing housing units as of March 2016; pipeline projects (projects that are under construction, have been entitled, or are in the planning stage); projected new housing units, derived by analyzing the maximum number of potential units that can be built under Euclidean planning against historical density growth patterns; and projected new housing units in the Transit Village areas.

**TABLE 4-4: RESIDENTIAL BUILDOUT (2035)**

	Housing Units								
	City			Sphere of Influence			Planning Area		
	SFR <sup>1</sup>	MFR <sup>2</sup>	Total	SFR	MFR	Total	SFR	MFR	Total
Existing <sup>3</sup>	19,877	6,872	26,749	2,981	449	3,430	22,858	7,321	30,179
Pipeline <sup>4</sup>	552	381	933	205	0	205	757	381	1,138
Future Housing Outside of Transit Villages <sup>5</sup>	1,900	374	2,274	1,822	0	1,822	3,722	374	4,096
Future Transit Villages Housing <sup>6</sup>	224	924	1,148	0	0	0	224	924	1,148
<b>TOTAL FUTURE DEVELOPMENT</b>	<b>2,676</b>	<b>1,679</b>	<b>4,355</b>	<b>2,027</b>	<b>0</b>	<b>2,027</b>	<b>4,703</b>	<b>1,679</b>	<b>6,382</b>
<b>TOTAL AT BUILDOUT (YEAR 2035)</b>	<b>22,553</b>	<b>8,551</b>	<b>31,105</b>	<b>5,008</b>	<b>449</b>	<b>5,457</b>	<b>27,561</b>	<b>9,000</b>	<b>36,561</b>
Existing Population (2016) <sup>7</sup>			68,049			9,220			77,269
Population from Future Development <sup>8,9</sup>			10,964			5,391			16,355
Buildout Population <sup>7</sup>			79,013			14,611			93,624

- Notes:
1. SFR = Single-Family Residential
  2. MFR = Multi-Family Residential
  3. Data for existing residential housing units was derived from the City’s GIS database as of March 2016.
  4. Pipeline housing units include projects that are under construction, have been entitled, or are in the planning stage.
  5. Future buildout outside of the Transit Villages was estimated for the 20-year horizon of the General Plan. These figures were derived by analyzing the maximum number of potential units that can be built under Euclidean planning against historical density growth patterns.
  6. Housing estimates in the Transit Village areas were calculated separately from the rest of the Planning Area owing to their priority in the planning process. It should be noted that certain factors limit the amount of residential development within the Transit Villages. The most significant of these is the 500-foot AQMD buffer applied along the I-10 freeway. The process of calculating Transit Village buildout was similar to the process for future buildout outside of the Transit Villages.
  7. Existing population is an estimate assuming 2.65 persons per household in Redlands and 2.80 persons per household in the Sphere of Influence.
  8. Future population was calculated assuming 2.65 persons per household in Redlands and 2.80 persons per household in the Sphere of Influence.
  9. A vacancy rate of 5% is assumed.

Sources: City of Redlands, 2016; Dyett & Bhatia, 2016.



The residential buildout calculates the number of projected single-family and multi-family housing units.

**TABLE 4-5: NON-RESIDENTIAL BUILDOUT (2035)**

	Redlands		Sphere of Influence		Planning Area Total	
	Developed SF	Jobs	Developed SF	Jobs	Developed SF	Jobs
<b>Existing (2016)<sup>1</sup></b>	<b>29,247,658</b>	<b>27,248<sup>2</sup></b>	<b>1,620,046</b>	<b>1,276<sup>3</sup></b>	<b>30,867,705</b>	<b>28,524</b>
Office	2,799,852	-	529	-	2,800,381	-
Commercial	4,337,576	-	92,595	-	4,430,172	-
Commercial/Industrial	14,056,689	-	-	-	14,056,689	-
Light Industrial	2,046,098	-	897,984	-	2,944,082	-
Public/Institutional	6,007,443	-	628,938	-	6,636,381	-
<b>Pipeline<sup>4</sup></b>	<b>741,798</b>	<b>960</b>	<b>-</b>	<b>-</b>	<b>741,798</b>	<b>960</b>
<b>Future Development<sup>5</sup></b>	<b>7,495,905</b>	<b>14,561</b>	<b>599,149</b>	<b>968</b>	<b>8,095,054</b>	<b>15,529</b>
Office	300,704	1,203	-	-	300,704	1,203
Commercial	2,889,357	7,459	246,022	615	3,135,379	8,074
Commercial/Industrial	2,943,653	4,232	-	-	2,943,653	4,232
Light Industrial	1,246,376	1,246	353,127	353	1,599,503	1,600
Public/Institutional	115,815	421	-	-	115,815	421
<b>SUBTOTAL</b>	<b>37,485,361</b>	<b>42,769</b>	<b>2,219,195</b>	<b>2,244</b>	<b>39,704,556</b>	<b>45,013</b>
Future Non-Land Use Based Jobs <sup>6</sup>	-	-	-	-	-	5,320
Future Agricultural Jobs <sup>7</sup>	-	-	-	-	-	-52
<b>TOTAL DEVELOPMENT AT BUILDOUT (2035)</b>	<b>37,485,361</b>	<b>42,769</b>	<b>2,219,195</b>	<b>2,244</b>	<b>39,704,556</b>	<b>50,281</b>

## Notes:

- Existing square footage does not include square footage estimated to be redeveloped over the planning horizon.
- Existing jobs taken from the U.S. Census Bureau, OnTheMap Application and LEHD Origin-Destination Employment, Statistics (Beginning of Quarter Employment, 2nd Quarter of 2002-2013).
- Existing jobs in SOI includes only those quantified for the Mentone CDP, which includes Mentone and much (not all) of Crafton.
- Pipeline development includes projects that are under construction, have been entitled, or are in the planning stage as of March 2016.
- Future development includes redevelopment of existing non-residential square footage over the planning horizon.
- Future non-land use based jobs was taken from Table 5.3-6 of the Existing Conditions Report (Estimated change in Transportation and Utilities Jobs, Construction Jobs 2013-2040), adjusted to 2035.
- Future Agricultural Jobs was taken from Table 5.3-6 of ECR (Estimated change in Farm Jobs 2013-2040), adjusted to 2035.

Sources: City of Redlands, 2016; Dyett & Bhatia, 2017.

An estimated 4,400 housing units are expected to be completed in Redlands in the next 20 years, including pipeline development, bringing the total number of housing units in the city to approximately 31,000. This new development is projected to accommodate an increase in population of 11,000, for a total buildout population of 79,000 at an average annual growth rate of 1 percent. In the Planning Area, an estimated 6,400 housing units are expected to be built in the next 20 years, for a total at buildout of 36,600 units. This is projected to accompany an increase in population of 16,400 for a total Planning Area population of about 93,600 at buildout.

### Non-Residential Buildout

Table 4-5 describes potential non-residential development in the Planning Area through buildout in terms of square feet and potential jobs. This projection was conducted by calculating the square footage of non-residential construction that could be built on vacant or underutilized land. The number of jobs predicted is associated with these square footage estimates.

In total, about 8,743,600 square feet of non-residential space is expected to be built in the Planning Area through 2035, including pipeline development, for an increase of about 29 percent. The majority of new non-residential development is expected to take place in the City of Redlands, where approximately 8,150,400 square feet and 15,700 jobs from new development are estimated to be added, for a total of 29,044,200 square feet and 43,000 employees. Most of the square footage of new space outside of the Mixed Use Core is expected to be commercial/industrial, which could be used to accommodate the growth of the technological and healthcare industries. In the Planning Area as a whole, about 22,000 new jobs are predicted at buildout, raising the total number of jobs from 28,500 in 2013 to approximately 50,500 in 2035.

# POLICIES

## Principles

### General

- 4-P.5** Maintain a land use pattern of various uses designed and arranged to protect and enhance Redlands’ unique character.
- 4-P.6** Provide for a balance among a variety of different land uses and their distribution among the city’s neighborhoods.
- 4-P.7** Promote a diversity of compatible land uses throughout the city, providing opportunities for the development of a range of businesses, services, residential types, and public facilities to meet the needs of the community.
- 4-P.8** Provide for buffers and transitions between low- and high-intensity land uses.
- 4-P.9** Locate medium- and high-density development near regional access routes, transit stations, employment centers, shopping areas, and public services.
- 4-P.10** Ensure that the scale and character of new development is appropriate for surrounding terrain and the character of existing development.
- 4-P.11** Review and comment on new development in adjacent jurisdictions during the environmental review process in order to identify and avoid potential land use conflicts with development in Redlands.

- 4-P.12** In areas planned to accommodate new growth, such as Downtown and the Transit Villages, use area plans, design standards and guidelines, and other tools to ensure cohesive transition in scale to existing neighborhoods.
- 4-P.13** Encourage mixed-use development (two or more uses within the same building or in close proximity on the same site) in Downtown, the Transit Villages, and along Redlands Boulevard to promote vibrancy.
- 4-P.14** Encourage mixed-use projects Downtown that integrate retail, restaurant, office, and residential uses. Permit urban housing at a density up to the High Density Residential standard.

### Residential

- 4-P.15** Preserve existing residential neighborhoods, particularly older neighborhoods.
- 4-P.16** Promote a variety of housing types to serve the diverse needs of the community.
- 4-P.17** Limit negative impacts to residential neighborhoods from incompatible uses.

### Office, Commercial, and Industrial

- 4-P.18** Provide lands to accommodate a wide range of office uses to meet the needs of small- and medium-sized businesses and larger corporations in sectors such as professional services, medical services, and technology in appropriate locations convenient to transportation corridors.

- 4-P.19** Provide lands to accommodate a wide range of light industrial uses including research and development, manufacturing, agricultural processing, and logistics near transportation corridors in areas where low- to moderate-intensity operations would be sufficiently buffered.
- 4-P.20** Provide for the concentration of office, industrial, and commercial uses in appropriate locations near transportation corridors to encourage the development of employment centers and reduce the potential for land use conflicts with sensitive uses.
- 4-P.21** Provide for the development of regional commercial destinations near highways and major transportation corridors.
- 4-P.22** Provide lands to accommodate neighborhood-scaled commercial centers in residential areas to serve the everyday needs of nearby residents.

### Agriculture, Open Space, and Hillsides

- 4-P.23** Preserve agricultural land in the Planning Area and protect it from premature development.
- 4-P.24** Preserve open space land in order to protect the visual character of the city, provide for public outdoor recreation, conserve natural resources, support groundwater recharge, and manage production of resources. Limit development in areas that possess a unique character and fragile ecology.

- 4-P.25** Limit development on steep hillsides to preserve the stability and integrity of the slopes and to ensure public safety.

## Actions

### Residential

- 4-A.7** Promote a range of residential densities to encourage a mix of housing types in varying price ranges and rental rates.
- 4-A.8** Promote the development of a greater variety of housing types, including single-family homes on small lots, townhomes, lofts, live-work spaces, and senior and student housing to meet the needs of future demographics and changing family sizes.
- 4-A.9** Encourage the incorporation of residential units in Downtown mixed-use projects consistent with the Redlands Downtown Specific Plan.
- 4-A.10** Promote availability of senior and independent assisted living facilities to meet the needs of the community’s aging population, distributed equitably throughout the community.
- 4-A.11** Ensure that opportunities exist for the development of housing types that are affordable to all segments of the Redlands community and are distributed equitably throughout the community.
- 4-A.12** Support new residential development in Downtown, the Transit Villages, and other focused infill sites accessible to transit and in central parts of the community.

- 4-A.13** Permit densities, design, and uses that will help preserve the character and amenities of existing older neighborhoods.
- 4-A.14** Discourage changes in residential areas that would disturb the character of or clearly have a destabilizing effect on the neighborhood.
- 4-A.15** Promote the preservation, maintenance, and improvement of property through code enforcement to mitigate or eliminate deterioration and blight conditions, and to help encourage new development and reinvestment.

### Office, Commercial, and Industrial

- 4-A.16** Improve accessibility, traffic flow, and parking availability within commercial areas.
- 4-A.17** Rely on strong landscape treatments, setbacks, sign controls, and, where feasible, underground utilities and street improvements to prevent visual chaos where businesses are competing for attention.
- 4-A.18** Focus the development of office space in transit-accessible locations.
- 4-A.19** Site new regional shopping centers near major transportation routes and ensure that they provide multi-modal access.
- 4-A.20** Establish new neighborhood commercial centers to serve the needs of community members in areas planned to accommodate new growth, such as Downtown and the Transit Village areas.
- 4-A.21** Revitalize neighborhood shopping centers in neighborhoods where existing centers have reached the end of their economic life.

- 4-A.22** Ensure that neighborhood shopping centers are designed in a manner compatible with adjacent residential areas.
- 4-A.23** Ensure that neighborhood shopping centers conform to regulations limiting the size, location, and general character of signage and facades so as not to disrupt the residential or historical character of the neighborhood.
- 4-A.24** Preserve and encourage neighborhood stores that enable shoppers to walk or bike for everyday needs, provide access to healthy foods, and promote a sense of community, such as Olive Market.
- 4-A.25** Limit the proliferation of liquor stores, massage parlors, tattoo businesses, smoke shops, and automotive repair businesses in neighborhood shopping centers, and encourage “family-friendly” businesses.
- 4-A.26** Maintain a range of standards for business parks in Commercial/Industrial areas outside the East Valley Corridor to provide for economically viable commercial/industrial opportunities.
- 4-A.27** Provide space for expansion of existing industries and protect them from encroachment by inharmonious uses, but encourage most new industries to locate in the East Valley Corridor where impacts on residential areas will be minimized.
- 4-A.28** Reserve space adjacent to the Redlands Municipal Airport to allow for maximum development of airport-related industry, developed in accordance with the Airport Land Use Compatibility Plan.

- 4-A.29** Maintain standards for industrial development and operation that prohibit creation of noise, odor, or other harmful emissions beyond the boundaries of the site.
- 4-A.30** Encourage private development of well-designed industrial park subdivisions that meet high standards of improvement.
- 4-A.31** Designate areas for the development of research and development, high tech, and professional businesses in the Planning Area.
- 4-A.32** Discourage larger-scale warehouses and big box architecture that would negatively impact aesthetics such as long, blank walls. Break up the massing of larger structures through setbacks and indentation of facades, appropriate fenestration of windows and doors, and a variety of architectural treatments.
- 4-A.33** Prohibit larger-scale industrial warehouses, distribution, and logistics centers greater than 150,000 square feet, south of the I-10 freeway and east of I-210

### Agriculture, Open Space, and Hillside

*For policies related to agricultural preservation, see Chapter 2: Distinctive City.*

- 4-A.34** Preserve agricultural land and protect agricultural operations and soils by identifying and designating these lands as Agriculture.
- 4-A.35** Preserve connections between agricultural lands with other agricultural lands and supporting uses, and discourage the isolation of agricultural parcels among non-agricultural uses.

- 4-A.36** Consider adoption of a Right-to-Farm Ordinance to support continued agricultural operations by limiting the circumstances under which properly conducted agricultural operations on agricultural land may be considered a nuisance.
- 4-A.37** Ensure adequate buffers and transitions between agricultural land and non-agricultural development in order to reduce the potential for land use conflicts.
- 4-A.38** Encourage the continued operation of existing agricultural operations through the use of agricultural easements and Williamson Act contracts.
- 4-A.39** Encourage the use of soil and water conservation techniques in agricultural operations.
- 4-A.40** Permit commercial functions related to agricultural uses to encourage the sustainability of farming in Redlands and the Planning Area. Such functions can include: roadside stands, packing and processing operations, agri-tourism events, and bed-and-breakfast inns. Amend the Zoning Ordinance to permit such uses.
- 4-A.41** Seek to acquire land to be dedicated as open space and preserve it from development.
- 4-A.42** Encourage the preservation of Hillside Conservation lands as open space, but allow residential development at the permitted densities where development would not detract from the protection and overall perception of the hillsides or negatively impact public safety or welfare.

## 4.4 FOCUS AREAS

### University of Redlands

The University of Redlands is a leading employer in Redlands, and has long served as catalyst for educational and economic development in Redlands. The University “district” is centered around the University of Redlands, and aside from the University, is primarily a residential neighborhood. This focus area has a diverse mix of housing types, including multi-family homes near the university, single-family subdivisions, and mobile homes. The University serves nearly 4,500 students on its 160-acre campus. The campus is maintained with citrus trees, palm trees, lush landscaping, and buildings emulating the historic architecture of the city. Sylvan Boulevard runs through campus along the Zanja Creek, and plans for both the Orange Blossom Trail and the Mill Creek Zanja Trail have proposed alignments along this road. Residential development in the area reflects the traditional subdivision style with large residential blocks with ample connections between neighborhood roads and arterial streets. Vacant land can be found in this subarea to the west and south of the University, and north along San Bernardino Avenue.

## POLICIES

### Principles

**4-P.26** Support the University of Redlands in the development of its campus and the surrounding area in a manner that enriches both the University and Redlands communities.

### Actions

**4-A.43** Support development of the campus in ways that both strengthens its ties to the community and enhances its status as a major visual focal point.

**4-A.44** Work with the University to create needed hotel/conference facilities in Redlands.

**4-A.45** Support activities that enrich the cultural life of both the city and the University.



*Photo Credit: Bruce Herwig*

## MEASURE U POLICIES

### East Valley Corridor

- 4.62b Provide sufficient roadway and intersection capacities to maintain a minimum Level of Service (LOS) C except as provided in policy 5.20b. In areas where the current level of service is below the LOS C standard, provide sufficient roadway and intersection capacities to maintain, at a minimum the LOS existing as of the time an application for development is filed and to assure that the level of service is not degraded to reduced LOS as provided in Section 5.20b.

### East Valley Corridor

The East Valley Corridor (EVC) is the easternmost portion of San Bernardino Valley. The East Valley Corridor Specific Plan (EVCSP), adopted in 1989 and revised in 2010, aims to strengthen the local economy, attract major businesses, and result in the orderly and aesthetic development of industrial, commercial, and residential areas. The EVCSP plan area comprises 4,350 acres adjacent to the I-10 and I-210 freeways, which includes portions of the City of Redlands and the City of Loma Linda, as well as unincorporated area under jurisdiction of San Bernardino County (the Donut Hole) surrounded by the City of Redlands. At the time that the plan was adopted, the plan area consisted of largely undeveloped areas, with over half of the plan area in agricultural production.

The EVCSP provides a plan for future growth and development of the EVC and the communities and areas within the plan boundaries, includes components such as planning, financing, infrastructure construction and maintenance, marketing and coordination, and sets development standards. The EVC was envisioned to feature the county's largest regional shopping center east of Ontario and to create approximately 90,000 jobs at build-out by 2028, while reducing the potential demand for retail, office, and industrial space elsewhere in the Planning Area. Today, the EVCSP area is mostly developed, with large-scale warehousing and distribution uses, as well as the Citrus Plaza and Mountain Grove shopping centers.



The East Valley Corridor is experiencing rapid commercial and industrial growth.

## POLICIES

### Principles

- 4-P.27** Promote high-quality development in the East Valley Corridor by using the East Valley Corridor Specific Plan (EVCSP) to provide opportunities for a range of office, commercial, industrial, and residential uses, and associated services and amenities.

### Actions

- 4-A.46** Maintain, implement, and update (as necessary) the EVCSP in order to promote and facilitate high-quality commercial and industrial development in the EVCSP planning area while being responsive to physical and environmental constraints and opportunities.
- 4-A.47** Promote high quality development in the East Valley Corridor by protecting and enhancing existing amenities in the area, creating an identifiable community character, and adopting development standards and guidelines to ensure aesthetically pleasing design and maximum land use compatibility.

- 4-A.48** Facilitate the development of a wide range of commercial uses to serve the region, local industry, and residential neighborhoods.
- 4-A.49** Ensure that opportunities are available for the development of parks and open space areas to meet the community's recreational needs in a meaningful way.
- 4-A.50** Ensure that opportunities are available for community-oriented services.
- 4-A.51** Promote the development of land uses that reduce the number and length of vehicle trips in the East Valley Corridor.
- 4-A.52** Improve access and movement of all modes of transportation in the East Valley Corridor and enhance linkages to transit.
- 4-A.53** Maintain development standards to implement the goals and policies of the EVCSP.
- 4-A.54** Create a visually aesthetic appearance for the East Valley Corridor from the freeways as well as from the Planning Area.
- 4-A.55** Enhance the beauty of the East Valley Corridor and the overall quality of life for users and residents of the area.
- 4-A.56** Create buffers and appropriate transitions between the East Valley Corridor industrial and commercial areas and adjacent residential neighborhoods.

## Southern Hills and Canyons

The Southern Hills and Canyons area is defined by the San Timoteo and Live Oak Canyons, which offer steep terrain and distinctive views, open space, and agricultural uses on the canyon floors. A portion of Live Oak Canyon is outside the Sphere of Influence of Redlands (and outside of San Bernardino County, since the County Line is approximately coterminous with the existing alignment of Live Oak Canyon Road). San Timoteo Canyon is similar to Live Oak Canyon, but larger and more complex in its topography, and contains a graded water channel throughout its length, as well as mainline rail facilities.

Development in this area is limited, and consists primarily of large single-family homes on larger lots with landscaped front yards. The canyon walls are rugged and in many places covered with vegetation. Streets are arranged in a curvilinear fashion following the canyons' topography. Sunset Drive connects most of the residential neighborhoods in the area, and generally forms the boundary between developed areas and the undeveloped, agricultural, and open space lands in the south of the city. Open areas in the Southern Hills and Canyons include the Hillside Memorial Park, San Timoteo Canyon Sanctuary, Oakmont Park, Caroline Park, Prospect Park, Ford Park, and the Redlands Country Club.

## POLICIES

### Principles

- 4-P.28** Preserve, maintain, and, where possible, enhance the perception of the signature features of canyon areas and hillsides.
- 4-P.29** Maintain density and grading standards designed to preserve the natural appearance of hillsides and ridges.
- 4-P.30** Require that new development adheres to safety standards to protect against property damage, injury, or loss of life from fire or geological hazards.
- 4-P.31** Ensure the provision of public safety services and access for emergency responders for development in the Highland-Canyons Planning Area.

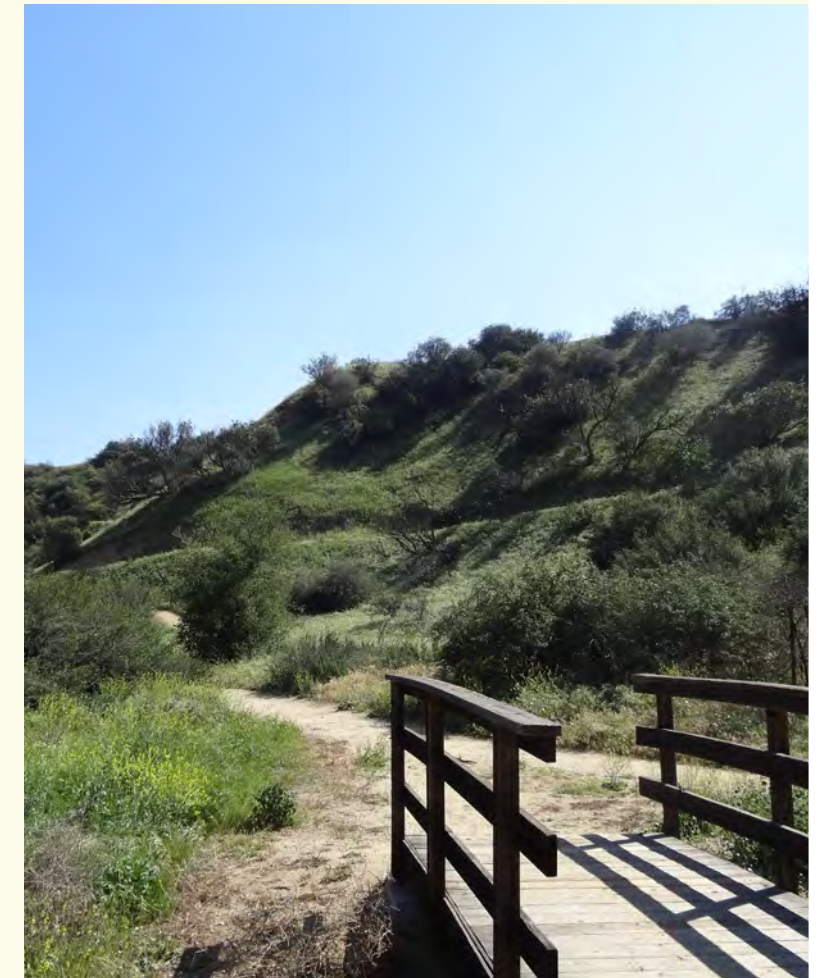
### Actions

- 4-A.57** Preserve and enhance San Timoteo Canyon's historic character as a transportation corridor within a fertile valley bordered by a major watercourse.
- 4-A.58** Encourage the use of Planned Residential Developments (PRD's) and specific plans in San Timoteo and Live Oak Canyon areas to preserve open space.
- 4-A.59** Permit the transfer of densities within a specific parcel of property and clustering of residential development to areas under 15 percent slope through the use of PRDs, conservation easements, and specific plans.

- 4-A.60** Permit the voluntary transfer of development rights from Resource Preservation areas to designated Transit Village areas.
- 4-A.61** Develop a linear parkway/recreational corridor centered along San Timoteo Creek and extending throughout the canyon.
- 4-A.62** Advocate that future development of Live Oak Canyon and San Timoteo Canyon within both San Bernardino and Riverside counties be consistent with the historic roles and characters of the canyons.
- 4-A.63** Design buildings to accommodate topography and minimize grading.
- 4-A.64** On slopes 15 percent or greater, stepped footings, multiple floor levels, and limited usable outdoor area may be essential to maintaining natural appearing hillsides.
- 4-A.65** Require proposed development within the Live Oak Canyon and San Timoteo Canyon areas that abuts an area of significant natural vegetation to be separated from the vegetation by a fuel modification zone with a minimum cross-section of 100 feet and an all-weather access roadway and water supply system having fire flow capacity. The Fire Department may modify this requirement based on site-specific considerations and the use of alternative fire protection measures.
- 4-A.66** Preserve natural vegetation and wildlife areas to create wildlife corridors extending throughout the Live Oak Canyon and San Timoteo Canyon areas.

Work with Caltrans and SANBAG to extend wildlife corridors north of I-10 to provide linkages to open space in those locations.

- 4-A.67** Establish recreation staging and parking areas in San Timoteo and Live Oak Canyons to provide access to City- and County-owned open space in the area.



Trails meander through the lush landscape of Live Oak Can

## Southeast Area

The Southeast Area is bounded by Sunset Drive on the north, Alessandro Drive on the west, Live Oak Canyon Road on the south, and South Lane on the east, as shown in Figure 4-3. The planning sectors for the Southeast Area are depicted in Figure 4-4. Portions of this area overlap with the Southern Hills and Canyons focus area. A previous stand-alone area plan for the area was folded into the General Plan into the 1990s, and the plan itself rescinded. The area is mostly vacant, except for some homes on large lots and citrus trees, and open spaces, including City-owned Oakmont Park.

The Southeast Area is generally an escarpment falling away from the northern ridgeline defined by Sunset Drive (located along the Sunset Ridge). The Southeast Area generally falls away to the south and west towards San Timoteo Canyon and Live Oak Canyon. The area is made up of a complex series of ridges and canyons. A series of major ridges define approximately nine major drainage basins. These ridges, their associated basins, the two boundary canyons, San Timoteo and Live Oak, and the flora and fauna thereon constitute the majority of the signature characteristic features of the Southeast Area.

Historic access to the Southeast Area has occurred off the major surrounding roadways (San Timoteo Canyon Road, Alessandro Road, Live Oak Canyon Road), or down the ridges from Sunset Drive. This pattern is varied in some places where saddles or gentle ridges permitted easy passage up (and in some cases over) the ridge lines.

The General Plan proposes to retain the character of the area, including its signature features, and ensure that the natural terrain and environmental conditions are respected. Based on on-site observations and an examination of the topography of the Southeast Area, five ridge formations are designated as signature ridges. Policies are also outlined by sectors shown on Figure 4-4.

## POLICIES

### Principles

- 4-P.32** Preserve, maintain, and, where possible, enhance the perception of the signature features of the area.
- 4-P.33** Preserve and enhance the canyon walls immediately below the signature ridges, and the vegetation thereon where appropriate. Canyon walls associated with the signature ridges wherein a predominance of the slopes are in excess of 50 percent shall be preserved intact.
- 4-P.34** Preserve and enhance both signature ridges and major ridges within canyons. Significant modification of these ridges shall occur only where offsetting need is demonstrated. Development on ridgelines is allowed as long as it stays within the parameters of this policy. Offsetting need is defined as a demonstration that the grade of a specific parcel requires modification of an existing ridge line to produce sufficient space to site a building pad and the result would not eliminate the continuity of the ridge line through grading or construction of structures.
- 4-P.35** Allow ridges not identified as major ridges within a canyon to be modified to facilitate development within the canyon so long as their collective perception as canyon wall buttresses remains intact.
- 4-P.36** Preserve and enhance the San Timoteo Creek watercourse as the backbone of a linear parkway/activity corridor extending throughout the canyon.

- 4-P.37** Preserve and enhance the historic character of Live Oak Canyon and San Timoteo Canyon as narrow fertile valleys astride a gorged watercourse lined with significant trees. This character is important to the area and should be preserved by not only ensuring it does not disappear but by enhancing it so it can continue to be readily perceived among the development which occurs in the canyons.

### Actions

- 4-A.68** Allow the narrow side canyon bottoms within the lower portions of the major canyons and particularly those around the edges of the major bottoms to be modified to accommodate proposed development consistent with the development criteria in this section of the Livable Community chapter.
- 4-A.69** Ensure that the steep ridge and canyon system between Planning Sectors 1 & 2 is maintained intact and enhanced as appropriate.
- 4-A.70** Conduct a study of Live Oak Canyon Road to establish a unified improvement plan to ensure that it will function as a scenic highway and provide a suitable "front door" for the adjacent canyon communities.
- 4-A.71** Work to ensure that if San Timoteo Canyon Road is realigned and upgraded it shall:
  - Maintain and expand its alignment near the existing rail line; and
  - Be routed to provide ready access to the I-10 Freeway via California Street.
- 4-A.72** Give special attention to the sliver of land located between the San Timoteo Canyon watercourse and the rail line to ensure the linear parkway/activity corridor character of this area is maintained.
- 4-A.73** Ensure that density within the Southeast Area Plan shall be as follows:
 

<u>Slope</u>	<u>Acres/ Dwelling Unit</u>
0-15%	1.0 acre
> 15 to 30%	2.5 acre
> 30%	10.0 to 5.0 acres (1995 General Plan)
- 4-A.74** Design flood control and drainage facilities within the Southeast Area in such a manner as to preserve the perception of natural watercourses.
- 4-A.75** Determine whether the City's historic agricultural uses are to be preserved and, if so, designate specific sites for preservation.
- 4-A.76** Preserve and enhance the perceived character of the vegetation and wildlife within the Southeast Area as appropriate.
- 4-A.77** Ensure that access into the Planning Sectors is provided in accordance with the following requirements:
  - Primary access into each of the Planning Sectors shall follow the primary historic route pattern for that sector.
  - For Planning Sectors 1, 3, 4, 5, 6, 7, 8, and 9 this shall be up-canyon from Alessandro, San Timoteo Canyon





and Live Oak Canyon, as applicable. For Planning Sector 2, this shall be down-ridge from Sunset Drive.

- If secondary access is required for safety reasons, such secondary access shall be limited to other identifiable historic routes accessing each individual sector and shall not be inconsistent with the perceived historic pattern.

**4-A.78** Route internal access within the area, including roads, trails, and paths so as to preserve and enhance the perception of the historic access patterns by generally conforming to the natural contours.

**4-A.79** Design and construct all utilities and public facilities in the Southeast Area to preserve and enhance the perceived natural and historic character of this area.

**4-A.80** Preserve the perception of the signature characteristics in each Planning Sector within the Southeast Area. The planning for each Planning Sector shall include special consideration of the individual character of that Sector and shall include criteria to preserve and enhance the characteristics identified. Each Planning Sector shall be planned so as to result in an identifiable neighborhood within the community at large.

**4-A.81** Adopt and implement the Perimeter Fuel Modification/Access Area (PERFUMAA) concept shown in Figure 4-6 within each of the Planning Sectors identified in the Southeast Area Plan. The Fire Chief may grant modifications from this concept if effective alternatives are provided.

**4-A.82** Ensure that fire safety measures required by the City are in place and operational before developments within the Southeast Area Plan are occupied.

**4-A.83** Take a strong position to advocate that the future development of Live Oak Canyon, both within San Bernardino County and Riverside County, be consistent with the historic character and role of this canyon.

## MEASURE U POLICIES

### Southern Area Hills and Canyon

4.41i That portion of San Timoteo Creek, as defined by its floodway easements or flood control fee title, lying within the corporate boundary of the City is hereby declared to be Resource Preservation land and shall be preserved for the purposes of promoting wildlife preservation, open space recreation and water conservation. No fencing or other barriers shall be permitted in this Resource Preservation area that impede or limit access to the free crossing or use of the area by wildlife or its use for open space recreational purposes.

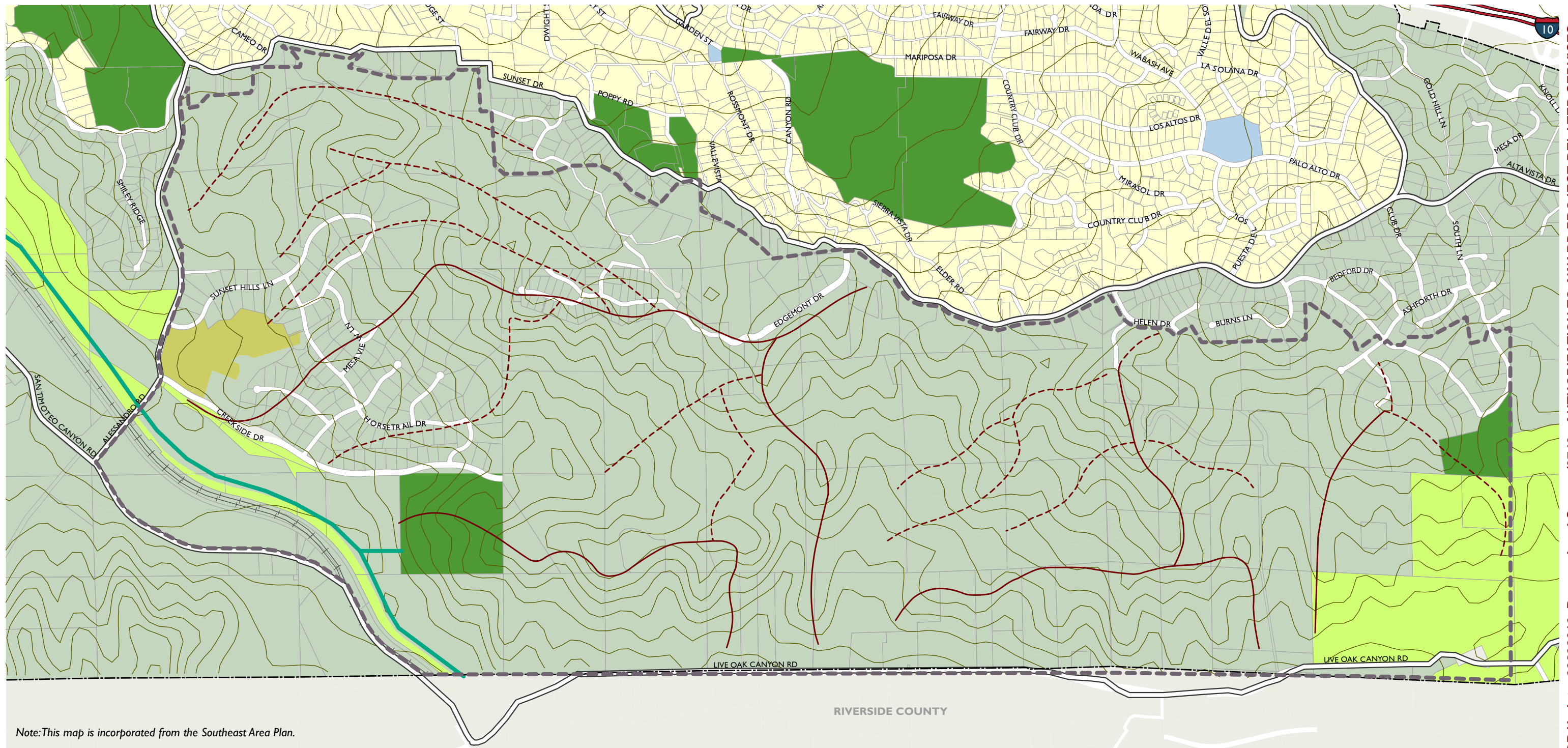
4.41j All parcels of land encompassed within the area identified on GP Figure 4-5 are subject to the residential density limitations set forth in Section 4.42m and are hereby designated as Resource Preservation as defined in Section 4.96.

### Southeast Area

4.42m Density within the Southeast Area Plan shall be as follows:

Slope	Acres/Dwelling Unit
0-15%	1.0 acre
> 15 to 30%	2.5 acres
> 30%	10.0 to 5.0 acres

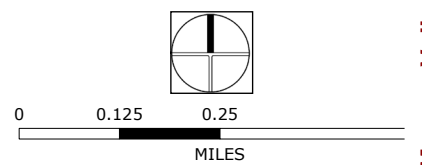
Figure 4-3: Southeast Area



Note: This map is incorporated from the Southeast Area Plan.

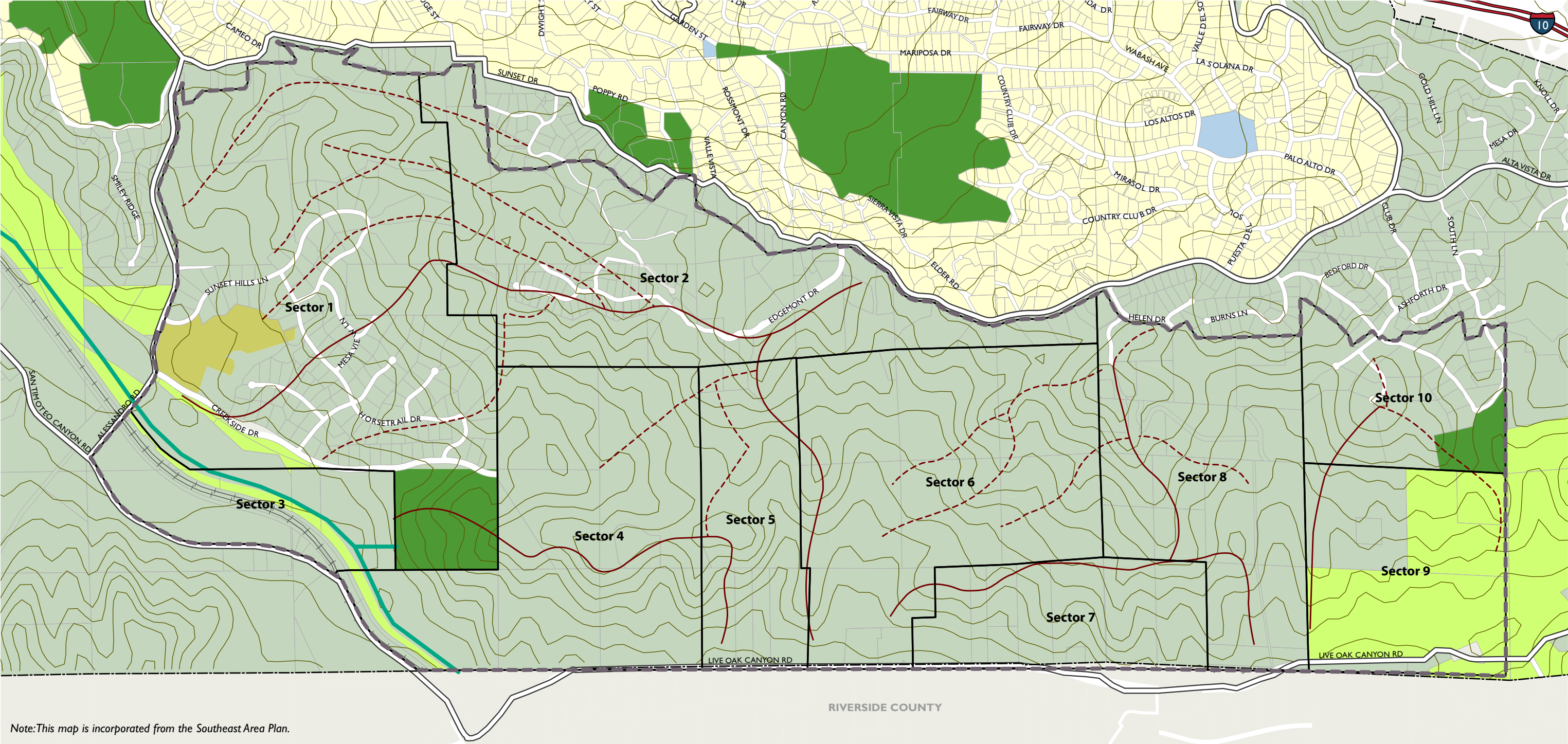
**General Plan Land Use**

- |                              |                  |                         |
|------------------------------|------------------|-------------------------|
| Agriculture                  | Freeway          | Major Ridges            |
| Very Low Density Residential | Major Roads      | Signature Ridges        |
| Public/Institutional         | Linear Parks     | Contour Lines (40 Feet) |
| Parks/Golf Courses           | Rail Corridor    | Southeast Area Plan     |
| Open Space                   | City of Redlands |                         |
| Resource Preservation        |                  |                         |



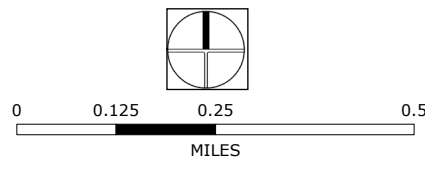
Data Source: City of Redlands, California, 2015; San Bernardino County, 2015; ESRI, 2015; SANBAG, 2015; Dyett & Bhatia, 2016.

Figure 4-4: Southeast Area Signature Ridges and Planning Sectors



Note: This map is incorporated from the Southeast Area Plan.

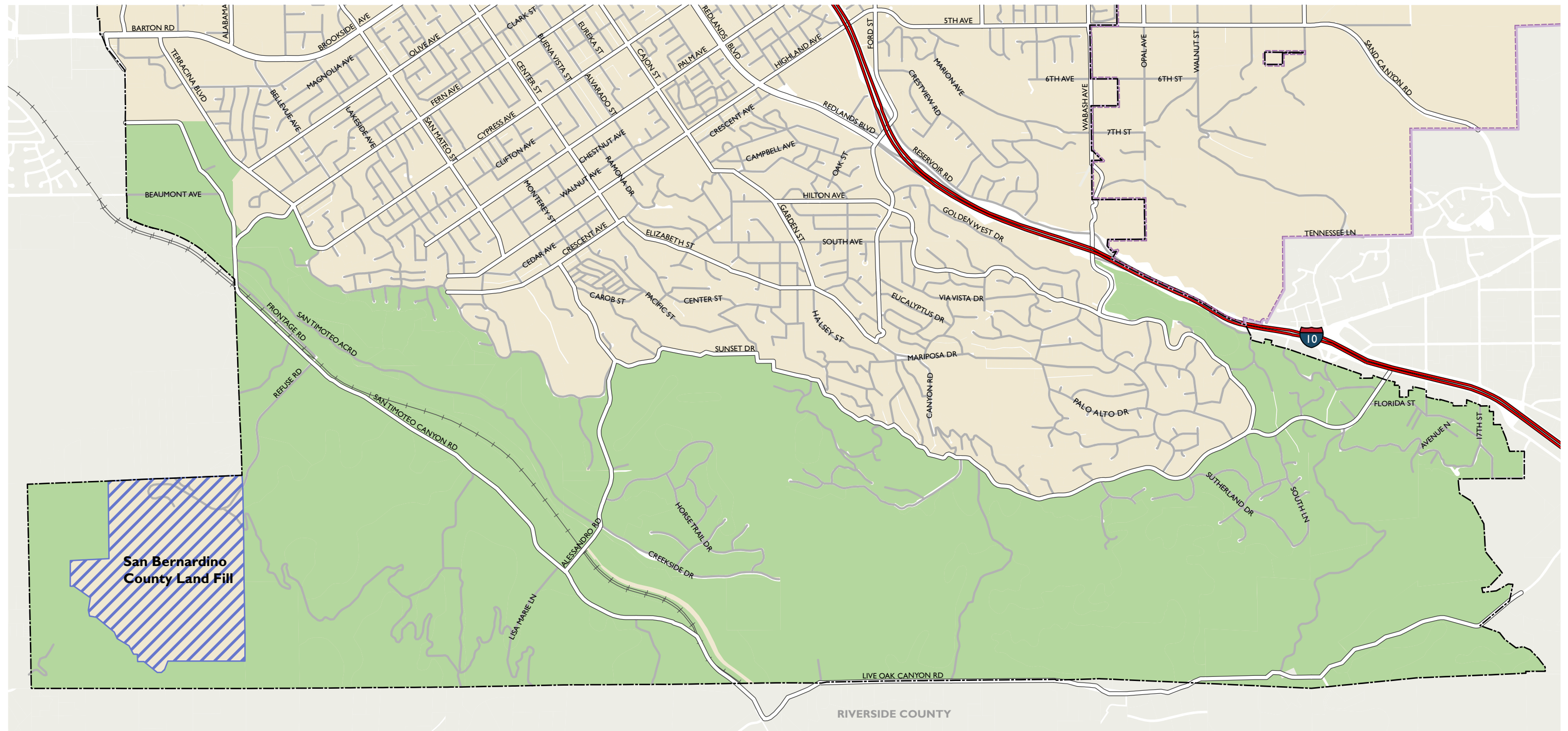
- General Plan Land Use**
- Agriculture
  - Very Low Density Residential
  - Public/Institutional
  - Parks/Golf Courses
  - Open Space
  - Resource Preservation
- Freeway
  - Major Roads
  - Linear Parks
  - Rail Corridor
  - Major Ridges
  - Signature Ridges
  - Contour Lines (40 Feet)
  - Southeast Area Plan
  - Sector Boundaries
  - City of Redlands



Data Source: City of Redlands, California, 2016; San Bernardino County, 2015; ESRI, 2015; SANBAG, 2015; Dyett & Bhatia, 2016.

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Figure 4-5: Resource Preservation

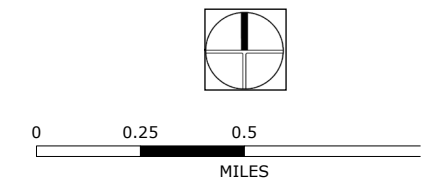


- Resource Preservation
- Freeway
- Major Roads
- Rail Corridor
- City of Redlands
- Sphere of Influence

Beginning at the intersection of Nevada Street and San Timoteo Canyon Road (Point A); thence easterly along San Timoteo Canyon Road and San Timoteo Canyon Road extended to Terracina Boulevard (Point B); thence southeasterly on Terracina Boulevard to the northwesterly line of Lot 17 of Terracina Bluff Lots as per map recorded in M.B. 9/38 records of San Bernardino County (Point C); thence southwesterly along said northwesterly line of Lot 17 to the southwest corner of said Lot 17; thence southeasterly along the southwesterly line of said Lot 17, 34 feet more or less to the City of Redlands City Limit Line as shown on Parcel Map 4223 as per map

recorded in P.M.B. 40/98,99 records of said County; thence southerly along said City Limits Line as shown on said Parcel Map 4223 to the San Timoteo Canyon Road; thence southeasterly along San Timoteo Canyon Road to the southwesterly line of Parcel 2 of Parcel Map 7782 as per map recorded in P.M.B. 78/50,51 records of said County; thence southeasterly along said southwesterly line of Parcel 2 to Fern Avenue (Brookside Road); thence northwesterly along Fern Avenue to Terracina Boulevard (Point D); thence southeasterly along Terracina Boulevard continuing along Cypress Avenue to Smiley Heights Drive; thence southerly and then easterly on Smiley Heights Drive to

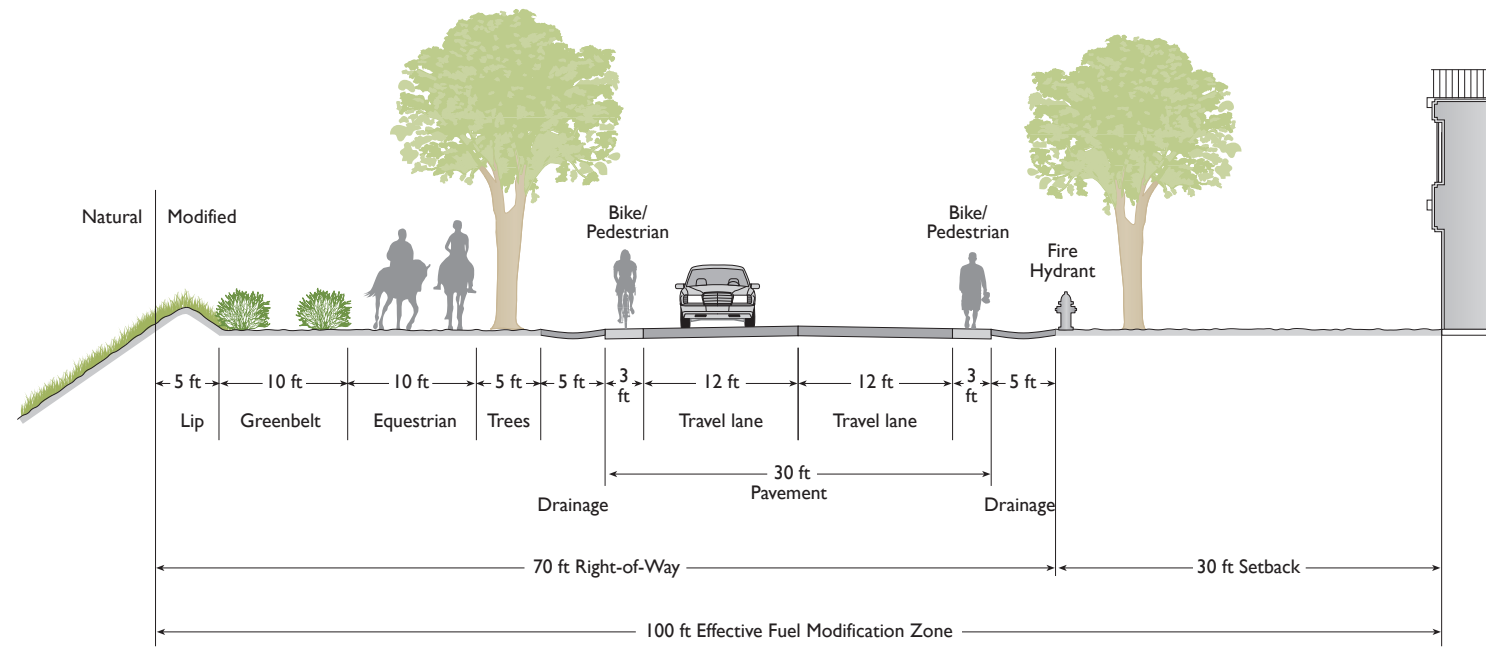
Serpentine Drive; thence southeasterly along Serpentine drive to Sunset Drive; thence southerly, then easterly, then northerly, then westerly, respectively, on Sunset Drive to the intersection of Sunset Drive and Wabash Avenue (Point E); thence northerly along Wabash Avenue to the Redlands City Limit; thence southeasterly then southerly along the City Limit of Redlands to the southeast corner of Redlands' corporate limits (Point F); thence westerly along the southern City Limit of Redlands to the southwest corner of Redlands' corporate limits (Point G); thence northerly along the western City Limit of Redlands to the point of beginning; not including the San Bernardino County Land Fill site.



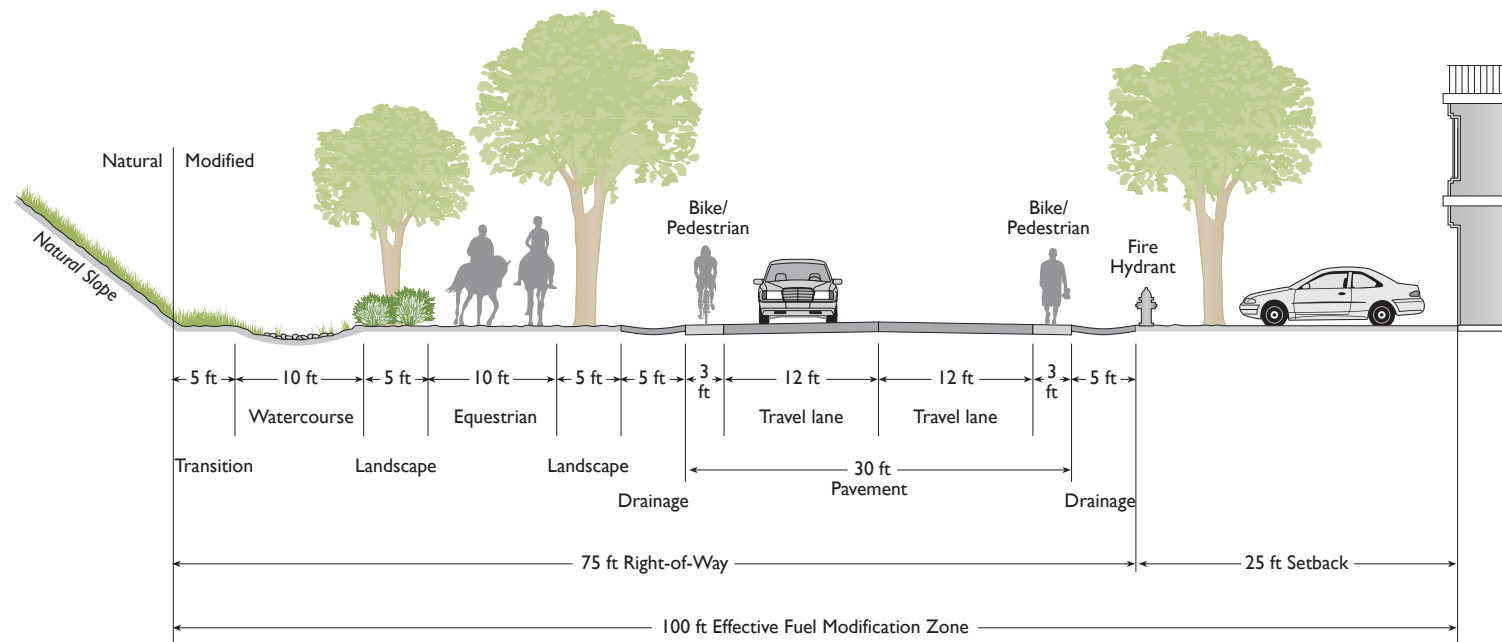
Data Source: City of Redlands, California, 20 San Bernardino County, 2015; ESRI, 2015; SANBAG, 2015; Dyett & Bhatia, 2016.

Attachment: Moreno Valley GP Update\_09232019\_Proposal and Scope (3743 : AUTHORIZATION TO AWARD PROJECT-RELATED SERVICES

Figure 4-6: Perimeter Fuel Modification / Access Area



**Ridgetop PERFUMAA**



**Canyon Bottom Perimeter PERFUMAA**

Notes:

- 1. Street sections are illustrative. Minor variations and deviations from dimensions are permitted, and would not require a General Plan Amendment.
- 2. Bicycle facilities are based on dimensions included in the Bicycle Facility Design Guidelines for the Bicycle Master Plan (2015).



*Crafton is more rural in character than the other focus areas owing to its importance in the local citrus industry.*

## Crafton

Crafton is characterized by citrus groves and farms, and large-lot single-family residences. It is defined by its natural spaces, including undeveloped areas along Sand Canyon and the Crafton Hills. Near the border with Mentone, more intense development such as Redlands East Valley High School and a multi-family development have taken place.

## POLICIES

### Principles

**4-P.38** Seek to preserve the agricultural character of Crafton.

### Actions

**4-A.84** Work with San Bernardino County to prevent urban development of cultivatable lands in Crafton and Mentone.

**4-A.85** Establish an urban/rural boundary to preserve Rural Living in the Crafton Planning Area. The boundary shall run northward along Wabash Avenue from 7th Street to 5th Avenue, turn east on 5th Avenue to a midpoint between Wabash Avenue and Opal Avenue, and head north to Sylvan Boulevard, turning east to Opal Avenue and running north on Opal Avenue to Colton Avenue; Colton Avenue forming the northern most boundary until its terminus at Crafton Hills.



*Redlands Boulevard features distinctive architecture and pleasant streetscapes.*

## Redlands Boulevard

Redlands Boulevard is a major thoroughfare through the city, traversing the commercial areas of the East Valley Corridor, the office campus of ESRI, Downtown, and parts of the Colony and Highland. Redlands Boulevard crosses east-west through the Downtown area, north of State Street, curving southward at Ninth Street. It is a car-oriented thoroughfare along which sit low, one- to two-story mid- and late-century commercial buildings. The street is wide, and several car dealerships line the portion west of Eureka Street.

In many ways, Redlands Boulevard is the city's main street. The General Plan seeks to upgrade the appearance and function of this road as a true boulevard and encourage a greater mix of uses along its frontage.

## POLICIES

### Principles

**4-P.39** Promote infill and mixed-use development along Redlands Boulevard to create a cohesive commercial corridor connecting the Transit Villages and providing a retail and service destination for community members.

### Actions

**4-A.86** Promote clusters of mixed-use development along Redlands Boulevard near the Mixed Use Cores of the proposed Transit Villages, providing opportunities for commercial, office, and residential development consistent with the needs and characteristics specific to each Transit Village.

**4-A.87** Promote infill development along Redlands Boulevard where it is classified as a Boulevard to create a continuous corridor of mixed-use and commercial activity.

**4-A.88** Complete and enhance the sidewalk system along both East and West Redlands Boulevard.

## Colton Avenue and Orange Street Commercial Corridor

Orange Street is a north-south arterial that blends adaptive reuse of historic structures with contemporary developments. South of I-10, the Orange Street commercial corridor is charming, engaging, and walkable, although the roadway itself is wide and perceptually forms the western edge of Downtown. Historically, the Downtown grid extended westward, but was lost when several blocks were combined to make way for Redlands Mall. This area features primarily commercial use, including retail and dining, and serves as a hub for commercial activity. Murals and City signage celebrate the Redlands' citrus heritage and imbue the district with pride and culture. The Redlands Depot and the station for the future Redlands Passenger Rail are also located along Orange Street.

Immediately north of I-10 is the intersection of Orange Street and Colton Avenue. Downtown Redlands, in popular consciousness, ends where Orange Street passes under I-10. This is both because the freeway is a visual barrier that separates the Orange Street and Colton Avenue intersection from the rest of the Orange Street commercial corridor, and because the design of streets and commercial facilities look remarkably different from the rest of Orange Street. The area north of I-10 lacks the landscaping, engaging facades, development intensity, and mix of uses that make Downtown Redlands a dynamic place to live, work, and shop. Colton Street contains a mix of commercial and residential uses in its western extent, giving way to a tree lined arterial with mostly residential uses a few blocks east of Orange Street. There are opportunities along these older commercial corridors for revitalization, with room for a mix of diverse commercial uses, including medical and professional services and retail.

## POLICIES

### Principles

- 4-P.40** Encourage the revitalization of the commercial corridors on Colton Avenue at Orange Street by providing opportunities for a variety of commercial uses and providing guidelines for site design to create a more welcoming visual environment.

### Actions

- 4-A.89** Develop an area plan for the Colton Avenue and Orange Street corridors that will improve the public spaces, enhance the quality of architecture and landscape architecture, attract a mix of family-friendly retail and professional businesses to serve the neighborhoods, and improve the overall attractiveness of the areas.
- 4-A.90** Support the continued presence and new development of small businesses serving the community along the commercial corridors of Colton Avenue and Orange Street.
- 4-A.91** Seek to improve the mix of office, professional, and service related businesses along Colton Avenue and Orange Street that will serve the neighborhood.
- 4-A.92** Work with existing business owners to promote the improvement and maintenance of facades of commercial uses.
- 4-A.93** Promote infill development to create a continuous corridor of mixed-use and commercial activity.

- 4-A.94** Encourage site designs that create an active street frontage and screen parking from the Colton Avenue and Orange Street frontages.
- 4-A.95** Encourage the development of bicycle, pedestrian, and transit access that reduce the need for on-site parking.



On Colton Avenue, commercial frontage is primarily auto-oriented and set far back from the street.





*The proposed Transit Villages seek to harness the convenience of local transit to spur mixed-use development.*

## 4.5 TRANSIT VILLAGES

Los Angeles’ Metrolink commuter rail service links Redlands residents to the region from its nearest station in San Bernardino. Work is underway to connect Redlands with rail to Metrolink in the form of the Redlands Passenger Rail project. The nine-mile route will use the former Atchison, Topeka and Santa Fe Railway line. While mostly single track, two miles of double track will be constructed in the middle to allow vehicles to pass each other. There will initially be three stations in Redlands—New York Street near ESRI, Downtown Redlands, and the University of Redlands—with stations at Alabama and California streets in later phases.

The General Plan articulates a vision for transit-oriented development and strategies for future development patterns around the proposed Redlands Passenger Rail stations. These are intended as a foundation for realizing the goal of a connected, accessible, and active community by creating pedestrian- and transit-oriented villages that reflect each station area’s existing assets and unique characteristics. Components of the strategy serve to improve connectivity between the proposed Transit Villages and the city’s existing neighborhoods; provide new jobs, housing, and entertainment opportunities in compact, walkable environments; support multiple modes of transit, car travel, walking, and bicycling; and provide new development and infill opportunities as alternatives to building at the edges of the city.



## Transit Village Area Strategy

### Background

Transit Villages are areas surrounding a transit station in which the neighborhood is planned, designed, and integrated so that residents, workers, shoppers, and others find it convenient and attractive to patronize transit and other choices in transportation. Transit Villages have the following characteristics:

- Densities and intensities that promote working and living environments proximate to transit;
- Pedestrian and bicycle access to the station, with safe and comfortable pathways; and
- A transportation system that encourages and facilitates intermodal service and access.

The development of Transit Villages results in public benefits such as relief of traffic congestion, improved air quality, revitalization of neighborhoods, live/travel options for community members who rely on transit, additional job opportunities, and development of attractive neighborhoods.

The State of California’s Transit Village Development Planning Act of 1994 (Government Code Section 65460-65460.11) allows for cities to prepare Transit Village plans for designated Transit Village districts. Such districts would cover areas of up to a half-mile radius surrounding a given transit station. This Transit Village Areas Strategy of the General Plan will be supplemented with a Transit Village Plan that would provide more specific policies, land uses, development and design standards for the proposed Transit Villages and build upon the principles in the General Plan.



Early Redlands developed with centers of civic and economic activity located near transit opportunities.



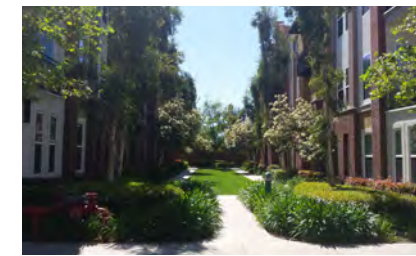
The historic streets accommodated pedestrians as well as a variety of different transportation modes.



Redevelopment of the Claremont Packing House into walkable retail near the Claremont, CA Metrolink Station.



Examples of higher density housing types near the Claremont, CA Metrolink Station



The City of Redlands has a history of transit-oriented development. Early Redlands developed around railroad and stagecoach lines in the late 1800s, and Downtown Redlands, near the Santa Fe and Southern Pacific depots, grew to accommodate a variety of different transportation modes, including the train, a local trolley system, carriages, horses, cars, pedestrians, and bicyclists.

It had a mix of uses including retail, eateries, professional services, and residential. Shop keepers often lived above their stores. Hotels provided accommodations to visitors. Downtown was a compact, walkable, and mixed-use neighborhood in which it was easy to move around.

### Transit Villages Concept

The Transit Village Areas Strategy consists of the following:

- A Transit Village Overlay Zone (TVOZ) of mixed uses, which includes an area of focused streetscape and public realm improvements.
- Base land uses consistent with the land use classifications described in Section 3.1 of the General Plan, designed to foster higher intensities and compact development patterns.
- A Mixed Use Core where a mix of uses and higher densities and intensities would be encouraged through policies and standards in the Transit Village Plan.

These components are described below. Figure 4-7 illustrates the Transit Village concept, and Figure 4-8 shows proposed land uses within the Transit Village areas.

### Transit Village Overlay Zone

The TVOZ is proposed for areas within a half-mile radius (10-minute walking distance) of each proposed rail station, and includes sites with the greatest potential to support transit ridership and benefit from proximity to the transit system. The TVOZ will feature enhancements to vehicular, pedestrian, and bicycle access, and strong connections to the station throughout. It would also be covered by design guidelines and standards established in the Transit Village Plan that would address issues such as architectural treatments for development, building massing and spacing, public realm improvements, transit amenities, street trees and landscaping, parking lots, public art, and transitions between the core and surrounding neighborhoods. Mixed-use development may also take place in the TVOZ, and is not limited to the Mixed Use Core areas.

Some major streets within the TVOZ that serve high traffic flows are designated for strengthened connections between major destinations and the Mixed Use Cores, and for design improvements for all modes of transportation. These are shown as Multi-modal Streets in Figure 4-7.

New residential units are encouraged to be located at least 500 feet away from the pavement edge of the I-10 and I-210 freeways, and at greater distances if needed to address roadway noise and air quality concerns. A 500-foot buffer along the freeways is shown in Figure 4-7 and Figure 4-8.

TABLE 4-3: LAND USES WITHIN THE TVOZ	
Land Use	Description
<b>Low Medium Density Residential (modified)</b>	Applies to the use of land primarily for single family detached residences, but can also include townhouse developments that are clustered to provide open space. Allows for residential development of 0 to 8 gross units per acre.
<b>Medium Density Residential (modified)</b>	Applies to the use of land for duplexes, townhomes, low-rise apartment buildings, and other less intense multi-family residential development types. Allows for densities of 9 to 15 gross units per acre.
<b>High Density Residential (modified)</b>	Allows for multi-family residential development at densities of 16 to 27 gross units per acre.
<b>Commercial</b>	Provides land for retail stores, hotels, motels, automobile sales and services, offices, and entertainment facilities. It also permits residential, mixed-use development.
<b>Commercial/Industrial</b>	Allows compatible commercial and light industrial land uses, including auto services, commercial retail and services, and manufacturing. Includes flex commercial space and business parks.
<b>Office</b>	Facilitates development of business and professional offices.
<b>Public/Institutional</b>	Consists of education, cultural, and community facilities such as public schools, the University of Redlands, and the civic center. While these areas provide for education, cultural, and community facilities, residential uses at a density of up to 15 dwelling units per gross acre and agricultural uses are also allowed.
<b>Park</b>	Includes both public and private facilities of park-like character.
<b>Agriculture</b>	Designates areas suitable for agricultural production of crops, including citrus.

### Mixed Use Core

Mixed Use Core covers areas within a quarter-mile radius (a 5-minute walking distance) of proposed passenger rail stations. A Mixed Use Core indicates areas in the Transit Villages with the potential for the highest development intensity and ability to support transit ridership. These areas would have policies and standards detailed in the Transit Village Plan intended to create vital, mixed-use environments in close proximity to the proposed transit stations. Mixed Use Cores are proposed for four of the Transit Villages: California Street, Alabama Street, New York Street, and the University of Redlands. A Mixed Use Core is not proposed for the Downtown station, as that station area would be covered by the Downtown Specific Plan (DTSP) upon adoption of that Specific Plan. It is important to note that while the Mixed Use Cores indicate areas where high-density/intensity mixed-use development would be encouraged, such development may take place in the TVOZ outside of the cores as well, where appropriate.

Within the Mixed Use Core areas, some streets, as shown in Figure 4-7, are designated as boulevards. These are corridors that are connected to the stations, where high levels of pedestrian activity and flow would be anticipated. Therefore, pedestrian activity and comfort are emphasized, and ground-level active uses would be required in buildings along the corridors.

### Multi-Modal Connections

The proposed Transit Villages are centered at passenger rail stations, but are intended to accommodate and improve travel for all modes of transportation. The Transit Villages would act as hubs, allowing for convenient transitions between different modes. Some travelers may go to a station to take the train, but others may go simply to switch to a different mode transportation that better gets them to their destination. The mix of modes in the Transit Villages would include:

- **Pedestrians**, including those using walkers or wheelchairs
- **Bicycles**, including personal bicycles and bikeshare
- **Vehicles**, including personal vehicles, carshare, carpools, ride-hailing, and taxis
- **Transit**, including buses and courtesy vans
- **Trains**

Facilities and improvements to accommodate these modes include wider sidewalks, ramps, bicycle paths and markings, bicycle racks and lockers, parking lots and garages, turnouts, bus shelters, and signage.

## POLICIES

### Principles

- 4-P.41** Foster a connected, accessible, and active community by creating attractively designed pedestrian- and transit-oriented villages with a mix of uses in a compact area.
- 4-P.42** Provide for new jobs, housing, and entertainment opportunities in compact, walkable environments.
- 4-P.43** Ensure that each Transit Village has a unique character and identity that reflects its existing assets and unique characteristics, and provides appropriate services at that location.
- 4-P.44** Provide choices for travel options, including walking, biking, vehicular, and transit.
- 4-P.45** Accommodate all appropriate modes of transportation in Transit Villages, and promote seamless transitions between modes.
- 4-P.46** Improve connectivity between Transit Villages and existing neighborhoods.
- 4-P.47** Provide for appropriate transitions between Transit Villages and surrounding neighborhoods.
- 4-P.48** Provide development and infill opportunities as alternatives to building at the edges of the city.

- 4-P.49** Allow residential and mixed-use projects in the Mixed Use Core at densities up to the High Density Residential standard.
- 4-P.50** Allow for density bonuses in the Transit Village Overlay Zone contingent on the provision of public benefits. Density bonuses shall be a minimum of 25 percent within a quarter-mile of each transit station, and 10 percent in areas located between a quarter-mile and a half-mile radius of each transit station. Public benefits may include but are not limited to amenities such as a public park, plaza, or playground; enhanced streetscaping; public art; or participation in a voluntary transfer of development rights program.
- 4-P.51** Complete a Transit Village Plan that will define: village character, design guidelines for architecture and site development, permitted and conditional uses, building setbacks and heights, yards, interfaces with the public streets and sidewalks, security measures, and transitions to existing neighborhoods.
- 4-P.52** Encourage stops of larger trains (Metrolink) in stations that can adequately accommodate their size and have greater availability of and access to parking.



Transit-oriented residential, San Diego, CA



Transit-oriented development, San Jose, CA



Orange Street, Redlands, CA



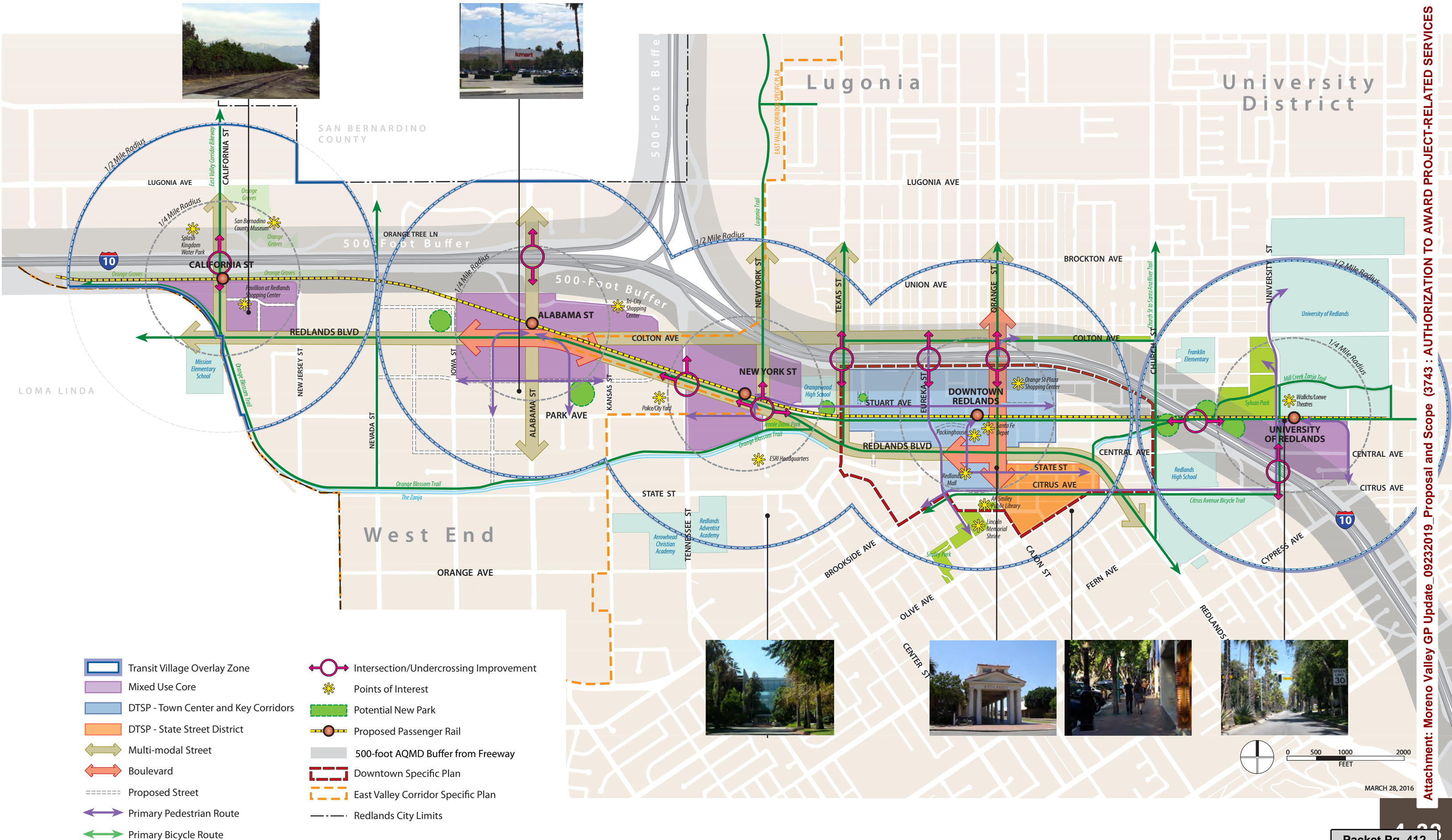
Mixed uses, San Mateo, CA



Streetscaping, Alameda, CA



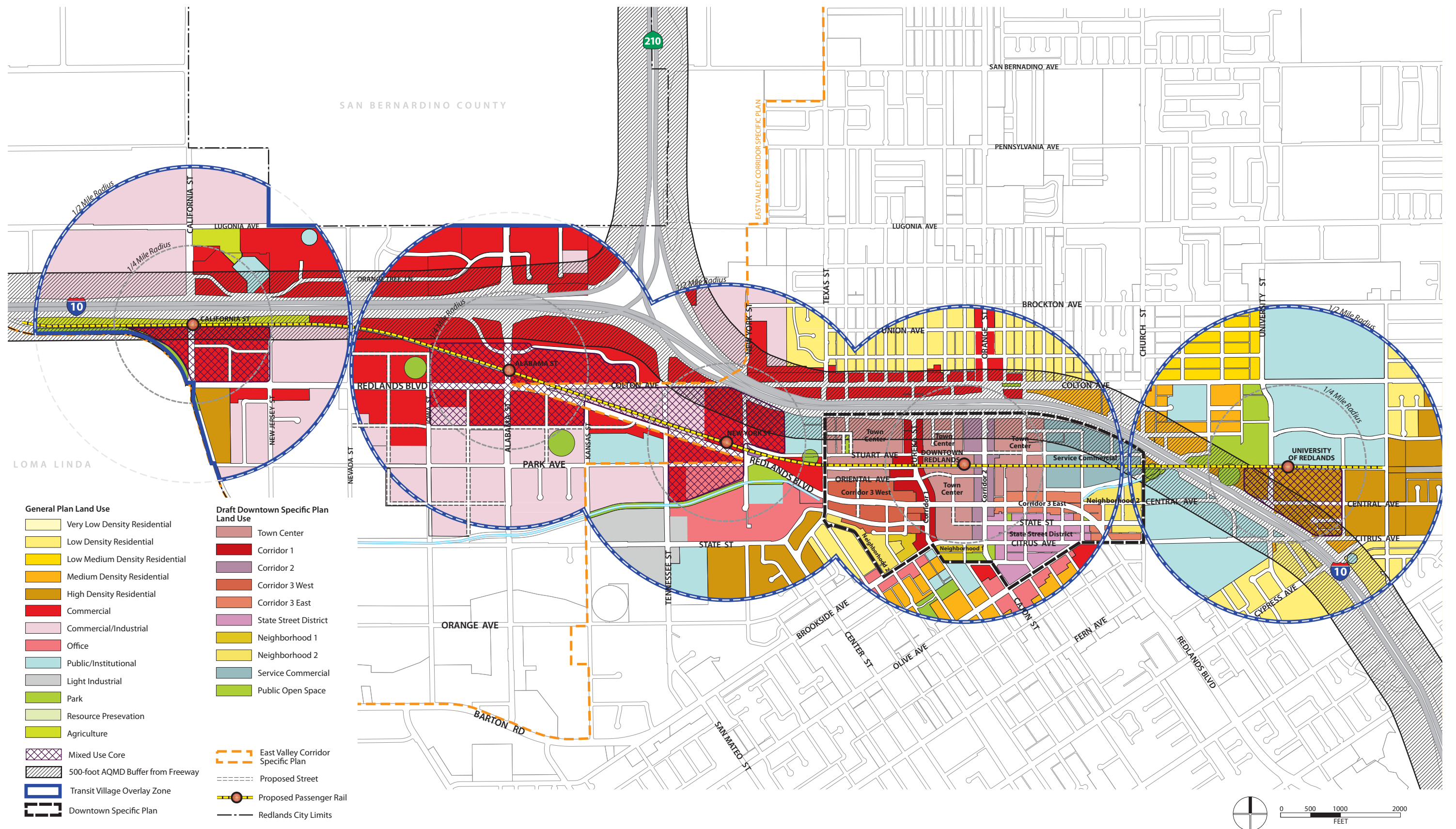
Pedestrian environment, Oakland, CA



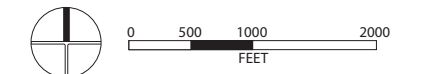
- Transit Village Overlay Zone
- Mixed Use Core
- DTSP - Town Center and Key Corridors
- DTSP - State Street District
- Multi-modal Street
- Boulevard
- Proposed Street
- Primary Pedestrian Route
- Primary Bicycle Route
- Intersection/Undercrossing Improvement
- ✦ Points of Interest
- Potential New Park
- Proposed Passenger Rail
- 500-foot AQMD Buffer from Freeway
- Downtown Specific Plan
- East Valley Corridor Specific Plan
- Redlands City Limits

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Figure 4-8: Transit Village Land Use



- |                                   |  |
|-----------------------------------|--|
| <b>General Plan Land Use</b>      | <b>Draft Downtown Specific Plan Land Use</b> |
| Very Low Density Residential      | Town Center                                  |
| Low Density Residential           | Corridor 1                                   |
| Low Medium Density Residential    | Corridor 2                                   |
| Medium Density Residential        | Corridor 3 West                              |
| High Density Residential          | Corridor 3 East                              |
| Commercial                        | State Street District                        |
| Commercial/Industrial             | Neighborhood 1                               |
| Office                            | Neighborhood 2                               |
| Public/Institutional              | Service Commercial                           |
| Light Industrial                  | Public Open Space                            |
| Park                              |  |
| Resource Presevation              |  |
| Agriculture                       |  |
| Mixed Use Core                    | East Valley Corridor Specific Plan           |
| 500-foot AQMD Buffer from Freeway | Proposed Street                              |
| Transit Village Overlay Zone      | Proposed Passenger Rail                      |
| Downtown Specific Plan            | Redlands City Limits                         |



April 7, 2016

LIVABLE COMMUNITY

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# California Street Transit Village

**A retail destination that builds on existing uses and creates a distinctive gateway between cities**

The California Street Transit Village would be located near California Street and Redlands Boulevard, at the city's western border with Loma Linda. Existing (2016) land uses within a half-mile of the (still to be finalized) station location include commercial, office, and industrial uses at low intensities; multi-family residential; some vacant land; and some land under citrus cultivation.

The strategy for the proposed Transit Village seeks to reinforce the existing strong cluster of commercial uses, while promoting opportunities for reinvestment and infill development. The Transit Village would introduce mixed uses into the East Valley Corridor to serve workers in the warehouse area, the medical facilities such as the VA Center and Kaiser medical facility, as well as visitors to destinations such as the San Bernardino County Museum and Splash Kingdom.

Circulation improvements focus on enhancing major streets, including California Street and Redlands Boulevard, for all modes of travel. Freeway undercrossings at California Street will be enhanced to ensure pedestrian safety and comfort. Bicycle route improvements would include the completion of the East Valley Corridor Bikeway and the Orange Blossom Trail.

From an overall identity perspective, this Transit Village would serve as a western gateway to the city of Redlands, as well as Loma Linda. Thus, the strategy would seek to create a sense of arrival. The strategy would preserve the presence of citrus groves in the Transit Village to highlight the city's citrus heritage for travelers.

## Actions

- 4-A.96** Create greater opportunity to intensify and consolidate land uses on adjacent parcels and connect existing assets through infill development.
- 4-A.97** Promote mixed uses to serve a range of users, including local workers and visitors to nearby tourist destinations.
- 4-A.98** Provide streetscape improvements along the major corridors of California Street and Redlands Boulevard to enhance comfort and safety for all modes of travel.
- 4-A.99** Implement bicycle route improvements that provide intra-city and regional connections, connecting to Loma Linda, the City of San Bernardino, and north to the Santa Ana River Trail.
- 4-A.100** Create a "sense of arrival" at the city's western gateway through aesthetic improvements such as landscaping, citrus groves, and signage.
- 4-A.101** Preserve citrus groves for visual effect and to distinguish the station area from others.
- 4-A.102** Improve the I-10 undercrossing at California Street to increase comfort and safety for all modes of travel and enhance north-south circulation.



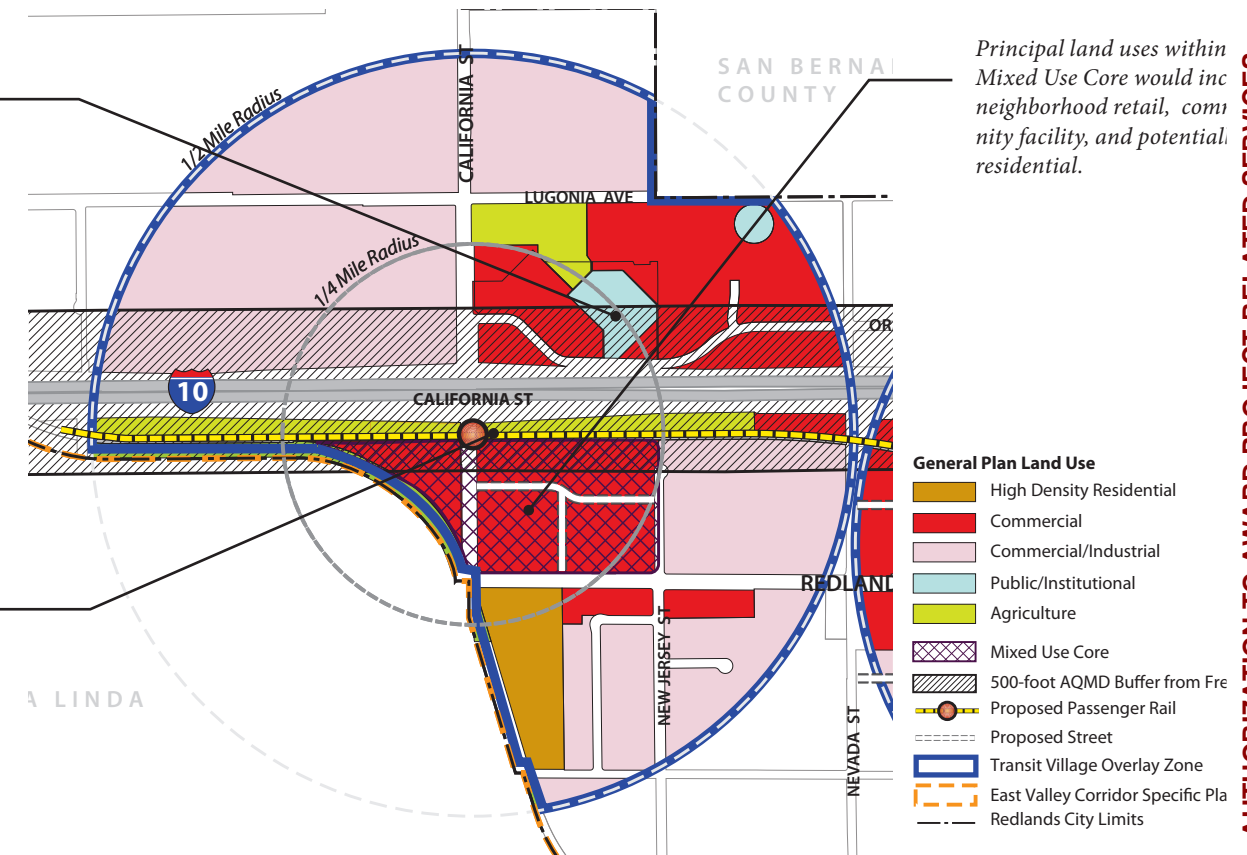
San Bernadino County Museum will remain as one of the visitor destinations in the California Street Transit Village.



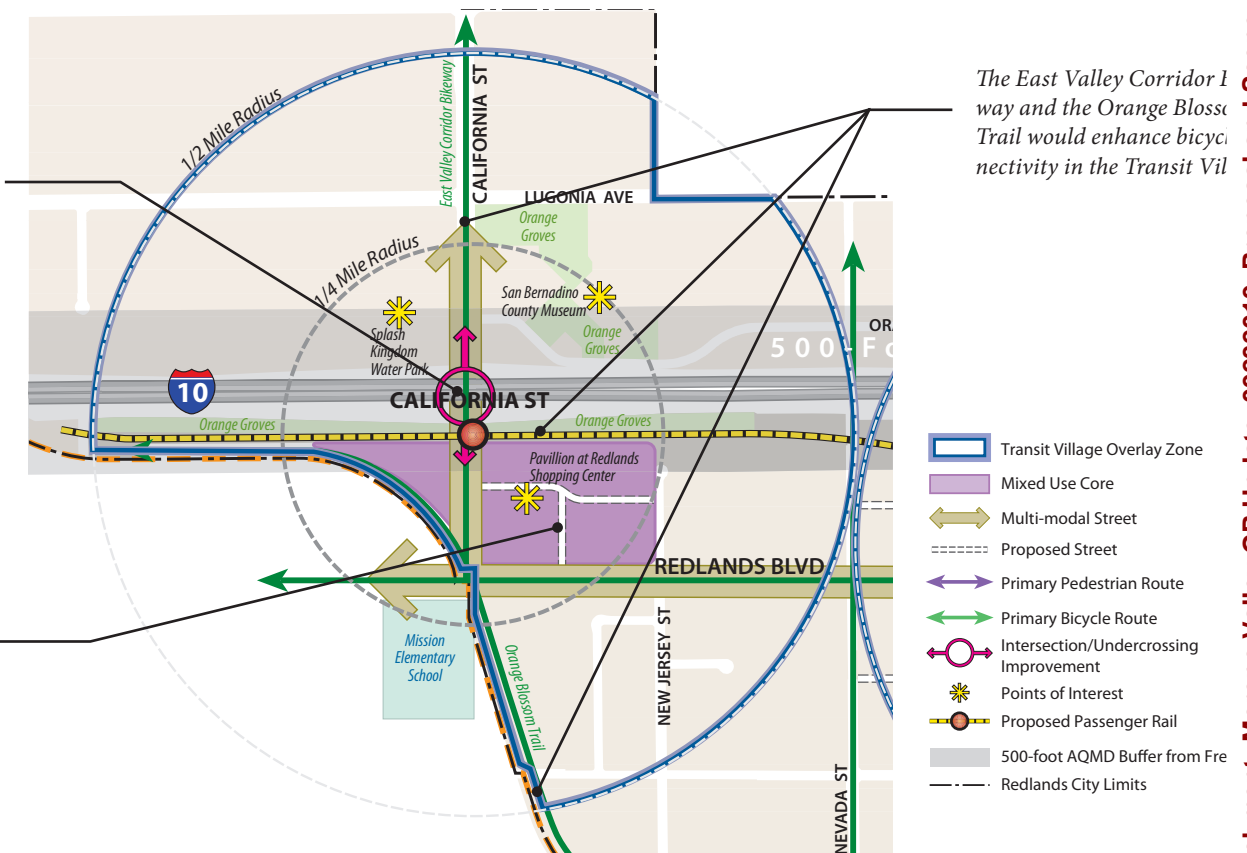
Existing orange groves will be preserved to highlight Redlands' citrus heritage.



Commercial uses within the Mixed Use Core would provide internal circulation prioritizing walking patrons.



Principal land uses within Mixed Use Core would include neighborhood retail, community facility, and potential residential.



An undercrossing improvement at California Street will enhance connectivity between the station to local destinations.

The East Valley Corridor Bikeway and the Orange Blossom Trail would enhance bicyclist connectivity in the Transit Village.

# Alabama Street Transit Village

**A complete neighborhood with a mix of uses and ample parkland**

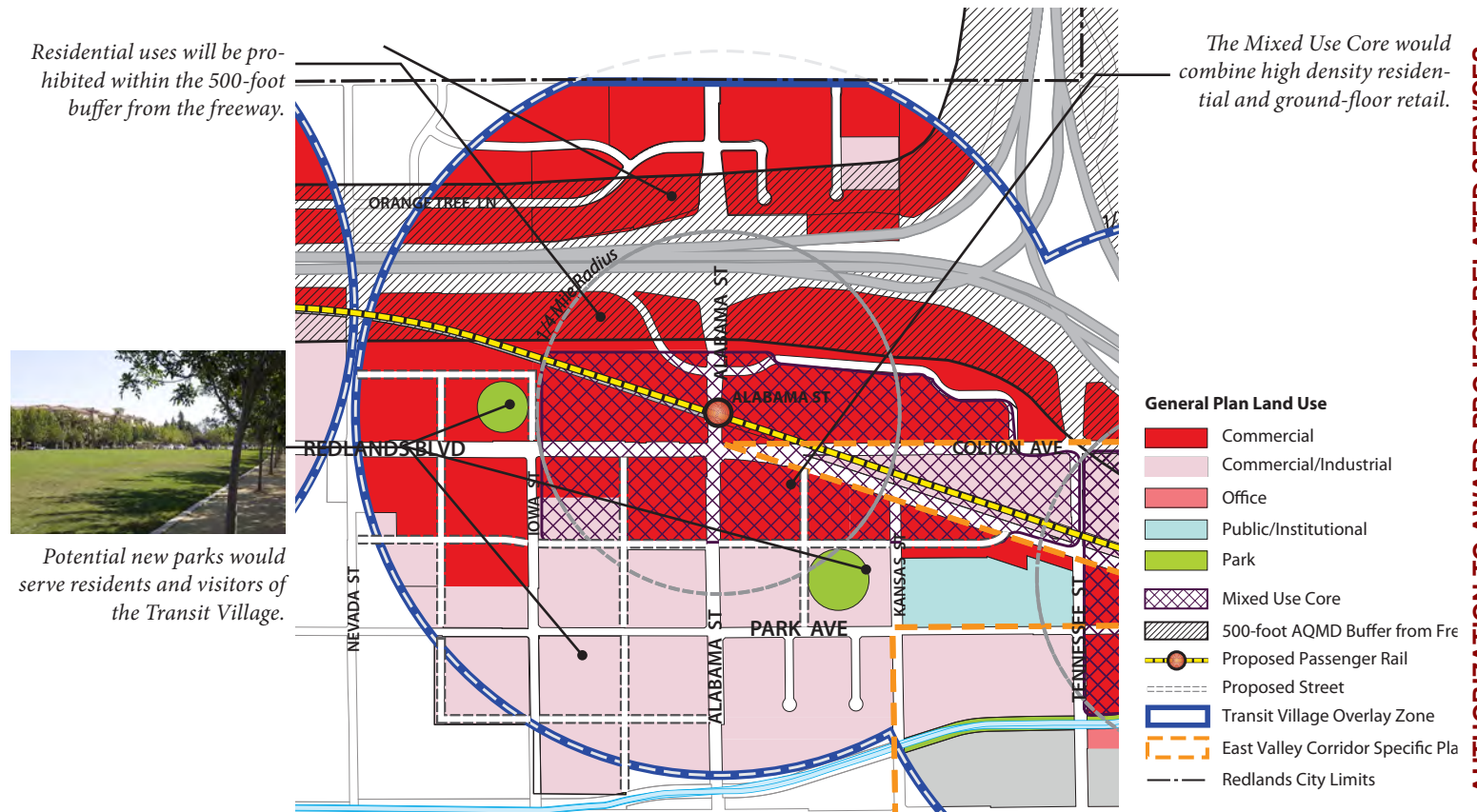
The Alabama Street Transit Village would be located near Alabama Street and Redlands Boulevard. Existing (2016) land uses within a half-mile of the (still to be finalized) station location are primarily commercial, with some industrial and office uses and several vacant properties. Development in the area is primarily currently auto-centric.

The strategy for the proposed Transit Village would establish a complete neighborhood, including a Mixed Use Core with a higher-density mix of residential and commercial uses; and commercial and office uses with the potential for residential mixed use in the TVOZ outside of the core. The Transit Village would serve as a gateway to regional shopping to the north, and create both a gateway and transition area between the station and light industrial uses to the south. Residential uses would be discouraged within 500 feet of interstate I-10. New parks would be sited in the area to serve the needs of new residents and employees within walking distance of the transit station. Additionally, there would be the potential to reuse commercial sites as office centers.

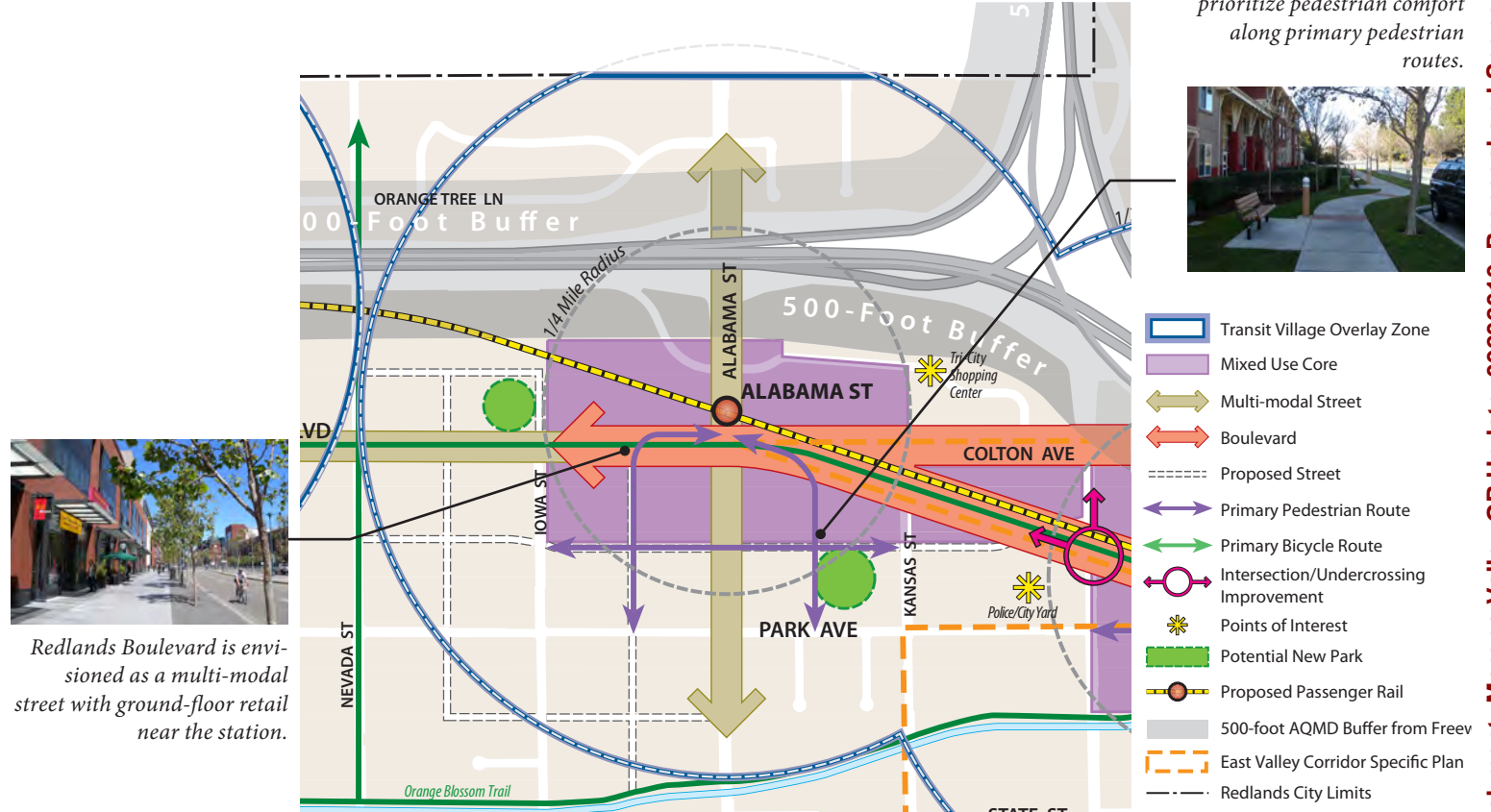
Within the Transit Village, primary pedestrian routes along new streets would allow people to safely and comfortably walk between the station, neighborhood parks, and residences. Boulevards would be established along Redlands Boulevard and Colton Avenue, where improvements would focus on the pedestrian experience and ground-floor active uses would be required along the street frontage. Primary bicycle routes would include the Orange Blossom Trail, which provides strong east-west connections to the other Transit Villages, as well as to other bicycle routes providing access to neighborhoods north and south of the rail line.

## Actions

- 4-A.103** Create an active and compact transit-oriented core with a mix of residential and commercial/office uses. Allow for the reuse of commercial sites as office centers.
- 4-A.104** Add new streets to create a finer-grained (shorter blocks), pedestrian-scaled road network, connecting residential areas to parks and the Mixed Use Core.
- 4-A.105** Provide streetscape improvements along the major corridors of Alabama Street and Redlands Boulevard to enhance comfort and safety for all modes of travel and strengthen north-south connections between major destinations and east-west routes.
- 4-A.106** Establish boulevards along Redlands Boulevard and Colton Avenue with pedestrian-oriented streetscape improvements and ground-floor active uses.
- 4-A.107** Ensure that adequate parkland is available to serve new residents and employees in the area.
- 4-A.108** Implement bicycle route improvements that provide strong east-west connections to other Transit Villages and the city's wider bicycle network. Routes would include the Orange Blossom Trail and potentially a trail along Redlands Boulevard in this location.
- 4-A.109** Plan for the Alabama Street station to be the eastern terminus for the larger Metrolink trains where space is available to accommodate the larger trains and there is greater availability of land for parking.



*Potential new parks would serve residents and visitors of the Transit Village.*



*Redlands Boulevard is envisioned as a multi-modal street with ground-floor retail near the station.*

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# New York Street Transit Village

**An employment hub with easy access to Downtown and surrounding neighborhoods**

The New York Street Transit Village would be located near New York Street and Redlands Boulevard. The area surrounding the proposed station location is currently (2016) characterized mainly by office and auto-oriented commercial uses, including the ESRI campus. Other nearby points of interest and buildings include Jennie Davis Park, Orangewood High School, and the Redlands Police Department.

The strategy for the New York Street Transit Village would build on the presence of existing employment activity in the area, particularly ESRI, to create a hub where the expansion of available office space and commercial uses provides a concentration of opportunities for jobs and innovation such as new businesses and start-ups. The Transit Village would also serve as a gateway to Downtown.

The Mixed Use Core would be higher-intensity mixed uses—with office, retail, and services, as well as housing, including live/work lofts. Outside of the core, lower-density office uses and residential would provide a transition to the edge of the Transit Village.

The Transit Village would feature a variety of connections and streetscape improvements to facilitate movement between the station, core, and surrounding neighborhoods. New York Street would be extended northwards to provide a connection to commercial areas in Lugonia. Streetscape improvements along the major corridors of Colton Avenue, Redlands Boulevard, and New York Street would enhance travel for all modes. Boulevards would be established along Redlands Boulevard and Colton Avenue, where improvements would focus on the pedestrian experience and ground-floor active uses would be required along the street frontage. Primary pedestrian routes would allow for walkable connections to and from Downtown and the proposed residential neighborhood at Alabama Street. Primary bicycle routes would include the Orange Blossom Trail, which provides east-west connections to the other Transit Villages, and routes along New York Street and Texas Street to provide access to neighborhoods north of I-10.

## Actions

- 4-A.110** Create an active and compact transit-oriented core with office uses that provide opportunities for jobs and innovation, as well as commercial and residential uses to serve the needs of the area's workers.
- 4-A.111** Provide streetscape improvements along the major corridors of Colton Avenue, Texas Street, and Redlands Boulevard to enhance comfort and safety for all modes of travel and increase accessibility to and from surrounding areas.
- 4-A.112** Establish boulevards along Redlands Boulevard and Colton Avenue with pedestrian-oriented streetscape improvements and ground-floor active uses.
- 4-A.113** Provide pedestrian routes between offices, neighborhoods, and Downtown.
- 4-A.114** Implement bicycle route improvements that provide strong east-west connections to other Transit Villages as well as north-south connections to improve access to existing neighborhoods to the north. Routes would include the Orange Blossom Trail, the Lugonia Trail on New York Street, and a route along Texas Street.
- 4-A.115** Implement intersection improvements, including pedestrian improvements, at the I-10 undercrossings at New York and Texas Street to increase comfort and safety for all modes of travel.
- 4-A.116** Ensure safe railway crossings at Tennessee Street, Texas Street, and New York Street for bicyclists and pedestrians.
- 4-A.117** Maintain single-family residential neighborhoods designated as low- and low medium-density residential in the General Plan within the TVOZ. Transition higher density housing when adjacent to these neighborhoods.

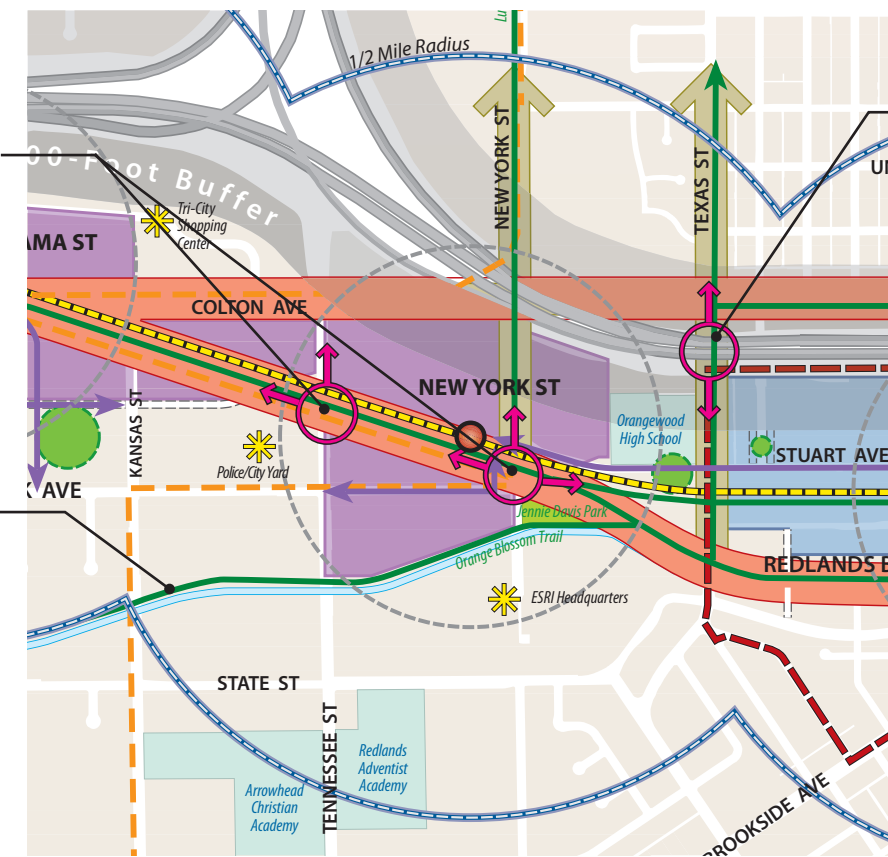
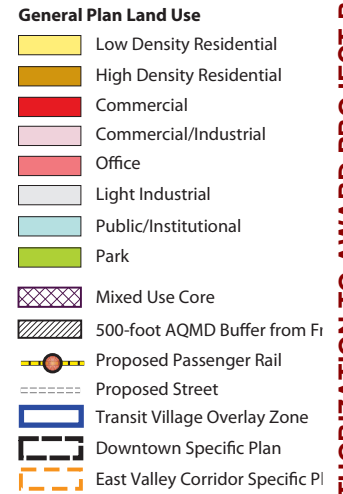
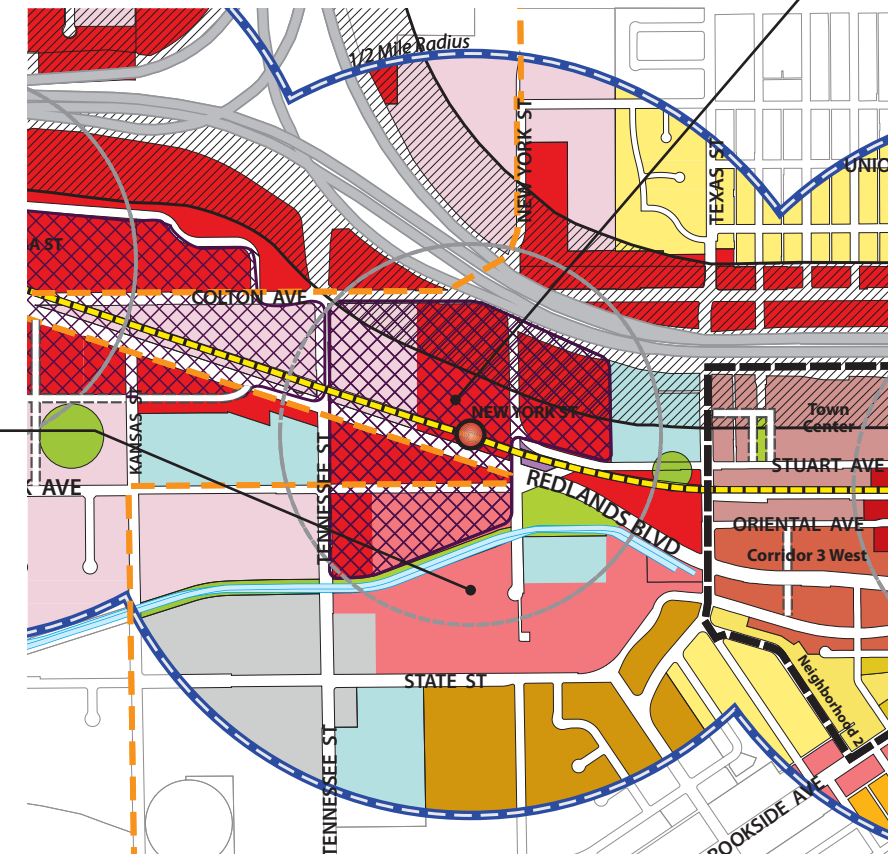
The Mixed Use Core would be primarily office, retail and potential for housing. **A.13.a**



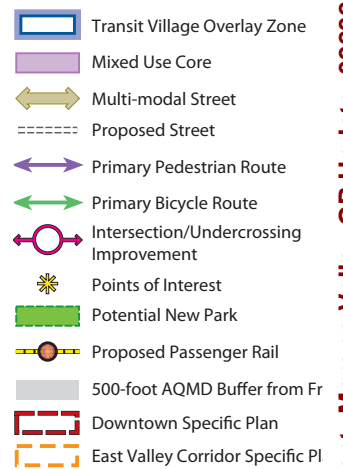
The Transit Village will expand on existing employment activity.



The Orange Blossom Trail would be one of the two major bicycle routes connecting the Transit Villages.



Undercrossing improvement and a new bicycle route at Texas street would facilitate north-south accessibility.





## Downtown Redlands Transit Village

### *A vital town center with abundant amenities*

The Downtown Redlands Transit Village would center around the historic Santa Fe Depot on Orange Street. The Transit Village would include the planning area for the Draft Downtown Specific Plan (DTSP). Currently (2016), the area around the station contains commercial and office uses throughout the center, residential and industrial uses along the edges, and public uses in the south at the Civic Center. The State Street district and Orange Street commercial corridors, Smiley Park, Redlands Mall, and a commercial corridor along Colton Avenue are all within a half mile of the proposed station.

The Strategy for the Downtown Transit Village follows the vision of the DTSP, which would create a cohesive town center with abundant amenities and pedestrian-oriented streets. The DTSP seeks to encourage a mix of uses to promote economic vitality, create a pedestrian-oriented environment, maintain a distinctive character based on the city’s historical elements, and enhance the civic realm through vibrant streetscapes. Near the station, the DTSP designates a combination of Town Center and key corridor zones

– areas that would generally accommodate mixed-use development at higher densities and intensities. The DTSP also identifies the State Street District as the pedestrian-oriented “heart” of Redlands. Refer to the DTSP for more in-depth information.

Uses in the Transit Village would include specialty retail, services, dining, entertainment, arts, and residential. The Transit Village would celebrate the historical aspects of the area, including the city’s citrus heritage, encouraging the redevelopment of the citrus packing house as a destination for visitors. The Transit Village would serve the cultural needs of both residents and visitors, increasing the accessibility of destinations such as the A.K. Smiley Library, Lincoln Memorial Shrine, the Redlands Bowl, and arts venues such as theaters and galleries.

Circulation improvements would enhance connections between Downtown and the neighborhood of Lugonia north of I-10 – particularly to the commercial area along Colton and Orange Streets. Additionally, a small mixed-use area is proposed at Colton Avenue and Orange Street to create an activity center and continuity across the freeway.



*The Mutual Orange Distributor (MOD) Packinghouse will be renovated into a dining destination.*

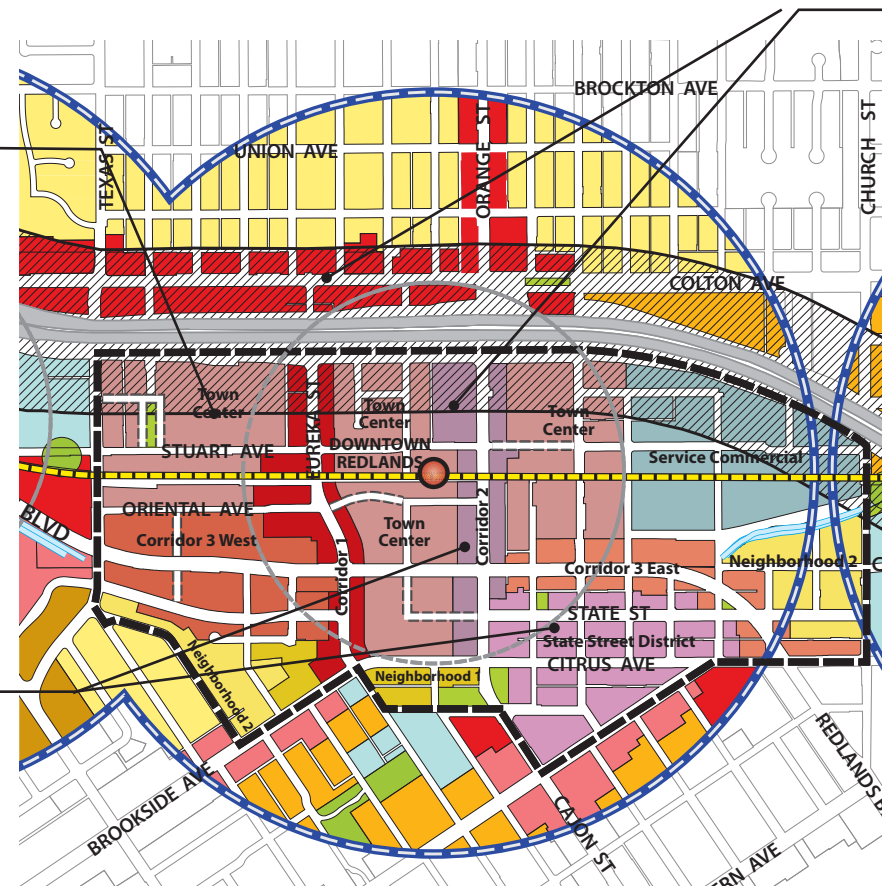
### Actions

- 4-A.118** Complete and implement an update of the Downtown Specific Plan to create a cohesive town center with amenities and pedestrian-oriented streets.
- 4-A.119** Encourage a centrally-located mix of uses to promote activity and economic vitality.
- 4-A.120** Maintain a distinctive character that builds on Downtown’s many historic features and its citrus heritage
- 4-A.121** Promote the reuse of citrus packing houses, historic warehouses, and other historic commercial buildings to create a destination for residents and tourists.
- 4-A.122** Ensure accessibility within the Transit Village to arts and cultural venues and programming.
- 4-A.123** Provide streetscape improvements along the major corridors of Colton Avenue, Texas Street, and Redlands Boulevard to enhance comfort and safety for all modes of travel and increase accessibility to and from surrounding areas.
- 4-A.124** Establish boulevards along Orange Street, Colton Avenue, and Redlands Boulevard with pedestrian-oriented streetscape improvements and ground-floor active uses.
- 4-A.125** Strengthen pedestrian and bicycle circulation routes within Downtown and to and from adjacent neighborhoods.
- 4-A.126** Implement bicycle route improvements that provide strong east-west and north-south connections. Routes would include the Orange Blossom Trail, the Mission Creek Zanja Trail, and routes on Colton Avenue, Orange Street, and Citrus Avenue.
- 4-A.127** Improve the I-10 undercrossing at Eureka Street, Orange Street, and 6th Street to increase comfort and safety for all modes of travel and enhance north-south circulation.
- 4-A.128** Maintain single-family residential neighborhoods designated as low- and low medium-density residential in the General Plan within the TVOZ. Transition higher density housing when adjacent to these neighborhoods.

The Town Center, augmenting the central core area of Downtown, will feature commercial and mixed-use buildings with continuous facades.



A simple "main street" configuration can be seen in the Corridor 2 and State Street zones.



South of I-10, land uses would follow the DTSP. North of I-10, principal land uses include Mixed Use and commercial.

**Draft Downtown Specific Plan Land Use**

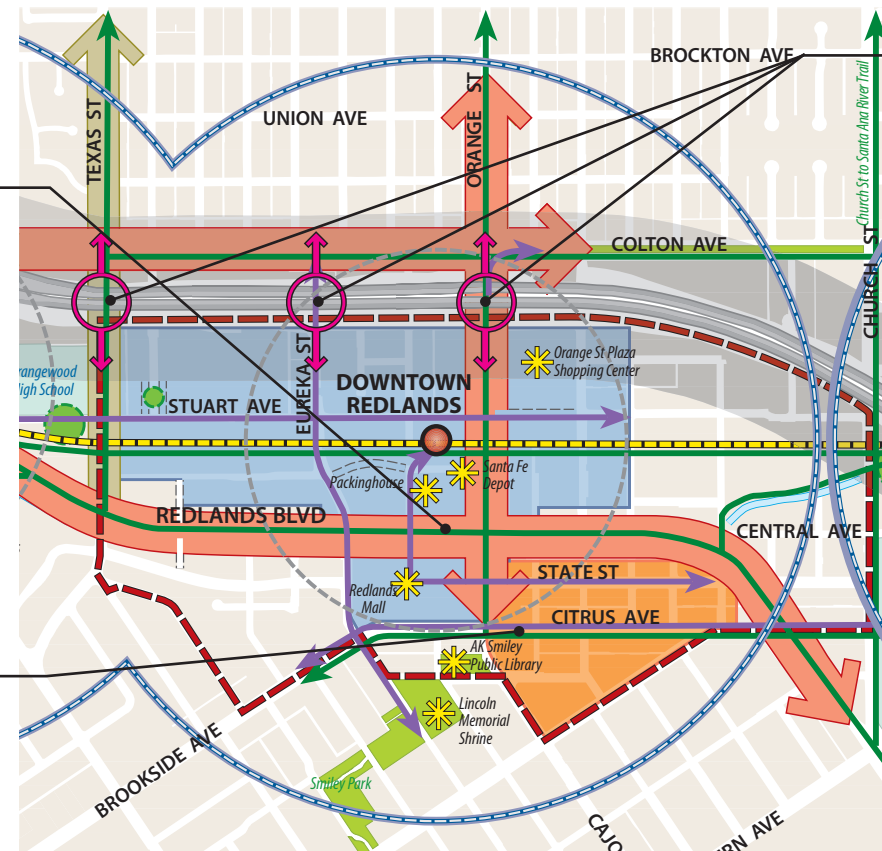
- Town Center
  - Corridor 1
  - Corridor 2
  - Corridor 3 West
  - Corridor 3 East
  - State Street District
  - Neighborhood 1
  - Neighborhood 2
  - Service Commercial
  - Public Open Space
- General Plan Land Use**
- Low Density Residential
  - Medium Density Residential
  - Commercial
- Other Symbols:**
- 500-foot AQMD Buffer from Freeway
  - Proposed Passenger Rail
  - Proposed Street
  - Transit Village Overlay Zone
  - Downtown Specific Plan



Redlands Boulevard would remain a key roadway through Downtown with calmed vehicular traffic.



The DTSP seeks to leverage the existing historic character of State Street.



Undercrossing enhancements along I-10 will strengthen the connection between the Lugonia neighborhood and Downtown.

- Transit Village Overlay Zone
- Mixed Use Core
- Multi-modal Street
- Proposed Street
- Primary Pedestrian Route
- Primary Bicycle Route
- Intersection/Undercrossing Improvement
- Points of Interest
- Potential New Park
- Proposed Passenger Rail
- 500-foot AQMD Buffer from Freeway
- Downtown Specific Plan
- East Valley Corridor Specific Plan



Redlands displays its citrus heritage along Orange Street, the heart of the Downtown Transit Village.

# University of Redlands Transit Village

**A primarily residential neighborhood related to the University, with retail, restaurants, and cafes**

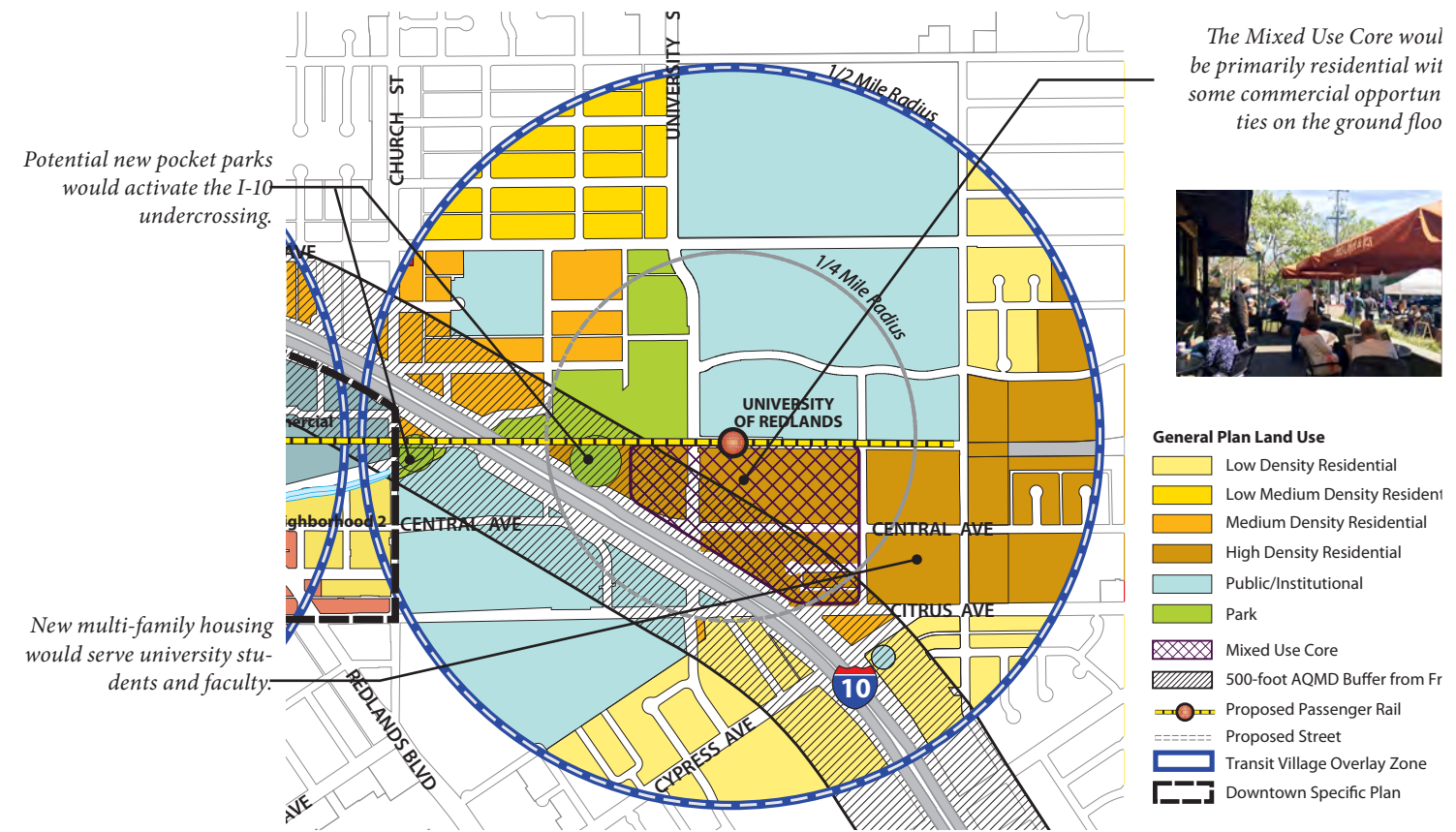
The University of Redlands Transit Village would be located near Park Avenue and University Street. Currently, the area is dominated by the University of Redlands and residential uses, with single-family homes in the north and multi-family homes in the south. Sylvan Park, Redlands High School, and Franklin Elementary area also located in this area, within half a mile of the transit station.

The strategy envisions this Transit Village as a primarily residential neighborhood related to the University, with retail, restaurants, and cafes to serve residents, students, and university staff. The core of the Transit Village would be a mixed-use area focusing on providing multi-family housing opportunities as well as the potential for ground-floor commercial and professional service uses. Additionally, the Mixed Use Core and TVOZ would offer potential for the expansion of university activities.

Other improvements would include parks and trails, such as those proposed as part of the Mill Creek Zanja Trail plan. Pedestrian and bicycle circulation would be improved to allow safe and convenient movement between homes, the University, the nearby high school, parks, and Downtown. Primary pedestrian routes would follow University Street, Citrus Avenue, and Cook Street. Primary bicycle routes would include the Mill Creek Zanja Trail, the Orange Blossom Trail, and routes along University Street and Citrus Avenue. Undercrossing enhancements at I-10 along the Mill Creek Zanja and University Street would improve the safety and comfort of pedestrians and cyclists.

## Actions

- 4-A.129** Provide more multi-family housing for university students, staff, and other members of the community in the Mixed Use Core and adjacent residential areas.
- 4-A.130** Create opportunities for ground-floor commercial uses, such as restaurants and cafes, retail, and professional services to serve university students, staff, and neighborhood residents in the Mixed Use Core.
- 4-A.131** Promote pedestrian circulation between the station, homes, schools, and parks, with primary routes along multi-purpose trails (the Orange Blossom and Mill Creek Zanja trails), Citrus Avenue, and University Street.
- 4-A.132** Implement bicycle route improvements that enhance circulation between the station, homes, schools, and parks and provide connections to Downtown. Routes would include the Orange Blossom Trail, the Mill Creek Zanja Trail, and routes on Citrus Avenue, University Street, and Colton Avenue.
- 4-A.133** Improve the I-10 undercrossing at Sylvan Boulevard to allow safe trail connections along the Mill Creek Zanja
- 4-A.134** Improve the I-10 undercrossings at University Street and Citrus Avenue to allow safe and comfortable access for vehicles, pedestrians, and cyclists.
- 4-A.135** Establish a boulevard along University Street from I-10 to Colton Avenue.
- 4-A.136** Maintain single-family residential neighborhoods designated as low- and low medium-density residential in the General Plan within the TVOZ. Transition higher density housing when adjacent to these neighborhoods.



Attachment: Moreno Valley GP Update\_09232019\_Proposal and Scope (3743 : AUTHORIZATION TO AWARD PROJECT-RELATED SERVICES

## 4.6 REDLANDS AIRPORT

The Redlands Municipal Airport is located in the northern region of the city, north of San Bernardino Avenue and west of Opal Avenue. It is located roughly two miles from Downtown Redlands. It is a general aviation airport owned and operated by the City of Redlands, and covers approximately 170 acres. In 2007, the City of Redlands developed the Redlands Municipal Airport Master Plan in order to preserve investment in the airport, reflect community needs, attract airport tenants and users, preserve the environment, strengthen the economy, and ensure safety. For more information about airport hazards and compatibility, see Chapter 7.4.

### POLICIES

#### Principles

- 4-P.53** Retain and enhance Redlands Municipal Airport as a distinctive asset of the community.
- 4-P.54** Develop Redlands Municipal Airport to meet the general aviation needs of the Planning Area based on capabilities of the existing runway.
- 4-P.55** Maintain compatibility of development with airport operations in the area surrounding the airport.

#### Actions

- 4-A.137** Utilize the Redlands Municipal Airport Master Plan in planning for the growth and expansion of the airport and facilities.
- 4-A.138** Periodically update the Airport Land Use Compatibility Plan.
- 4-A.139** Regulate land uses within safety and noise compatibility zones in accordance with the Airport Land Use Compatibility Plan.
- 4-A.140** Review the Comprehensive Airport Land Use Plan (CALUP) prepared for Redlands Municipal Airport to ensure conformity between the CALUP and the General Plan.
- 4-A.141** Require use of aircraft noise abatement procedures for departures of aircraft.
- 4-A.142** Limit land use within the projected CNEL 60 dB contour to agriculture, open space, golf course, and light industry.

- 4-A.143** Require dedication of an aviation easement as a condition of development approval for projects within one mile of the 65 dB CNEL contour.

*Continuation of this policy alerts buyers to the proximity of the airport and protects the City from possible attempts to limit airport use.*

- 4-A.144** Invest in upgrading the physical appearance of Redlands Municipal Airport so that it is attractive to business and recreational travelers.



Photo Credit: Dustin Brock

## 4.7 PUBLIC FACILITIES

For policies related to parks and recreation, see Healthy Community.

### Water Supply and Treatment

#### Local Water Supply

The Redlands Planning Area domestic water sources consist of both surface (about 50 percent of total supply) and groundwater (about 50 percent of total supply). The City is entitled to surface water from both Mill Creek and the Santa Ana River. Mill Creek water is treated at the Henry Tate Water Treatment Plant, located northeast of the city. Water then flows by gravity from the Tate Treatment Plant to the City’s distribution system. Santa Ana River water is treated at the Horace Hinckley Surface Water Treatment Plant, located northeast of the City.

#### Imported Water

Imported State Water Project (SWP) water is available to the Planning Area. The San Bernardino Valley Municipal Water District (SBVMWD) has an entitlement of about 102,600 acre feet a year of SWP water. The City of Redlands may purchase SWP water, which is conveyed eastward to the Planning Area via the 17-mile Foothill Pipeline. SWP water is treated at the City’s Hinckley Plant or infrequently the Tate Treatment Plant.

#### Groundwater

The City of Redlands uses 18 wells that pump directly into the system or into reservoirs. All of these wells are adequately separated from sewerage facilities and are free from serious flooding hazard. Although

the City’s domestic water wells constitute about 50 percent of the water supply, some of the wells require treatment. Because of contamination, the City has wells that are not used for domestic purposes and are instead used for irrigation. It is anticipated that the contaminant levels will not decrease for many years due to the slow movement of water through the basin. However, non-treated nitrate-contaminated water not suitable for human consumption can be used for irrigation (non-potable system). The source of this contamination is typically due to agricultural nitrates, and would require costly treatment if the wells were to be used for domestic purposes.

#### Water Infrastructure

Redlands operates two surface water treatment plants and uses 15 wells, 37 booster pumps, 18 reservoirs, and 400 miles of transmission and distribution lines to provide water to its customers. Of this infrastructure, one booster station is used for non-potable water. The capacity of the City’s 18 reservoirs is a total of 54.45 million gallons. Additionally, there are 30 miles of existing non-potable water pipeline and one non-potable reservoir planned for construction. Redlands owns other facilities that are currently not in use due to age, contamination, or other factors.

#### Recycled Water

Currently, the City produces recycled water capable of being used for irrigation and industrial uses. The City’s wastewater treatment plant (WWTP) has the capability of treating to a tertiary level of 7.2 million gallons of wastewater each day, which is greater than the average flow of approximately 5.6 million gallons per day. Currently, the City supplies recycled water to the Southern California Edison Company (SCE) that is used for cooling water at its Mountain View Power Plant (MVP), to the City landfill for the purpose of dust control, and to businesses in the northwest portion of the City service area for irrigation purposes.

**TABLE 4-1: CURRENT WATER USAGE (2015)**

Land Use	Percentage of Total Water Accounts	Number of Accounts	Total Potable Usage (afy)	Total Reclaimed Usage (afy)	Total Usage (afy)
Single-Family Residential	47%	11,362	11,653	0	11,653
Multi-Family Residential	12%	2,774	2,853	0	2,853
Commercial/Industrial	8%	2,002	2,055	0	2,055
Institutional/Governmental	5%	1,279	1,308	0	1,308
Agricultural	1%	169	182	0	182
Other	1%	1,383	340	0	340
Irrigation (Potable)	7%	1,568	1,614	0	1,614
Institutional/Governmental (Non Potable)	0%	96	0	94	94
Irrigation (Non Potable - well only)	5%	1,158	0	1,191	1,191
Irrigation (Non Potable - recycled from WWTS)	7%	1,640	0	1,692	1,692
Mountain View Power Station	7%	1	0	1,756	1,756
<b>TOTAL</b>	<b>100%</b>	<b>23,432</b>	<b>20,005</b>	<b>4,733</b>	<b>24,738</b>

Source: City of Redlands MUED, 2016.

**TABLE 4-4: HISTORIC AND PROJECTED USAGE (POTABLE WATER)**

Year	Average Total Usage
2005	28,615
2010	26,107
2014	27,172
2015	20,005
2020 (projected)	27,986
2025 (projected)	28,762
2030 (projected)	29,538

Source: City of Redlands MUED, 2016.

## Wastewater

Most wastewater generated by sewered development within the Planning Area is treated at the City's wastewater treatment plant (WWTP) on the south side of the Santa Ana River wash at Nevada Street. Average flow is about 5.6 mgd. Secondary treatment capacity is about 9.5 mgd, which will allow for anticipated growth of the City over the next 20 years.

## Solid Waste

For policies on Waste Reduction and Recycling, see Chapter 8: Sustainable City.

Waste collection services are provided by the City of Redlands for areas within city limits. The City's Quality of Life Department provides residential waste collection, green waste collection for yard waste, and curbside recycling. Hazardous and electronic waste is managed by the Redlands Fire Department, which operates a household hazardous and electronic waste disposal site on a weekly basis. Solid waste from Redlands is primarily disposed of at the California Street Landfill operated by the Quality of Life Department and the San Timoteo Sanitary Landfill operated by the County, both within the city limits. With continued recycling efforts, there is enough capacity at the landfill to accommodate growth for the next 20 years and beyond.



The Crafton Hills Reservoir stores treated water for future use.

## POLICIES

### Principles

- 4-P.56** Ensure that public facilities and services are provided in a timely manner to adequately serve new and existing development.
- 4-P.57** Provide for the equitable distribution of public facilities and amenities, such as sidewalks, street lighting, and parks throughout Redlands.
- 4-P.58** Coordinate with the Redlands Unified School District to ensure that facilities and services are provided at a high quality and consistent with the population's needs.

### Actions

- 4-A.145** Coordinate future development with the City's Capital Improvement Program to ensure adequate funding and planning for needed public services and facilities.
- 4-A.146** Encourage the development of programs that enable concurrent provision of necessary public services and facilities prior to the approval of development projects that would require those services.
- 4-A.147** Encourage the undergrounding of utilities for all new development.
- 4-A.148** Ensure that all utilities and public facilities are designed and constructed to preserve and enhance the perceived

natural and historic character of the area, particularly on hillsides and in the canyon areas.

- 4-A.149** Continue to closely monitor the projected life of the City's landfill. Ensure advance planning for its replacement or for alternative disposal methods before the landfill's end of life.

## 4.8 PUBLIC SAFETY

### Police

Public safety services in Redlands are provided by the Redlands Police Department. The main police station is located at 1270 West Park Avenue, with four other divisions located citywide. In 2015, the Department had an average response time of 6.5 minutes for police services and a service ratio of 1.1 officers per 1,000 residents. Although there are no industry standards for response time to emergency calls, according to the Redlands Police Department, a response time of 4.5 minutes is desirable in a city of this size. Police Stations are shown in Figure 4-9.

The Police Department operates an approximately 12,000-square foot animal shelter at 504 Kansas Street that was constructed in 1978. The existing Animal Control facility consists of 33 regular dog kennels, two dog play yards, three adoption meet-and-greet areas, one dog agility center, 75 small animal (e.g. cat) cages, and one cat adoption and play area. A new addition to the facility is an Isolation and Care room that consists of 12 small animal cages. Animal Control is responsible for reducing the incidence of rabies and other animal-borne diseases, reducing the number of animal bites, and minimizing the number of unwanted and lost pets. Toward that end, animal services staff enforce a number of State and local laws concerning the care and treatment of animals.



The Redlands Police Department has five divisions citywide.

### Fire

The City of Redlands is served by the Redlands Fire Department, and unincorporated portions of the Planning Area are served by the San Bernardino County Fire Department and CAL FIRE. Adjacent National Forest lands are served by the U.S. Forest Service. The City of Redlands has four stations, and most of Redlands can be reached by the Fire Department within a four-minute response time. The majority of Redlands is well-served by the four Redlands Fire Stations, while the outer edges of the Planning Area may receive faster response times from surrounding jurisdictions. See Chapter 7 for further information about fire hazards.

### Residents and Safety

Maintaining public safety is not only the responsibility of the Redlands Police and Fire departments, but a community-wide effort. Recently, the Police and Fire departments have implemented advanced initiatives to encourage residents to become involved with public safety programming. Neighborhood Watch programs, for instance, allow residents to take ownership over personal safety. Instilling a sense of neighborhood pride can deter crime and make Redlands a safer place to live.

There is need for a new Safety Hall to replace the existing facilities housing Police and Fire administrative services. The current facilities are outdated, limited in available space, and no longer adequate for modern public safety services. The City has begun the search for a new site for a modern Safety Hall to serve both the Police and Fire departments.

## POLICIES

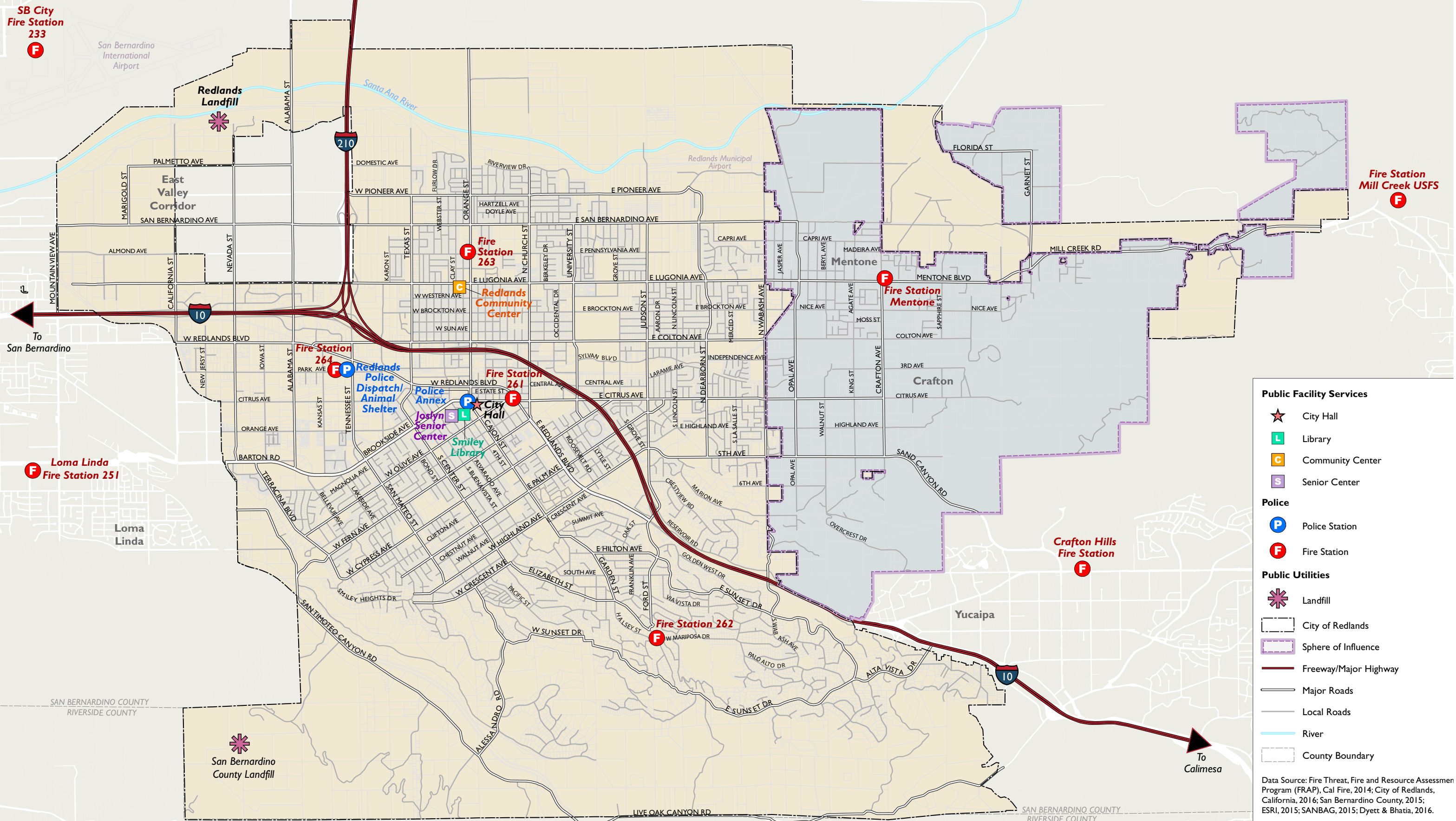
### Principles

- 4-P.59** Ensure a safe community.
- 4-P.60** Locate police and fire resources where they can best serve the community.
- 4-P.61** Support community partnership and community based policing strategies to enhance the relationship between the Redlands Police Department and neighborhoods throughout the city.

### Actions

- 4-A.150** Ensure that the Police and Fire departments have modern facilities and equipment needed to perform their duties.
- 4-A.151** Support and expand neighborhood watch organizations to assist the police in deterring crime.
- 4-A.152** Continue to enact mutual aid agreements with neighboring police and fire jurisdictions as well as state agencies.
- 4-A.153** Encourage the use of police substations throughout the city to increase the police presence in the neighborhoods.
- 4-A.154** Include the Police and Fire departments in the review of new developments to provide feedback on building and site design safety.

Figure 4-9: Public Facilities



**Public Facility Services**

- ★ City Hall
- L Library
- C Community Center
- S Senior Center

**Police**

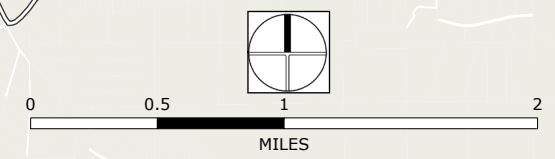
- P Police Station
- F Fire Station

**Public Utilities**

- \* Landfill
- City of Redlands
- Sphere of Influence
- Freeway/Major Highway
- Major Roads
- Local Roads
- River
- County Boundary

Data Source: Fire Threat, Fire and Resource Assessment Program (FRAP), Cal Fire, 2014; City of Redlands, California, 2016; San Bernardino County, 2015; ESRI, 2015; SANBAG, 2015; Dyett & Bhatia, 2016.

Attachment: Moreno Valley GP Update\_09232019\_Proposal and Scope (3743 : AUTHORIZATION TO AWARD PROJECT-RELATED SERVICES





## 4.9 EDUCATION

The Redlands Unified School District (RUSD) serves Redlands and the surrounding communities of Mentone and Crafton in the Planning Area, as well as Loma Linda and the eastern portion of Highland. The district has received some of the highest awards granted by the State of California for excellence in education. It features a total enrollment of nearly 21,000 students. There are nine elementary, four middle, and five public high schools in the City of Redlands. The school district has long been challenged by population growth, and a new high school, Citrus Valley High School, was completed as recently as 2008 to accommodate this growth.

As of 2013, about 38 percent of Redlands residents aged 25 and older held a bachelor’s degree or higher (compared to 19 percent countywide), and 17 percent held graduate or professional degrees. 90 percent of residents are high school graduates.

As buildout of the General Plan occurs, the RUSD will need to continually assess whether additional school facilities are needed. Should a new school facility be required, the City and RUSD will need to ensure the facility undergoes environmental review, and responds to current student needs and future demographic trends.

**TABLE 4-5: EDUCATIONAL ATTAINMENT IN REDLANDS AND SAN BERNARDINO COUNTY, 2013**

Education Received	Redlands		San Bernardino County
	People <sup>2</sup>	Percent	Percent
Less than 9th Grade	1,985	4.4%	10.0%
9th-12th Grade, no diploma	2,447	5.5%	11.7%
High School Graduate	8,231	18.5%	26.1%
Some College, No Degree	11,123	25.0%	25.3%
Associate’s Degree	3,693	8.3%	8.1%
Bachelor’s Degree	9,388	21.1%	12.2%
Graduate/Professional Degree <sup>1</sup>	7,608	17.1%	6.5%
Total, Age 25 and Older	44,492	100.0%	100.0%
High School Graduate or Higher	40,087	90.1%	78.2%
Bachelor’s Degree or Higher	16,996	38.2%	18.7%

**Notes:**

1. The 2000 Census did not report Graduate/Professional degrees separately; only “Bachelor’s Degree or Higher” was reported.
2. The total sum of the “People” columns (per year) does not equate to the “Total, Age 25 And Older” row because there is a 0.1% difference in the total of percentages.

Sources: City of Redlands, 2015; Dyett & Bhatia, 2015.



## POLICIES

### Principles

**4-P.62** Locate and design schools as contributors to neighborhood identity and pride.

### Actions

**4-A.155** Maintain a continuous exchange of information between the City, the University of Redlands, the Redlands Unified School District, and community colleges on school needs and candidate sites.

**4-A.156** Continue to assist Redlands Unified School District on enrollment projections.

**4-A.157** Encourage joint use of school facilities for neighborhood recreation.

**4-A.158** Plan for adjoining school/park sites where both facilities are needed to serve the same area and space is available.



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# 6

## COST PROPOSAL

The guaranteed maximum fee for our proposed scope of work identified in our proposal for the project is \$1,498,500; this fee will not be exceeded provided there are no changes in the Scope of Services. Additionally, we recommend allocation of a contingency fee equivalent to 10 percent of the total budget.

The Tables on the following pages show detailed hours and budget by task and sub-task for all team members. Two tables are shown: one for hours and one for fees. Fees include all personnel costs, sub-contractors' costs, and direct costs, and delivery of products identified in the Scope of Services. Direct costs include travel and related costs (meals, lodging, etc.), data gathering (such as traffic counts and noise measurements), workshop materials printing, and printing of copies of documents specified in the RFP.

Our cost proposal is based on the following assumptions:

- **Meeting Attendance.** The budget assumes attendance at meetings as shown in the Chapter 5. Meetings with City Staff will occur as needed throughout the planning process, during Consultant's visit to Moreno Valley for other meetings, or over the phone. All meetings are assumed to be attended by D&B, except for specific EIR meetings that will be led by RECON. Other sub-consultant attendance as noted or as required. Costs of additional meeting attendance would be on a time and materials basis if requested; such costs are not included within the guaranteed maximum fee.
- **Consolidated Comments and Direction.** Unless otherwise noted in Chapter 5, City staff will provide a single set of consolidated, non-conflicting comments on the review drafts of all documents. Unless otherwise specified, each product will be finalized following one round of staff review; additional iterations and reviews will be considered additional service.
- **Presentations, Agendas, Meetings Summaries.** VMA or D&B will prepare agendas, handouts, presentations, and meeting summaries for all public meetings. VMA or D&B will also prepare agendas and presentations for all decision-maker meetings that we attend. As decision-maker meetings are structured around review of products, these products would be forwarded to City staff in advance of the meetings. We assume that City staff will be responsible for staff reports.
- **Electronic files.** Electronic files of all documents will be provided in PDF and Word via email or file transfer service. PDFs will be provided in high-resolution print format and lower-resolution web-compatible format, as appropriate. D&B will also provide native electronic files of all documents created by the consultant team upon completion of the project – these may be in Word or for graphic-intensive documents, in Adobe InDesign. Maps will be provided in Illustrator or ArcGIS format, depending on native format.
- **Printed Documents.** The consultant team will assume responsibility for printed documents as specified below and/or in Chapter 5. Unless otherwise specified, only electronic copies of documents

will be provided. Our budget includes costs for printing workshop/meeting materials (e.g. large format maps, handouts, etc.). We will also provide printed copies of draft and final products as specified in the RFP and described in Chapter 5. Additional printed copies of any other product can be provided for additional cost.

- **Travel Expenses and Other Direct Costs.** The budget includes direct costs related to the project, including travel expenses, in-house printing costs, and other similar reimbursable items. These will be billed at cost (i.e., without any mark-up).
- **Reallocation by Task/Sub-consultant.** Dyett & Bhatia reserves the right to reallocate budget by task or consultant team member, provided the overall project budget is not affected.
- **Final EIR Effort.** Because the effort to prepare the Final EIR (Response to Comments on the Draft EIR) is not predictable in advance, our budget assumes that 90 hours of consultant time. In our experience, this will be sufficient for a project of the scale of the Moreno Valley Comprehensive General Plan Update and Climate Action Plan.
- **EIR Filing Fees.** The City will be responsible for paying all EIR filing fees; these are not included in the budget.
- **Increased Costs Due to Delay and Suspension.** Should the project extend beyond May of 2021, for no fault of consultant, the budget for remaining work would be adjusted to account for change in costs/billing rates (based on change in the San Francisco CPI). Should the project be suspended for longer than three months for no fault of consultant, the City and consultant will confer if additional re-start costs are necessary.

# 7

## ADDITIONS & EXCEPTIONS TO THE RFP

The Consultant Team has no requested additions or exceptions to the sample agreement for consulting services provided in the RFP.

PROPOSAL FOR CITY OF MORENO VALLEY

Moreno Valley Comprehensive General Plan Update and EIR

HOURS BY TASK

September 17, 2019

	Task 1	Task 2	Task 3	Task 4	Task 5	Task 6	Task 7	Task 8	Task 9	TOTAL
	Project Initiation and Ongoing Project Management	Vision and Issue Identification	Existing Conditions Analysis, Trends, and Opportunities Assessment	Alternatives Exploration	Preferred Plan and Key Goals	Draft General Plan Update	Climate Action Plan	Environmental Impact Report	Final General Plan and Hearings	
<b>Dyett &amp; Bhatia</b>										
Andrew Hill, Principal	180	79	98	92	64	220	40	32	32	837
Rajeev Bhatia, Principal	48	30	24	18	18	48	8			194
Senior Associate	32	27	148	84	80	148	8		30	557
Associate	98	105	200	124	120	424	120	40	40	1271
Planner/Urban Designer	24	72	248	148	110	556	325	80	64	1627
GIS Specialist	64	40	72	92	48	148	48	32	16	560
Project Assistant/Graphic Designer	16	57	56	48	40	98	32	16	32	395
<b>Sub-Total</b>	<b>462</b>	<b>410</b>	<b>846</b>	<b>606</b>	<b>480</b>	<b>1642</b>	<b>581</b>	<b>200</b>	<b>214</b>	<b>5441</b>
<b>Recon Environmental</b>										
Principal	2			4				20		26
Environmental Project Director	4			16				311		331
Senior Environmental Planner	4			12				294		310
Associate Environmental Planner				5				145		150
Principal Biologist				5				35		40
Associate Biologist								86		86
Assistant Biologist								30		30
Cultural Env. Project Director								41		41
Cultural Associate								76		76
Senior Air Quality/GHG Specialist								66		66
Associate Air Quality/GHG Specialist								88		88
Assistant Environmental Planner								216		216
Associate Noise Specialist								54		54
Senior Noise Specialist								56		56
GIS Specialist								128		128
Production Supervisor								86		86
Resource Monitor I								34		34
<b>Sub-Total</b>	<b>10</b>	<b>0</b>	<b>0</b>	<b>42</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>1766</b>	<b>0</b>	<b>1818</b>
<b>Fehr &amp; Peers</b>										
Principal	12		24	24		60		8	12	140
Associate	12		39	27		80		50	12	220
Transportation Planner			99	99		104		60		362
GIS / Support	2		48	16		48		40	2	156
<b>Sub-Total</b>	<b>26</b>	<b>0</b>	<b>210</b>	<b>166</b>	<b>0</b>	<b>292</b>	<b>0</b>	<b>158</b>	<b>26</b>	<b>878</b>
<b>Keyser Marston</b>										
Senior Principal	8		26	68		16	12			130
Senior Associate	4		44	44		32	24			148
Senior Analyst	2		76	26						104
<b>Sub-Total</b>	<b>14</b>	<b>0</b>	<b>146</b>	<b>138</b>	<b>0</b>	<b>48</b>	<b>36</b>	<b>0</b>	<b>0</b>	<b>382</b>
<b>VMA Communications</b>										
Valerie Martinez, Principal	1	20		12		2				35
Senior Associate	4	61		21		36				122
Associate		134		36		56				226
Graphic Designer		55		15		30				100
<b>Sub-Total</b>	<b>5</b>	<b>270</b>	<b>0</b>	<b>84</b>	<b>0</b>	<b>124</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>483</b>
<b>TKE Engineering</b>										
Principal in Charge	12		4	4						20
Project Manager	24		36	24						84
Associate Engineer										0
Assistant Engineer	8		88	48						144
AutoCAD Technician			48	36						84
Clerical	8		16	8						32
<b>Sub-Total</b>	<b>52</b>	<b>0</b>	<b>192</b>	<b>120</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>364</b>
<b>Urban Field Studio</b>										
Frank Fuller, Principal			8	4	4	16				32
Jane Lin, Principal/Project Manager	8		16	32	24	80			8	168
<b>Sub-Total</b>	<b>8</b>	<b>0</b>	<b>24</b>	<b>36</b>	<b>28</b>	<b>96</b>	<b>0</b>	<b>0</b>	<b>8</b>	<b>200</b>
<b>TOTAL HOURS</b>	<b>577</b>	<b>680</b>	<b>1418</b>	<b>1192</b>	<b>508</b>	<b>2202</b>	<b>617</b>	<b>2124</b>	<b>248</b>	<b>9566</b>

Attachment: Moreno Valley GP Update\_09232019 cost proposal (3743 : AUTHORIZATION TO AWARD PROJECT-RELATED SERVICES

**Moreno Valley Comprehensive General Plan Update and EIR**

**BUDGET BY TASK**

September 17, 2019

	Hourly Rate	Task 1 Project Initiation and Ongoing Project Management	Task 2 Vision and Issue Identification	Task 3 Existing Conditions Analysis, Trends, and Opportunities Assessment	Task 4 Alternatives Exploration	Task 5 Preferred Plan and Key Goals	Task 6 Draft General Plan Update	Task 7 Climate Action Plan	Task 8 Environmental Impact Report	Task 9 Final General Plan and Hearings	TOTAL
<b>Dyett &amp; Bhatia</b>											
Andrew Hill, Principal	\$220	\$39,600.00	\$17,380.00	\$21,560.00	\$20,240.00	\$14,080.00	\$48,400.00	\$8,800.00	\$7,040.00	\$7,040.00	\$184,140.00
Rajeev Bhatia, Principal	240	11,520.00	7,200.00	5,760.00	4,320.00	4,320.00	11,520.00	1,920.00	0.00	0.00	46,560.00
Senior Associate	160	7,680.00	4,800.00	3,840.00	2,880.00	2,880.00	7,680.00	1,280.00	0.00	0.00	31,040.00
Associate	140	13,720.00	14,700.00	28,000.00	17,360.00	16,800.00	59,360.00	16,800.00	5,600.00	5,600.00	177,940.00
Planner/Urban Designer	125	3,000.00	9,000.00	31,000.00	18,500.00	13,750.00	69,500.00	40,625.00	10,000.00	8,000.00	203,375.00
GIS Specialist	125	8,000.00	5,000.00	9,000.00	11,500.00	6,000.00	18,500.00	6,000.00	4,000.00	2,000.00	70,000.00
Project Assistant/Graphic Designer	95	1,520.00	5,415.00	5,320.00	4,560.00	3,800.00	9,310.00	3,040.00	1,520.00	3,040.00	37,525.00
Direct Cost (printing)		60.00	120.00	2,400.00	1,870.00	3,650.00	3,650.00			8,700.00	20,450.00
Other Direct Cost (travel, delivery, etc)		1,600.00	7,200.00	1,200.00	1,800.00	1,800.00	2,800.00	800.00		2,400.00	19,600.00
<b>Sub-Total</b>		<b>\$86,700.00</b>	<b>\$70,815.00</b>	<b>\$108,080.00</b>	<b>\$83,030.00</b>	<b>\$67,080.00</b>	<b>\$230,720.00</b>	<b>\$79,265.00</b>	<b>\$28,160.00</b>	<b>\$36,780.00</b>	<b>\$790,630.00</b>
<b>Recon Environmental</b>											
Principal	\$218	\$436.00	\$0.00	\$0.00	\$872.00	\$0.00	\$0.00	\$0.00	\$4,360.00	\$0.00	\$5,668.00
Environmental Project Director	198	792.00	0.00	0.00	3,168.00	0.00	0.00	0.00	61,578.00	0.00	65,538.00
Senior Environmental Planner	177	708.00	0.00	0.00	2,124.00	0.00	0.00	0.00	52,038.00	0.00	54,870.00
Associate Environmental Planner	145	0.00	0.00	0.00	725.00	0.00	0.00	0.00	21,025.00	0.00	21,750.00
Principal Biology	218	0.00	0.00	0.00	1,090.00	0.00	0.00	0.00	7,630.00	0.00	8,720.00
Associate Biology	145	0.00	0.00	0.00	0.00	0.00	0.00	0.00	12,470.00	0.00	12,470.00
Assistant Biology	110	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3,300.00	0.00	3,300.00
Cultural Env. Project Director	198	0.00	0.00	0.00	0.00	0.00	0.00	0.00	8,118.00	0.00	8,118.00
Cultural Associate	218	0.00	0.00	0.00	0.00	0.00	0.00	0.00	16,568.00	0.00	16,568.00
Senior Air Quality/GHG Specialist	177	0.00	0.00	0.00	0.00	0.00	0.00	0.00	11,682.00	0.00	11,682.00
Associate Air Quality/GHG Specialist	145	0.00	0.00	0.00	0.00	0.00	0.00	0.00	12,760.00	0.00	12,760.00
Assistant Environmental Planner	110	0.00	0.00	0.00	0.00	0.00	0.00	0.00	23,760.00	0.00	23,760.00
Associate Noise Specialist	145	0.00	0.00	0.00	0.00	0.00	0.00	0.00	7,830.00	0.00	7,830.00
Senior Noise Specialist	177	0.00	0.00	0.00	0.00	0.00	0.00	0.00	9,912.00	0.00	9,912.00
GIS Specialist	120	0.00	0.00	0.00	0.00	0.00	0.00	0.00	15,360.00	0.00	15,360.00
Production Supervisor	100	0.00	0.00	0.00	0.00	0.00	0.00	0.00	8,600.00	0.00	8,600.00
Resource Monitor I	70	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,380.00	0.00	2,380.00
Direct Cost (record search, printing, mailing, travel etc.)									11,000.00		11,000.00
<b>Sub-Total</b>		<b>\$1,936.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$7,979.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$290,371.00</b>	<b>\$0.00</b>	<b>\$300,286.00</b>
<b>Fehr &amp; Peers</b>											
Principal	\$285	\$3,420.00	\$0.00	\$6,840.00	\$6,840.00	\$0.00	\$17,100.00	\$0.00	\$2,280.00	\$3,420.00	\$39,900.00
Associate	185	2,220.00	0.00	7,215.00	4,995.00	0.00	14,800.00	0.00	9,250.00	2,220.00	40,700.00
Transportation Planner	135	0.00	0.00	13,365.00	13,365.00	0.00	14,040.00	0.00	8,100.00	0.00	48,870.00
GIS / Support	130	260.00	0.00	6,240.00	2,080.00	0.00	6,240.00	0.00	5,200.00	260.00	20,280.00
Direct Cost: Traffic Counts				15,000.00							15,000.00
Other Direct Costs		545.00		1,704.50	1,114.00		2,609.00		1,241.50	545.00	7,759.00
<b>Sub-Total</b>		<b>\$6,445.00</b>	<b>\$0.00</b>	<b>\$50,364.50</b>	<b>\$28,394.00</b>	<b>\$0.00</b>	<b>\$54,789.00</b>	<b>\$0.00</b>	<b>\$26,071.50</b>	<b>\$6,445.00</b>	<b>\$172,509.00</b>
<b>Keyser Marston</b>											
Senior Principal	\$280	\$2,240.00	\$0.00	\$7,280.00	\$19,040.00	\$0.00	\$4,480.00	\$3,360.00	\$0.00	\$0.00	\$36,400.00
Senior Associate	188	750.00	0.00	8,250.00	8,250.00	0.00	6,000.00	4,500.00	0.00	0.00	27,750.00
Senior Analyst	150	300.00	0.00	11,400.00	3,900.00	0.00	0.00	0.00	0.00	0.00	15,600.00
Direct Cost											0.00
<b>Sub-Total</b>		<b>\$3,290.00</b>	<b>\$0.00</b>	<b>\$26,930.00</b>	<b>\$31,190.00</b>	<b>\$0.00</b>	<b>\$10,480.00</b>	<b>\$7,860.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$79,750.00</b>
<b>VMA Communications</b>											
Valerie Martinez, Principal	\$200	\$200.00	\$4,000.00	\$0.00	\$2,400.00	\$0.00	\$400.00	\$0.00	\$0.00	\$0.00	\$7,000.00
Senior Associate	150	600.00	9,150.00	0.00	3,150.00	0.00	5,400.00	0.00	0.00	0.00	18,300.00
Associate	85	0.00	11,390.00	0.00	3,060.00	0.00	4,760.00	0.00	0.00	0.00	19,210.00
Graphic Designer	115	0.00	6,325.00	0.00	1,725.00	0.00	3,450.00	0.00	0.00	0.00	11,500.00
Direct Cost			6,699.00		3,548.00		4,048.00				14,295.00
<b>Sub-Total</b>		<b>\$800.00</b>	<b>\$37,564.00</b>	<b>\$0.00</b>	<b>\$13,883.00</b>	<b>\$0.00</b>	<b>\$18,058.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$70,305.00</b>
<b>TKE Engineering</b>											
Principal in Charge	\$160	\$1,920.00	\$0.00	\$640.00	\$640.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$3,200.00
Project Manager	150	3,600.00	0.00	5,400.00	3,600.00	0.00	0.00	0.00	0.00	0.00	12,600.00
Associate Engineer	130	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Assistant Engineer	120	960.00	0.00	10,560.00	5,760.00	0.00	0.00	0.00	0.00	0.00	17,280.00
AutoCAD Technician	110	0.00	0.00	5,280.00	3,960.00	0.00	0.00	0.00	0.00	0.00	9,240.00
Clerical	75	600.00	0.00	1,200.00	600.00	0.00	0.00	0.00	0.00	0.00	2,400.00
Direct Cost											0.00
<b>Sub-Total</b>		<b>\$7,080.00</b>	<b>\$0.00</b>	<b>\$23,080.00</b>	<b>\$14,560.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$44,720.00</b>
<b>Urban Field Studio</b>											
Frank Fuller, Principal	235	\$0.00	\$0.00	\$1,880.00	\$940.00	\$940.00	\$3,760.00	\$0.00	\$0.00	\$0.00	\$7,520.00
Jane Lin, Principal/Project Manager	185	1,480.00	0.00	2,960.00	5,920.00	4,440.00	14,800.00	0.00	0.00	1,480.00	31,080.00
Direct Cost		300.00		400.00		600.00				400.00	1,700.00
<b>Sub-Total</b>		<b>\$1,780.00</b>	<b>\$0.00</b>	<b>\$5,240.00</b>	<b>\$6,860.00</b>	<b>\$5,980.00</b>	<b>\$18,560.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$1,880.00</b>	<b>\$40,300.00</b>
<b>TOTAL FEE</b>		<b>\$108,031.00</b>	<b>\$108,379.00</b>	<b>\$213,694.50</b>	<b>\$185,896.00</b>	<b>\$73,060.00</b>	<b>\$332,607.00</b>	<b>\$87,125.00</b>	<b>\$344,602.50</b>	<b>\$45,105.00</b>	<b>\$1,498,500.00</b>

Attachment: Moreno Valley GP Update\_09232019 cost proposal (3743 : AUTHORIZATION TO AWARD PROJECT-RELATED SERVICES



**REQUEST FOR PROPOSAL TO PREPARE  
A COMPREHENSIVE GENERAL PLAN UPDATE AND  
ENVIRONMENTAL IMPACT REPORT**

RFP # 2018- 007

City of Moreno Valley

Community Development Department/Planning Division

Issue Date:

June 28, 2019

Deadline for Submissions:

July 30, 2019

Attachment: Request for Proposals - General Plan update (3743 : AUTHORIZATION TO AWARD PROJECT-RELATED SERVICES AGREEMENT)

## A. Introduction

The City of Moreno Valley invites qualified firms to respond to this Request for Proposal (RFP) for the City's comprehensive General Plan Update. The City is seeking a professional team to assist with the preparation of a comprehensive revision to the City's General Plan and preparation of an associated Environmental Impact Report. The update of the General Plan will consist of a comprehensive update of the seven (7) state mandatory elements, including the Housing Element, which was most recently updated in 2014, and a new Environmental Justice Element. In addition, a new optional Economic Development Element will be added. The General Plan update is intended to present a vision and consider steps that can be taken to move towards that vision over the next twenty (20) year period. The following, extracted from Western City magazine, presents the objective well. "A General Plan is more likely to withstand pressure to change when it has been updated in a comprehensive way with public input and all the necessary environmental documents have been completed. Such a plan can work well for residents and community activists because they know what they want and have agreed to in terms of their collective vision for the future. When the public is engaged in the planning process and the updated General Plan reflects that, a win-win situation ensues. Not only does the community have a clear picture of its priorities, but developers also benefit from the certainty that community members are essentially on the same page. A solid, updated General Plan also helps entrepreneurs and business people better understand what the community wants. And when the baseline environmental work has been completed as part of the update process, projects consistent with local plans are likely to enjoy broader community support."

## B. Community Context

The City of Moreno Valley is located in northwestern Riverside County, approximately 52 miles east of downtown Los Angeles and 42 miles west of Palm Springs. Moreno Valley sits closest to the counties of San Bernardino, Orange and San Diego. The closest county to Riverside County and the City of Moreno Valley is San Bernardino County, which is located just north of the City limits. The City lies adjacent to State Route 60 and Interstate 215, as shown in the City's Vicinity Map attached hereto as Attachment "C", and was incorporated on December 3, 1984 as a general law city.

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

Historically speaking, early settlers traveled through the area from northern Mexico to various mission settlements along the trail charted by Juan Bautista de Anza in 1774. The Moreno Valley area began to develop in the late 1880s with the establishment of the Alessandro and Moreno settlements. The Alessandro settlement was located within the limits of present-day March Air Reserve Base. The community of Moreno was built around the intersections of Redlands Boulevard and Alessandro Boulevard. Expansion of the March Air Force Base in the 1940's generated growth, and new development occurred in areas that became the

communities of Edgemont and Sunnymead in the southwestern and central portions of the valley and Moreno in the southeastern end of the valley.

From the 1960s through the 1980s, suburban development spread eastward from the Los Angeles basin and Orange County, stimulating local housing and population growth. The population between these three communities grew from 13,291 residents in 1960 to 28,139 residents in 1980. The City of Moreno Valley was incorporated on December 3, 1984 and thereafter the population soared, reaching 118,779 in 1990. For part of that period, Moreno Valley was the fastest growing city in Riverside County.

In the past two decades, retail growth, and more recently industrial logistics warehouse growth, has gained momentum. For example, in August of 2015, the City Council approved a new Specific Plan for the eastern portions of the City known as the World Logistics Center (WLC) Specific Plan. This new Specific Plan calls for a 40.6 million square foot warehouse and logistics complex covering 2,610 acres in the far southern and eastern portions of the City.

Moreno Valley is typical of other suburban communities with a diverse mix and distribution of land uses including residential, office, commercial, industrial, mixed-use, public and open space zoning districts as shown on the City's Land Use Map attached hereto as Attachment "D," and the City's Zoning Map attached hereto as Attachment "E." Commercial districts predominantly occur along major transportation corridors, and industrial districts generally are located in the south and southwestern portions of the City which is considerate of land use restrictions in that area of the City associated with proximity to the March Air Reserve military base. With the WLC Specific Plan approved in the eastern portion of the City, opportunity to continue to meet industrial land use market demands into the future will be possible. There are eleven (11) separate Specific Plans approved within the City which set forth distinct land use, infrastructure, zoning, and development standards for each area. These specific plans cover approximately 35% of the City's approximately 52 square mile area. Many of the Specific Plans are older documents and warrant careful consideration as part of this comprehensive update of the General Plan. The balance of the City relies on the zoning and development standards set forth in Title 9 of the City Municipal Code. Moreno Valley offers a mix of housing types. Single-family homes make up about 75 percent of the housing stock and the multi-family share is about 25 percent. Moreno Valley is the second largest city in Riverside County, with a current population of approximately 208,000.

Recent census based data illustrate the City's diverse demographic makeup. The largest segments of the population includes an approximately 60% Hispanic population in Moreno Valley as compared to 45% in Riverside County, and an African American population of approximately 16% in Moreno Valley compared to approximately 7% in Riverside County.

The senior population has shown consistent growth over the past several years: the share of the population age 65 years and above is approximately 9%.



Moreno Valley has a reputation as a residential or “bedroom” community; this is reflected in the City’s job/housing balance, which reveals that housing outweighs available jobs in the City, as it has since the City was incorporated. The number of industrial and retail jobs in the City is still not comparable to the number of housing units approved. Compared to the size of its population, the City has a relatively small employment base. The top ten employers in the City of Moreno Valley include:

1. Amazon
2. Riverside University Health System Medical Center
3. Moreno Valley Unified School District
4. Ross Dress for Less/DD’s Discounts
5. Moreno Valley Mall
6. Kaiser Permanente Community Hospital
7. Harbor Freight Tools
8. Val Verde Unified School District
9. United Natural Foods, Inc.
10. Procter and Gamble Distribution Center

Moreno Valley is working hard to attract new businesses and to provide a more robust array of employment opportunities for local residents that can promote a more balanced jobs/housing ratio. This topic will be a primary consideration of this General Plan update.

## C. Background

The City adopted its first General Plan in 1988. The General Plan was comprehensively amended and updated on July 11, 2006. The current General Plan recognizes the community’s diverse population, distinct residential neighborhoods, regional commercial activities, industrial potential and recreational amenities.

The current General Plan is organized as follows:

- Circulation Element (2006)
- Community Development Element (2006)
- Conservation Element (2006)
- Housing Element (2014)
- Parks, Recreation and Open Space Element (2006)
- Safety/Noise Element (2006)

The existing General Plan, as is typical with most city General Plans, focuses on preservation of open space and natural resources, reduction of traffic impacts, promotion of viable commercial, retail, manufacturing and industrial business activities, provision of a wide variety of attractive and well-maintained housing choices, and creation of a positive community environment that offers recreational, entertainment and other quality of life opportunities. In preparation for this comprehensive General Plan update, a working group of representatives from each City Department was assembled to conduct a complete

assessment of the status and/or continued applicability of each current goal and objective set forth in the current General Plan and to provide recommendations for inclusion in the scope of work for this effort.

The internal staff assessment found that in the time since the adoption of the 2006 General Plan, many of the General Plan's goals and objectives are in need of attention based on changed and changing local and regional activities. Over the past thirteen years Moreno Valley has grown and matured. Planning concepts considered novel in the 1990s and carried through in the 2006 update have become mainstream trends in Southern California and across the nation. Once-abstract principles of sustainability, adaptation, and climate change are now part of local, regional and national vocabulary, environmental regulations and policymaking. With changing trends in demographics, technology, active living, e-commerce, and workforce, Moreno Valley must reexamine its General Plan goals and objectives and validate or adjust its compass as necessary. This comprehensive update of the City's General Plan will complement the City's adopted Strategic Plan (*Momentum MoVal August 2016, attached hereto as Attachment "F"*) and will serve as a foundation for periodic updates to that Strategic Plan during the next 20 years.

#### **D. Desired List of General Plan Update Topics**

The following list of General Plan topics focus on the physical, economic and quality of life social factors that will maintain and enhance the community's fabric and character as it strives to be the most desirable city for homes, work, and play in the Inland Empire. Topics are based upon objectives outlined in the City's Strategic Plan, professional recommendations of the General Plan Working Group, and in consideration of project budget. As the General Plan is a community based vision, the list is subject to change and will be validated through the public outreach, stakeholder coordination, and direction from the City Council during the course of this effort. The full list of interests is presented here for full background and consideration by each proposer. The City looks forward to reviewing the unique approaches presented that demonstrate how all or most of the interests will be met within the budget and schedule targets.

##### **Items of Interest**

- Prepare a new Economic Development Element as identified under Initiative 1.9.2 of the Momentum MoVal Strategic Plan.
- Include an Environmental Justice Element consistent with the requirements set forth in Senate Bill 1000 (SB 1000).
- Evaluate and validate the viability of up to three potential distinct town center areas as identified under Initiative 1.5.2 of the Momentum MoVal Strategic Plan. Each Element of the General Plan must include coordinated and complementary goals and objectives to achieve the final selected vision.
- Establish a consistency determination from the Riverside County Airport Land Use Commission between the March Air Reserve Base Airport Land Use Compatibility Plan and the City General Plan consistent with State law.

- Incorporate Senate Bill 743 (SB743) requirements Vehicle Miles Traveled (VMT) into the Circulation Element to modify the metric for traffic impact measurement from Level of Service (LOS) to VMT consideration.
- Incorporate Senate Bill 379 (SB 379) requirements into the Safety Element to address flood hazards, wildfire hazards, hazard mitigation, climate adaptation and resiliency.
- Incorporate Senate Bill 1241 (SB 1241) requirements into the Safety Element to address the risk of fire for land classified as very high fire hazard severity zones.
- Update existing mandatory elements of the General Plan (i.e. Land Use, Circulation, Noise, Conservation, Open Space, Safety, Housing) to confirm the baseline assumptions, goals, and policies are consistent with changed conditions, and with any land use or circulation, system modifications proposed, and with pertinent changes in State of California planning laws that have been instituted since the last 2006 update. Reorganize document such that each mandatory element is a stand-alone chapter.
- Prepare an Environmental Impact Report (EIR).
- Revisit, and refine if appropriate, the long term land use goal under existing General Plan Policy 2.4.3 regarding a commercial area located on the north side of State Route 60 at the intersection of Moreno Beach Drive.
- Revisit, and refine if appropriate, existing General Plan Policy 2.4.5 for designated mixed use areas; of particular note will be establishing consistency with Housing density ranges (e.g. 30 dwelling units per acre).
- Revisit, and refine if appropriate, Policy 2.4.11 with regard to future commercial land use in the vicinity of Gilman Springs Road and Jack Rabbit Trail in light of approval of the World Logistics Center as well as emerging regional land use planning in the vicinity.
- Revisit, and refine as appropriate, General Plan Policy 2.10.15 for emphasis of “gateway status of lands” and ensure consistency with efforts related to Momentum MoVal Initiative 5.2.2.
- Revisit, and refine as appropriate, Policy 2.16.2 to provide for the expansion of library facilities; the analysis shall be considerate of parallel efforts under taken separately (by others) with respect to Chapter 3 of Momentum MoVal, which includes strategies aimed at enhancing library services.
- Update and further evaluate existing General Plan policies, particularly Goal 4-9, with respect to neighborhood and community parks, and open space programs.
- Perform a complete review and update of the Circulation Element in regards to existing General Plan Objective 5.3, Policies 5.3.4, 5.3.6, 5.3.7.
- Revisit, and refine as appropriate, Policies 5.4.1, 5.4.3 and 5.4.8.
- Revisit, and refine as appropriate, Circulation Element Programs 5-2 and 5-7.
- Review existing designated truck routes and recommend new and/or modified routes, considering a balanced circulation system and potential impacts to residential

communities and sensitive land-uses.

- Address California Assembly Bill 1358 (AB 1358), the Complete Streets Act of 2008, by preparing the Circulation Element to plan for a balanced, multimodal transportation network that meets the needs of all users.
- Revisit, and refine as appropriate, all General Plan Objectives related to Housing to ensure they are consistent with the Housing Element.
- Refine as appropriate existing General Plan Policy 7.2.3 to identify aquifer recharge areas.
- Revisit, and refine as appropriate General Plan Objective 7-3 to minimize the consumption of water through water conservation and reuse and regulation of individual wells.
- Evaluate all General Plan maps, and present recommendations with respect to mapped issues and items of interest that extend beyond the City. Should maps be confined to the City limits only? (Examples: Safety Element Maps regarding liquefaction and earthquake fault lines).
- Consider and recommend technology tools, web-based formatting and presentation options for the General Plan to ensure it is a user friendly document, including links to broader based data, maps, sources, agencies, etc.
- Consider policies and long-term City interests with regard to citywide technology upgrades with a focus on future impacts of a smart city grid or fiber optics network.
- Determine if existing spheres of influence should be expanded.
- Include a Climate Action Plan.
- Review State Route 60 Corridor recommendations.
- Review and include design policies regarding establishment of distinct and/or enhanced community identities, naming of residential tracts, subdivisions, commercial centers, business parks, etc. (this will consider architectural character, landscape themes, and signage).
- Consider Mixed Use Overlay Zone/Districts, including possible expansion and/or removal of the “overlay” status and General Plan vision for installation of established mixed-use zoning districts and standards.
- Revisit, and refine as appropriate (based on an inventory of eligible properties), the existing Conservation Element Program 7-5 policy focused on development of incentives for maintenance and sensitive rehabilitation of historic structures and properties.
- Prepare an inventory of pedestrian facilities, identifying any critical gaps and deficiencies, and based on the findings establish policies for developing a citywide Pedestrian Master Plan. The policies will address the pedestrian environment as a whole and include the full spectrum of the pedestrian population. Elements of the plan would include, but not be limited to, ADA issues and standards, safe routes to schools and transit, complete street concepts, connections among various land uses, closure of gaps in the network, opportunities/constraints in built out areas of the City, enhancing pedestrian safety in neighborhoods, development of a prioritization

method to implement future improvements, and identification of funding mechanisms.

- Provide analysis suitable for informing decision-makers what impact removal of the future Graham Street Bridge from the Circulation Element would have on other aspects of the Circulation Element, the Land Use Element, or both

### **Regional, Statewide, National and Global Issues Affecting Local Land Use Policy**

The following resource documents will be considered over the course of this project in addition to all other applicable documents:

- SCAG's Compass Growth Vision
- SCAG's 2016-2040 Regional Transportation Plan / Sustainable Communities Strategy
- Momentum MoVal Strategic Plan
- Nason Corridor Reports

### **E. Scope of Work**

The General Plan update must reflect a thorough understanding and presentation of the City's values and vision. Each of the bullet point items listed in Section D "Items of Interest" on the preceding pages will be considered with this project. This major undertaking will involve extensive data collection and analysis, formulation and organization of goals, policies and objectives and the coordination of interagency meetings and public participation events to arrive at a strategy to guide growth and development, fiscal management, public safety programs, infrastructure management, community services, and advocacy of City interests at the regional, State and Federal levels for the next 20 years.

The selected consultant shall, conduct visioning and public outreach activities, identify a community vision, community issues, and goals, prepare background and technical baseline reports, prepare updates to existing mandatory Elements and prepare an Environmental Impact Report (EIR) for the project. All mandatory elements will be updated and shall comply with all aspects of State law. The updated Circulation Element, in particular, shall conform to Government Code Section 65302(b)(2) and SB 743. One new mandatory element, an Environmental Justice element, , as well as one new optional element, an Economic Development Element, will be provided with this comprehensive General Plan update.. The consultant will be expected to work with City staff, the Planning Commission and the City Council and stakeholders throughout the project.

The project shall be completed by **May 31, 2021**. A preliminary project schedule is attached as Attachment "A" to this RFP for consideration purposes only by proposers. A revised final schedule that demonstrates that the May 31, 2021 deadline will be met will be a first order of business upon issuance of the notice to proceed to the selected consultant.

The consultant will address, prepare and/or coordinate the following:

## 1. GENERAL PROJECT MANAGEMENT/PROJECT INITIATION

The City Planning Division will manage the consultant contract. The consultant will be required to maintain close communication with City staff to ensure that the City's project objectives are achieved, including cost and schedule. The consultant will be required to designate a Primary Project Manager who will coordinate the consultant team and serve as the principal liaison to the City staff and lead the consultant team at community presentations and meetings. Items to be considered with general project management and project initiation include:

- Appointment of a strong Project Manager to facilitate key items and guide schedule
- Identify an experienced writer with demonstrated abilities in creative written presentation as well as quality control (include resume in proposal) that will ensure excellence in the written presentation of the draft and final General Plan document that clearly articulates consistency between all Elements, entices passion from the readers and users of the document such that they embrace and strive towards the vision of a high quality, high functioning, community that renders Moreno Valley a model of excellent in Riverside County
- Initiate and attend kick-off meeting
- Provide an overview of community issues, constraints, and opportunities as part of a bus tour activity.
- Identify contact agencies, stakeholders and individuals
- Verify/confirm the scope of work, and publish the detailed project schedules (including identification of critical path items and target milestones)
- Meeting Facilitation – The scheduling of meetings will be decided in collaboration with the consultant selected, City staff and stakeholders (as necessary)

### **Deliverables:**

- Identification/confirmation of the consultant team project manager with approval from City staff.
- Identification/confirmation of the creative writer for the consultant team.
- Meeting materials and exhibits, attendance at meetings.
- Itinerary for, and execution of, team bus tour of city\*
- Monthly progress reports on the General Plan update process, overview of community issues, potential budget or schedule risks (Any budget or schedule issues identified must include recommended corrective measures).

\*Deliverables with an asterisk are marked as milestones

2. **EXISTING CONDITIONS** – The consultant shall research all pertinent land use-related records available at the City and interface on a regular basis with appropriate outside agencies and City staff in compiling an initial inventory and database of existing conditions and significant historic trends. The consultant shall conduct a thorough review and analysis of land use, environmental, fiscal, social, educational, cultural, political and economic factors. This is a key and vital phase to gain an understanding of the important trends and issues that have a bearing on the City’s future. In addition to reviewing existing data, the consultant will be expected to compile additional data based on field investigations and other required research. The work plan shall identify the types of data to be prepared, which shall include, but are not limited to base maps and an inventory/summarization of the following:

- General land use patterns checked against internal records, circulation system, and public infrastructure conditions
- Open space, recreation, schools, libraries, cultural, civic and park facilities
- Housing, population, demographic and social characteristics
- Economic conditions and factors, baseline market analysis, and economic multiplier effects on City economy
- Local business conditions, including recent commercial and industrial development trends
- Prevailing physical constraints and opportunities (transportation systems, infrastructure conditions/capacities, etc.)
- Growth patterns
- Prevalent demographics
- Neighborhood crime statistics
- Proposer may identify added value data enhancements they feel would differentiate their proposal from others.
- Any other data deemed relevant to complete the project after a contract has been initiated will require written authorization from the City.

**Deliverables:**

- Existing Conditions Summary to include findings, compilation of database/base maps on hardcopy and the most up-to-date electronic files of baseline assumptions. 10 hard copies and 1 electronic copy of both the Draft and Final summaries
- Working outline for the General Plan document
- Raw baseline data for use with the General Plan document and the environmental impact report.

3. **OPPORTUNITIES AND CONSTRAINTS/ISSUE IDENTIFICATION** – Based on the tasks above, an analysis identifying and prioritizing community issues, constraints, and opportunities is necessary. Key challenges and constraints shall

be analyzed to set the stage for alternatives and policy formulations. A tool (e.g. Table, Matrix, etc.) to identify and compare issues shall be developed by the consultant. The tool shall include an agreed upon set of criteria approved by the City. This task will include a bus tour of places of interest.

**Deliverables:**

- Opportunities and Constraints summary. 10 hard copies and 1 electronic copy of both the Draft and Final summary\*
- Bus tour to places that will further the identification and understanding of community issues, and related opportunities and constraints.

\*Deliverables with an asterisk are marked as milestones

4. **FORMATION OF GENERAL PLAN ADVISORY COMMITTEE (GPAC)** – The GPAC will be responsible for guiding the work of the General Plan Update, and making recommendations to the Planning Commission and City Council. The GPAC may include, but not be limited to, members of the City Council, Planning Commission, stakeholders, etc. As part of this process, the consultant will assist the City with the formation of the GPAC makeup, will develop GPAC meeting materials, agendas, and minutes, and shall attend all GPAC meetings.

**Deliverables:**

- Draft and final GPAC Rosters
- GPAC Agendas and meeting minutes
- Consultant Project Manager to attend all GPAC meetings
- **PUBLIC OUTREACH** – The consultant will be required to develop an effective and productive community outreach and public participation program. The consultant will be expected to develop a program that will include strategies to facilitate public participation throughout the entire process, from the initial review of the General Plan public scoping meeting through the public hearing adoption process. The public participation program will cover the public review of both the General Plan documents and the environmental document. Use of social media with related opportunities for public interaction is desirable. The plan will include up to thirty (30) interviews with key stakeholders (including major property owners)\*.
- A series of public open houses/workshops shall be held with various stakeholders, the community, the GPAC and City staff. Public workshops/open houses will include at least one initial open house meeting to establish baseline concerns, goals, and aspirations for citizens of Moreno Valley and at least two citywide open house meetings for public review of the draft plan.



5. The consultant shall provide a highly skilled facilitator to encourage public participation and discussion at these meetings, who can assist the City in building consensus and resolving conflict, keep large groups on track, and help ensure that all opinions are heard. It is expected that the consultant will organize and facilitate all public participation events.

**Deliverables:**

- 10 hard copies and 1 electronic copy of both the Draft and Final written comprehensive Public Participation Program that establishes communication protocols, strategies and timeframes with City staff, stakeholders, general public, outside agencies, GPAC, and City Council.
  - Summaries of public comments and discussions after each meeting and study session.
  - Presentation materials for all meetings to include large-scale exhibits for public open houses/workshops.
  - Draft abstract of all relevant information received as input from any community participation workshop.
  - A project website managed by the City with consultant team support suitable for providing properly vetted progress materials on the General Plan update process in order to keep the public and other interested stakeholders informed on the progress of the project. The website should also be utilized to hold community surveys\*
  - Media blasts/project newsletters
6. **INFORMATIONAL AND BACKGROUND TECHNICAL REPORTS** - Preparation of background technical reports by qualified technical experts in the following areas:
- Air Quality
  - Biological Resources
  - Fire Protection
  - Geology and Seismicity
  - Hazardous Materials
  - Housing and Land Use Inventory
  - Hydrology, Flood and Watershed
  - Neighborhood Character – Identification based on generally accepted criteria
  - Noise
  - Traffic and Circulation
  - Urban Runoff Storm water Discharge
  - Public Safety
  - Infrastructure
  - Other technical background reports as deemed appropriate or advisable

**Deliverables:**

- 10 hard copies and 1 electronic copy of each technical baseline report noted above for each of the above study areas. Information from these reports will be used for analysis and incorporated into the General Plan and the project’s Environmental Impact Report (EIR).

7. **ALTERNATIVES/ PREFERED ALTERNATIVE** - A draft land use plan and corresponding transportation infrastructure plan shall be prepared that modifies the present General Plan Elements to incorporate the strategies and screenline recommendations identified and based upon the data collection, opportunities and constraints and initial public outreach phases of the project. From this review, final screenline recommended land use alternatives shall be developed for further vetting and testing with the GPAC, stakeholders, and the public. Through this vetting process, a preferred alternative and key goals shall be identified. This revised preferred alternative land use and transportation plan will be presented to the Planning Commission and City Council for concurrence of the project description prior to initiation of the environmental impact report for the project. The final preferred land use plan shall be the foundation for the project description for the EIR. Once a preferred plan has been selected and approved by City Council, the EIR process will begin.

**Deliverables**

- 10 hard copies and 1 electronic copy of each of the 1<sup>st</sup> Draft, 2<sup>nd</sup> Draft and Final Preferred Land Use Plan.
- Transportation Plan - Drafts shall incorporate Nason Study recommendations

8. **DRAFTING AND UPDATE OF GENERAL PLAN ELEMENTS** – The consultant shall evaluate the City’s existing policies and land use patterns and recommend adjustments to all mandatory Elements of the General Plan to ensure consistency with the recommended preferred project alternative. A report shall be prepared addressing recommendations including their feasibility, potential impacts, ramifications and outcomes. From this analysis, the consultant shall develop a series of policy recommendations to be considered for incorporation into the various Elements of the General Plan.

Elements shall conform to the most current General Plan Guidelines prepared by the State Office of Planning and Research (and consider pending and recent changes to the State Guidelines) and relevant state legislation and regulations. Each draft Element shall contain text, diagrams and documentation material sufficient to demonstrate its scope and intent and shall be internally consistent with the balance of the General Plan. The consultant team’s creative writer will work with all technical writers to ensure goals, objectives and policies shall be stated clearly and in a manner easily understood by the general public. A Table of Contents shall be provided for the entire document, which includes a comprehensive list of tables, figures, maps, etc. Textual data provided in each element should be supplemented

with graphics consisting of maps, drawings, charts and tables. All data sources utilized to prepare the Plan text and graphics shall be documented, referenced and included in the Plan. The final work plan shall identify the types of graphics to be provided in the General Plan, as well as the types of large scale colored exhibits to be prepared for workshops and public hearings (e.g., opportunities and constraints map, circulation plan, and summary map(s) which address vacant lands, open space, parks, public facilities and infrastructure, topographic features, noise footprints, seismic, tectonic and flood hazard areas and other appropriate illustrations of the General Plan).

The comprehensive General Plan Update shall use the following existing Elements of the City's General Plan as a baseline. In the final product, all mandatory General Plan elements shall be presented as separate chapters.

- Community Development (note: "Community Development" shall become "Land Use", with existing information within this existing section redistributed as necessary.
- Circulation
- Parks, Recreation and Open Space
- Safety (note: Noise shall be separated as a distinct element)
- Noise
- Conservation
- Housing

The update shall include the following new Elements:

- Environmental Justice
- Economic Development

***The following are sub-scopes of work for each new desired Element: Economic Development Element***

*The new Economic Development Element of the General Plan will establish the long-term goals for the growth and development of the local economy, articulate the public policies needed to achieve the goals, and identify key implementation actions. The goals, policies and actions will target the community-defined and supported interests for a diversified range of job types and income tiers, quality of life amenities in the work place environments, streamlined and efficient entitlement and permitting processes, sound fiscal management and incentive allowances, and flexibility to respond to market conditions while respecting the land use vision of the City.*

*Invest in MoVal... As important components of economic development, the community expects municipal facilities, infrastructure and services to exemplify the development and business standards the City seeks to attract and promote. Well delivered and well maintained services and infrastructure can effectively promote quality of life and spur*

*investment in the City; therefore, standards for delivery of services as well as capital improvements must be articulated in the Economic Development Element. The community recognizes providing high quality facilities and services require balance.*

*The City of Moreno Valley strives to build and maintain a thriving private sector local economy that attracts and expands employment and business opportunities, provides needed products and services, and assists in achieving the City of Moreno Valley's Vision consistent with the City's Strategic Plan and Economic Development Action Plan. Core objectives include:*

*Establishing policies for cultivating the business and economic growth that will sustain a quality of life for Moreno Valley's residents Identifying and defusing potential policy challenges/conflicts between Elements that could inadvertently negatively impact Moreno Valley's economic growth.*

*Forecasting labor market demographics and creating policies and objectives that harness opportunity from anticipated shifts (e.g., millennials, retirees)  
Increasing industries in Moreno Valley through business attraction activities that encourage job creation and workforce development; and articulating metrics to monitor and measure success.*

*Accessing demographic information on current housing prices and cost of living/wages and their influences on the labor force and articulate policy recommendations necessary for growing industries.*

*Deliverables:*

*The successful consultant will need to carefully consider the analysis and initiatives outlined in the Momentum MoVal Strategic Plan and the Economic Development Action Plan (EDAP to be prepared as a separate effort). The consultant will establish new economic policy guidance and evaluate the broader General Plan policies to identify potential impacts to Moreno Valley's growth.*

*Deliverables required to achieve a successful Economic Development Element include 10 hard copies and 1 electronic file(s) of both the draft and final reports on the following:*

*Existing Conditions Report  
Economic/Demographic Profile  
Market Supply and Demand Analysis  
Strategies/Policy Framework Report containing policy and land use recommendations and implementation measures  
Draft General Plan Element submitted in accordance with the timeframes set forth in the agreed upon project schedule required in E1  
Large-scale exhibits for workshops and public hearings  
Related computer programs/software/databases produced*

### a. Environmental Justice Element

Environmental justice is defined in State planning law as fair treatment of people of all races, cultures, and incomes with respect to the development, adoption, implementation, and enforcement of environmental laws, regulations and policies. Environmental justice has been an important topic in recent decades with the growing issues of climate change. With the passage of Senate Bill 1000 (SB1000), environmental justice is now a mandatory consideration with comprehensive updates of a General Plan in California. The bill requires a separate Environmental Justice Element, or environmental justice goals, policies, and objectives integrated into existing mandatory elements, with the adoption or revision of 2 or more elements concurrently on or after January 1, 2018. SB1000 requires that the Environmental Justice Element identify disadvantaged communities, defined as low- income areas that are disproportionately affected by environmental pollution and other hazards that can lead to negative health effects, exposure, or environmental degradation.

The City of Moreno Valley will add separate Environmental Justice policies as part of its general plan update to weave together policies on social equity and access to public services and community amenities. The City endeavors to equalize the effects of environmental hazards among all people regardless of race, ethnicity, or income level.

In order to achieve these goals, the selected consultant will ensure the General Plan covers:

- Meaningful participation in the public process by all members of the community
- A reduction in disproportionate environmental burdens affecting low-income and minority populations
- Increased mobility and accessibility for all residents through more reliable transit options
- Healthy and affordable housing opportunities for all segments of the community
- Improved air quality to protect human and environmental health and minimized air quality impacts on sensitive population groups

#### Deliverables:

- 10 hard copies and 1 electronic copy of both the draft and final reports containing an inventory and assessment of environmental justice shortcomings, if any, in current General Plan policies, and recommended environmental justice policies and implementation measures to be codified within a new separate Element, or as permitted by SB1000 within the updated mandatory Elements of the General Plan
- Large-scale exhibits for workshops and public hearings
- Databases produced

9. **ENVIRONMENTAL IMPACT REPORT (EIR)** - An environmental assessment/Initial Study shall be prepared in conformance with the California Environmental Quality Act (CEQA) to evaluate the environmental impacts associated with the General Plan update. An Environmental Impact Report that fully complies with the CEQA Guidelines shall be prepared. Coordination of all aspects of the environmental review process for the General Plan update shall be provided, including the Notice of Preparation, preparation of the Draft Environmental Impact Report (EIR), notices, mitigation measures and mitigation monitoring program, which shall be integrated into the General Plan Implementation program as appropriate. The EIR shall provide a baseline database and thresholds for the subsequent evaluation of projects consistent with the adopted General Plan. The EIR shall contain analyses and maps of environmental constraints including hazard areas, sensitive habitat, traffic, noise, etc. Policy and implementation programs shall be assessed for their impacts, and mitigation measures shall be identified.

**Deliverables** (quantity and format TBD):

- Initial Study and Notice of Preparation
- EIR Scoping Meeting\*
- Screen Check EIR
- Draft EIR
- Notice of Availability
- Response to Comments
- Final EIR
- Notice of Intent
- Mitigation Monitoring Program
- Technical baseline reports
- Other applicable CEQA requirements

\*Deliverables with an asterisk are marked as milestones

10. **FISCAL ANALYSIS OF GENERAL PLAN** - Preparation of a general fiscal benefit and cost analysis shall be provided to determine the overall long term fiscal implications of the General Plan. The study must articulate the assumed necessary levels of service required for the community, the fiscal feasibility of providing those levels of services, and any fiscal tools, policies, and procedures that might be available to assist the City in achieving its long term fiscal stability.

**Deliverables:**

Report on cost/benefit analysis of policies and implementation measures contained in the General Plan and recommended tools, policies and procedures to ensure long-term fiscal health of City. The studies shall include a Fiscal Impact Analysis to assess projected revenues to the City and other agencies derived from the proposed General Plan update and the costs for providing services up to and over a 20-year period in a net annual and on a cumulative basis. Additionally, the Fiscal Impact Analysis will establish a baseline of current revenue generation and evaluate the potential impact of the update on that revenue generation. The studies shall also include the preparation of other economic, financial and market information related to land use development. In addition, the studies shall include the relationship between development incentives/density and bonuses for community/public benefit.

11. **PREPARATION OF FINAL GENERAL PLAN DOCUMENT** – A Final General Plan incorporating all changes adopted by the City Council shall be provided. Based on the goals and values of the community, the proposed update will provide a long-term framework for good decision making into the future. The document is intended to establish a firm vision; and will establish goals, policies, and objectives as well as identify means of measuring progress towards attaining the community's goals for the overall development of the City.

**Deliverables:**

- One electronic copy of all documents (PDF and Word/Excel Versions)\*
- Adopted General Plan in Paper Format - 25 bound copies and 1 camera-ready copy
- Adopted General Plan on labeled CD - 75 copies
- Color Land Use Element Exhibit (1" = 2000') - 25 hard copies, 1 PDF and 1 JPG file
- Editable GIS files for all maps and associated data files (i.e. shape files)
- Editable computer files (Adobe file formats for Illustrator or InDesign) for all graphic illustrations

Note: Number of copies and format of these deliverables is preliminary and may be adjusted as necessary.

12. **GENERAL PLAN IMPLEMENTATION PROGRAM**

The consultant shall provide the City with a comprehensive review of the tools and documents that will need to be amended to ensure consistent implementation of the policies set forth in the new updated General Plan; these will include, but are not limited to, the zoning ordinance, capital improvement program, and standard plans.

The consultant shall provide written recommendations (including tasks, schedule and estimated costs) for updating these documents and programs.

**Deliverables:**

- 10 hard copies and 1 electronic copy of both the Draft and Final General Plan Implementation Program recommendations report\*

## **F. Evaluation Process and Criteria**

Submitted proposals will be scored and evaluated by representatives of the City of Moreno Valley. The top candidates will be invited to a mandatory consultation interview to be tentatively scheduled on Tuesday, August 21, 2019, or Wednesday, August 22, 2019.

The date(s) for interviews has/have been reserved for the selection panel to provide consultation interviews for this project. It is recommended that submitters reserve the date in the event you are invited for an interview, as re-scheduling requests will not be accommodated.

In order to be considered for an interview, the responding individuals or firms shall submit a proposal using, as a minimum, the following criteria:

### **1. Letter of Introduction (5 Points)**

- A letter of introduction signed by an officer authorized to contractually bind the firm.
- The firm(s) shall state why it believes it is qualified to provide the services described in this RFP.
- If submitting as a team, note which team member is the primary consultant or lead joint venture partner (if applicable).
- Include the name and resume of the individual leading the team as project manager.

### **2. Firm Information and Qualifications (20 Points)**

- Number of years the firm(s) has been in business.
- Location of principal office that will be responsible for the implementation of this contract, and the distance from the City of Moreno Valley.
- List company and individual team members experience in providing similar services. Resumes for each team member shall be provided as well as recent and pertinent references, contact names, telephone numbers and addresses.
- Qualifications of completing comprehensive General Plan updates.
- Qualifications of a strong Project Manager and experience in keeping complex projects on track.
- Qualifications of a skillful Writer and experience in writing a General Plan or



- other similar documents (provide two samples).
- Provide a statement demonstrating your firm's or team's ability to accomplish the scope of services in a thorough and timely manner to meet needs of the City. Specifically, cite recent and relevant experience in completing similar projects on time. Summarize the approach, activities and timeline that best reflect the firm's philosophy and technical capabilities.
- Include any information of your firm's and/or subcontractors experience preparing "optional" General Plan Elements such as an Environmental Justice Element Any experience with optional Elements should be discussed even if it is not related to the Environmental Justice Element.

### 3. Consultant's Approach to Delivery of the Scope of Work (50 Points)

- Consultant's proposal clearly demonstrates an understanding and consistency with the City's scope of work with Tasks and Approach described. The proposal must reflect a thorough understanding and presentation of the City's values and vision.
  - Careful consideration should be taken with adding and integrating the new Environmental Justice element.
- Consultants will ensure that the comprehensive update of the City's General Plan will complement the City's recently adopted Strategic Plan (Momentum MoVal August 2016).
- Consultant's proposal demonstrates an aptitude for creativity, innovation, and problem solving.
  - It is important for the consultant to assess how all or most of the interests will be met within the budget and target schedule with consideration to the General Plan Update deadline of August 16, 2019.
    - Proposals with an earlier target schedule are desired.
- Project's Intent has been met with a strong knowledge of State Planning Laws and CEQA processes conveyed.

### 4. Resource Allocation Matrix (25 Points)

- Provide a proposal for the total fees necessary for this work and a listing of other estimated direct costs.
- Provide a listing of hourly rates for service. Provide a matrix describing the allocation of hours assigned for each major work task and the personnel assigned to accomplish each task
- Include a contingency into the budget for unexpected work requests

## G. Fee Payment Schedule

- This work is to be performed for a "Not-to-Exceed" fee.

- The Consultant shall provide a “Payment Schedule” indicating the fee for individual tasks with a “Not-to-Exceed” fee, which shall be the sum of all tasks.
- Tasks shall include, but not be limited to, all Professional Consultant Services necessary to complete the work covered by this Proposal.
- The City will pay the Consultant for work completed based on deliverables/milestones completed and accepted by the City. The key milestones within the deliverables are as follows:
  - City Bus Tour
  - Completed 1<sup>st</sup> GPAC Meeting
  - Completed Opportunities/Constraints Matrix
  - Completed 1<sup>st</sup> Draft of Alternatives
  - Completion of Community Workshop
  - Completion of a Community Survey
  - Completion and Approval of Preferred Alternative
  - Completion of a Scoping Meeting for MEIR
  - Completion of 2<sup>nd</sup> Community Survey
  - Completion of 1<sup>st</sup> Public Open House
  - Completed Draft of new General Plan document
  - Release of DEIR for Public Review
  - Completion of a Community Open House during DEIR Public Review
  - Conclusion of Public Review period of DEIR
  - Completion of all Final General Plan Documents
  - Complete all Implementation Program Recommendations
  - Completion and Approval of General Plan and Final MEIR
  - Checklist of Deliverables is attached to the RFP as Attachment “G”.
- The City shall make sole and final determination if a deliverable/milestone as described above is complete and acceptable for payment.
- Invoices will specifically identify job title, person-hours, and costs incurred by each task.
- Reimbursement costs such as mileage, printing, telephone, photographs, postage and delivery, are to be included in the “Not-to-Exceed” fee.
- All tasks including labor and reimbursable costs such as printing, postage, and delivery shall have supporting documentation presented at the time payment is requested.
- The City will pay the Consultant for all acceptable services rendered in accordance with the executed “Agreement for Professional Consultant Services.”
- When the Consultant is performing, or is requested to perform, work beyond the scope of service in the “Agreement for Professional Consultant Services,” an “Amendment to the Agreement” will be executed between the City and Consultant.
- The Consultant shall receive no compensation for any re-work necessary as result of the Consultant’s errors or oversight.

## H. Acceptance of Terms and Conditions

Submission of a proposal pursuant to this RFP shall constitute acknowledgement and acceptance of all the terms and conditions set forth in the RFP, unless otherwise expressly stated in the proposal.

1. Inclusion of Proposal - The proposal submitted in response to this RFP will be included as part of the final contract with the selected consultant team.
2. Accountability - The consultant team will be required to submit monthly status reports covering such items as the progress of work, milestones achieved, resources expended, problems encountered, and corrective action taken.
3. Project Status Meetings - The consultant project manager shall attend project status meetings twice a month, or as otherwise determined necessary by the City, during the course of the project.
4. Insurance - The consultant team shall not start work until all required insurance documentation is submitted to the City. The primary consultant shall be responsible for submitting insurance documentation for all sub-contractors.
5. Acceptance and Payment Terms - Payments for the work performed shall be based on defined deliverables such as background and technical reports, summary reports, draft General Plan elements, draft EIR, and final documents.
6. Costs - All costs shall be stated as “not to exceed” amounts. The costs must be detailed specifically in the cost summary section of the proposal and include billing rates for personnel, printing, attendance of a public meeting, and any other cost anticipated. No additional charges for items such as transportation, out-of-pocket expenses, etc. will be paid unless these are specifically included in the proposal.

The cost information should be written so that it may be incorporated, as modified during the contract negotiation meetings, as an attachment to the consultant agreement.

## I. Mandatory Submittal Requirements

Proposals submitted without meeting the requirements will be considered non-responsive.

The following must be included in all proposals submitted to the City:

- **Additions or Exceptions to the City’s Request for Proposal** - The Consultant’s Proposal shall include a single and separate section with the heading “ADDITIONS OR EXCEPTIONS TO THE CITY’S REQUEST FOR PROPOSAL” containing a complete and detailed description of all of the exceptions to the provisions and conditions of this Request for Proposal upon which the Consultant’s Proposal is

contingent and which shall take precedent over this Request for Proposal for Professional Consultant Services.

- **Copies of Submittals** – One copy of the proposal in PDF file format must be submitted by the deadline shown in this RFP. The proposal must not exceed 35 pages, not including personal biographies of consultants and previous project involvements.
- **Letter of Introduction** - A cover letter signed by an individual authorized to bind the proposing entity to the proposal for a period of 90 days
- **Statement of Understanding** - A statement of understanding of the project and project approach which outlines the consultant's understanding of the relevant issues which are to be addressed in the preparation of the General Plan and recommendations for the overall scope. Consultant must provide language accepting the terms and conditions above.
- **Scope of Services** – A detailed scope of services providing information on all of the proposed work tasks to be completed as part of the project and which are identified in this proposal. Also include any additional recommended tasks. The City is interested in a proposed scope of work that is based on the consultant's experiences and one which is cost-effective
- **Proposed Schedule** – An estimated time schedule of actions covering phases of the General Plan update process with a fixed completion date of not later than August 16, 2019. Each action item must identify the applicable product/document, the responsible parties, and the time frame for completion.
- **Team Organizational Chart** – An organizational chart of team members (be sure to note designated "Key" members), showing the responsibilities of the different team members, and who will be responsible for general project management. Any substitution of Key personnel during the project shall require the prior approval of the City and submittal of the above information for the proposed new team members for City review.
- **Budget** - A detailed budget showing costs per each discrete task shown in the scope of services, plus the cost of any reimbursable items. The costs shall be in an Excel spreadsheet format to permit each line item's cost to be identified. The costs should be represented in a format that clearly identifies the estimated labor hours, personnel to perform the labor, sub consultant assignments, and thereby allows for ease of review and consideration of the proposed total cost for each phase of the project, as well as subcomponents within each phase.
- **Additional Information** – Any additional references or information that you would like to submit that would reflect on your team's ability to provide the services described in this RFP.

Upon receipt of proposals, each consultant shall be presumed to be thoroughly familiar with all specifications and requirements of this proposal. The failure or omission to examine any form, instrument, or document shall in no way relieve consultants from any obligation in respect to this proposal.

The City shall not be liable for any pre-contractual expenses incurred by consultants in the preparation of the proposal. Pre-contractual expenses shall not be embedded in the fee proposal.

The City of Moreno Valley reserves the right to accept or reject any or all proposals received, to accept more than one proposal, or to cancel all or part of the RFP.

**J. Instructions and Questions**

Questions regarding this Request for Proposal should be directed in writing through the City’s bid and vendor management system (Planet Bids)

<https://www.planetbids.com/portal/portal.cfm?CompanyID=24660>.

All proposals must be submitted electronically through Planet Bids only by the due date and time. Late submittals will not be accepted. It is the vendors responsibility to upload their response by the due date and time. Help in uploading your proposal is to be submitted to Planet Bids directly and not to the City. The City of Moreno Valley cannot guarantee timely submission. We strongly suggest that you plan to give yourself plenty of time to upload your submittal to have time to mitigate any technical issues.

There will be a first screening to ensure that all mandatory submittal requirements are included. The top 3 RFPs chosen will be notified for an in-person interview.

**K. Proposal Schedule**

RFP Posting Date.....	Friday, June 28, 2019
Optional Pre-Proposal Meeting.....	Tuesday, July 9, 2019 at <b>3:00 p.m.</b> PST Moreno Valley City Hall City Council Chambers 14177 Frederick Street Moreno Valley, CA
Q & A Due Date.....	Monday, July 15, 2019 before <b>4:00 p.m.</b> PST
Proposal Due Date.....	Tuesday, July 30, 2019 before <b>2:00 p.m.</b> PST

\*Interviews..... August 20 and/or 21, 2019  
 (tentative)  
 Award of Contract..... Tuesday, September 17, 2019  
 City Council Meeting - (tentative)

\*The date(s) for interviews above has been reserved for the selection panel to provide consultation interviews for this project. It is recommended that submitters reserve the date in the event you are invited to an interview, as re-scheduling requests will not be accommodated.

**L. Contractual Requirements**

Prior to the award of any work, the City and the selected consultant team shall enter into a written contract. The City will negotiate the contract with the preferred team of consultants based upon the team’s proposal. The contract will be presented to the City Council for approval. If the City and the prospective consultant team fail to reach a contractual agreement, the City may negotiate with any other top-selected consultant team.

**A sample copy of the City’s Agreement for Professional Consultant Services is attached (Attachment “B”).** The consultant proposal, this RFP, and all subsequent modifications to either document will be included as appendices to the contract. The consultant must identify and explain any proposed changes or exceptions to the language and content of the Agreement in the response submitted. If no changes or exceptions are noted by the consultant, then the consultant agrees to be bound by, and thereby represents, its ability to satisfy all terms of the Agreement, if selected.

**Attachments:**

- Attachment A – General Plan Update Schedule
- Attachment B – Sample of the City’s Agreement for Professional Consultant Services
- Attachment C – Vicinity Map
- Attachment D – Land Use Map
- Attachment E – City Zoning Map
- Attachment F – City Strategic Plan (Momentum MoVal)
- Attachment G – Deliverables Checklist

Moreno Valley General Plan Update Schedule

A.13.c

Tasks:	2019			2020									2021							
	October	November	December	January	February	March	April	May	June	July	August	September	October	November	December	January	February	March	April	May
Project Management/Project Initiation	★																			
Existing Conditions & Trends																				
Opportunities/Constraints & Issue Identification				★																
Formulation of a General Plan Advisory Committee (GPAC)			★																	
Public Participation			★			★				★	★		★							
Background and Technical Reports																				
Alternatives			★			★		★												
Draft General Plan													★							
Prepare General Plan Draft EIR									★				★	★						
Fiscal Analysis of General Plan																				
Preparation of Final General Plan Document																			★	
General Plan Implementation Program Recommendations																			★	
Hearings and Adoptions							★	★											★	★

Tasks Related to GP and MEIR  
 MILE ★ NES

est. hours  
 190  
 400  
 488  
 106  
 1,047  
 3,160  
 1,636  
 1,476  
 2,414  
 268  
 560  
 136  
 124  
 12,005

Attachment: Request for Proposals - General Plan update (3743 : AUTHORIZATION TO AWARD

**AGREEMENT FOR PROFESSIONAL  
CONSULTANT SERVICES  
COMPREHENSIVE GENERAL PLAN UPDATE**

This Agreement is by and between the City of Moreno Valley, California, a municipal corporation, hereinafter described as "City," and \_\_\_\_\_, a (California corporation, partnership, sole ownership) hereinafter described as "Consultant." This Agreement is made and entered into effective on the date the City signs this Agreement.

**RECITALS**

WHEREAS, the City has determined it is in the public interest to proceed with the work hereinafter described as "Project"; and

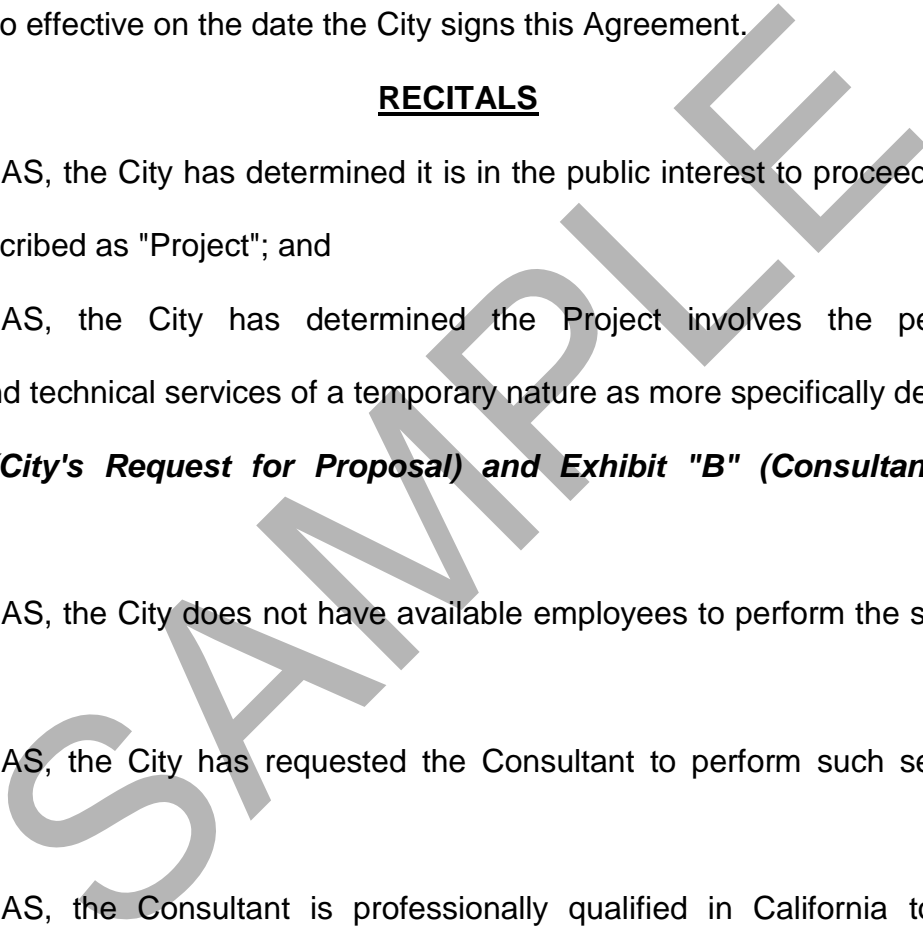
WHEREAS, the City has determined the Project involves the performance of professional and technical services of a temporary nature as more specifically described in the ***Exhibit "A" (City's Request for Proposal) and Exhibit "B" (Consultant's Proposal)*** ***hereto***; and

WHEREAS, the City does not have available employees to perform the services for the Project; and

WHEREAS, the City has requested the Consultant to perform such services for the Project; and

WHEREAS, the Consultant is professionally qualified in California to perform the professional and technical services required for the Project;

THEREFORE, the City and the Consultant, for the consideration hereinafter described, mutually agree as follows:



Attachment: Request for Proposals - General Plan update (3743 : AUTHORIZATION TO AWARD PROJECT-RELATED SERVICES AGREEMENT)



**AGREEMENT FOR PROFESSIONAL  
CONSULTANT SERVICES  
PROJECT NO.**

**DESCRIPTION OF PROJECT**

1. The Project is described as the City-funded comprehensive General Plan Update, new Environmental Justice and Economic Development Elements, and an Environment Impact Report (EIR). Collectively, the project will achieve a comprehensive update of all of the eight (8) state-mandated General Plan elements (inclusive of drafting a new Environmental Justice element and the Housing Element update), preparation of an Economic Development Element and preparation of a requisite EIR for the General Plan update.

**SCOPE OF SERVICES**

2. The Consultant's scope of service is described in Exhibit "A" (City's Request for Proposal) and Exhibit "B" (Consultant's Proposal) attached hereto and incorporated herein by this reference. In the event of a conflict, the City's Request for Proposal shall take precedence over the Consultant's Proposal.

3. **The City's responsibility is described on Exhibit "C"** attached hereto and incorporated herein by this reference.

**PAYMENT TERMS**

4. The City agrees to pay the Consultant and the Consultant agrees to receive a **"Not-to-Exceed" fee of \$\_\_\_\_\_** in accordance with the payment terms provided on Exhibit "D" attached hereto and incorporated herein by this reference.

**TIME FOR PERFORMANCE**

5. The Consultant shall commence services upon receipt of written direction to proceed from the City.

6. The Consultant shall perform the work described in the attached Request for Proposal as documented in **Exhibit "A"** attached hereto and incorporated herein by this reference which includes the project schedule

**AGREEMENT FOR PROFESSIONAL  
CONSULTANT SERVICES  
PROJECT NO.**

7. The Consultant and the City agree that the schedule in the attached RFP represents their best estimates with respect to completion dates, and both the Consultant and the City acknowledge that it will not unreasonably withhold approval of the Consultant's requests for extensions of time in which to complete the work required of the Consultant hereunder.

8. The Consultant shall not be responsible for performance delays caused by others or delays beyond the Consultant's reasonable control, and such delays shall extend the time for performance of the work by the Consultant. Delays caused by non-performance or unjustified delay in performance by a subconsultant of the Consultant are not considered to be beyond the Consultant's reasonable control.

9. (a) The Consultant agrees that the personnel, including the principal Project manager, and all subconsultants assigned to the Project by the Consultant, shall be subject to the prior approval of the City.

(b) No change in subconsultants or key personnel shall be made by the Consultant without written prior approval of the City.

**SPECIAL PROVISIONS**

10. It is understood and agreed that the Consultant is, and at all times shall be, an independent contractor and nothing contained herein shall be construed as making the Consultant or any individual whose compensation for services is paid by the Consultant, an agent or employee of the City, or authorizing the Consultant to create or assume any obligation or liability for or on behalf of the City.

11. The Consultant may also retain or subcontract for the services of other necessary consultants with the prior written approval of the City. Payment for such services shall be the responsibility of the Consultant. Any and all subconsultants employed by the

**AGREEMENT FOR PROFESSIONAL  
CONSULTANT SERVICES  
PROJECT NO.**

Consultant shall be subject to the terms and conditions of this Agreement, except that the City shall have no obligation to pay any subconsultant for services rendered on the Project.

12. The Consultant and the City agree to use reasonable care and diligence to perform their respective services under this Agreement. Unless hereinafter specified, neither party shall be responsible for the services of the other or any subcontractor or sub-consultant employed by the other party.

13. The Consultant shall comply with applicable federal, state, and local laws in the performance of work under this Agreement.

14. (a) The Consultant agrees to indemnify, defend, and save the City, the Moreno Valley Housing Authority, and the Moreno Valley Community Services District (CSD), their officers, agents and employees harmless from any and all liability, claims, demands, damages, or injuries to any person, including injury to the Consultant's employees and all claims which arise from or are connected with the negligent performance of or failure to perform the work or other obligations of the Consultant under this Agreement, or are caused or claim to be caused by the negligent acts of the Consultant, its officers, agents or employees, or its subconsultant(s) or any person acting for the Consultant or under its control or direction; provided, however, that this indemnification and hold harmless shall not include claims arising from the sole negligence or willful misconduct of the City, the Housing Authority, and CSD, their officers, agents or employees.

(b) The City agrees to indemnify, defend and save the Consultant and their officers, agents and employees harmless from any and all liability, claims, damages or injuries to any person, including injury to the City's and CSD's employees and all claims which arise from or are connected with the negligent performance or failure to perform the services or other obligations of the City under this Agreement, or are caused or claim to be caused by the

**AGREEMENT FOR PROFESSIONAL  
CONSULTANT SERVICES  
PROJECT NO.**

negligent acts of the City, the Housing Authority and CSD, their officers, agents or employees, or its subcontractor(s) or any person acting for the City or under its control or direction; provided, however, that this indemnification and hold harmless shall not include any claims arising from the negligence or willful misconduct of the Consultant, its officers, agents, or employees.

15. (a) The Consultant shall procure and maintain, at its sole expense, throughout the term of this Agreement and any extension thereof, Professional Errors and Omission Insurance coverage in the form and substance and with carriers acceptable to the City. Such coverage limits shall not be less than \$1,000,000 per claim and aggregate.

(b) During the entire term of this Agreement, the Consultant agrees to procure and maintain General Liability Insurance in form and substance and with carriers acceptable to the City at its sole expense to protect against loss from liability imposed by law for damages on account of bodily injury, including death therefrom, suffered or alleged to be suffered by any person or persons whomever, resulting directly or indirectly from any act or activities of the Consultant its sub-consultant or any person acting for the Consultant or under its control or direction, and also to protect against loss from liability imposed by law for damages to any property of any persons caused directly or indirectly by or from acts or activities of the Consultant or its subconsultants, or any person acting for the Consultant or under its control or direction.

(c) Such General Liability Insurance shall be maintained in full force and effect throughout the terms of the Agreement and any extension thereof in the minimum limits provided below:

	<u>General Liability</u>
Bodily Injury	\$1,000,000 per occurrence



**AGREEMENT FOR PROFESSIONAL  
CONSULTANT SERVICES  
PROJECT NO.**

(i) The Certificate of Insurance or an appropriate binder shall bear an endorsement containing the following provisions:

"Solely as respect to services done by or on behalf of the named insured for the City of Moreno Valley, it is agreed that the City of Moreno Valley, the Moreno Valley Housing Authority, and the Moreno Valley Community Services District, their officers, employees and agents are included as additional insured under this general liability policy and the coverage(s) provided shall be primary insurance and not contributing with any other insurance available to the City of Moreno Valley, the Moreno Valley Housing Authority, and the Moreno Valley Community Services District, its officers, employees and agents, under any third party liability policy."

(j) Insurance companies providing insurance hereunder shall be rated (A minus: VII - Admitted) or better in Best's Insurance Rating Guide and shall be legally licensed and qualified to conduct insurance business in the State of California.

(k) The terms of the insurance policy or policies issued to provide the above insurance coverage shall not be amended to reduce the above required insurance limits and coverages nor shall such policies be canceled by the carrier without thirty (30) days prior written notice by certified or registered mail of amendment or cancellation to the City, except that cancellation for non-payment of premium shall require ten (10) days prior written notice by certified or registered mail. In the event the said insurance is canceled, the Consultant shall, prior to the cancellation date, submit to the City Clerk new evidence of insurance in the amounts established.

16. During the performance of this Agreement, the Consultant will not unlawfully discriminate against any employee or applicant for employment because of race, religion,

**AGREEMENT FOR PROFESSIONAL  
CONSULTANT SERVICES  
PROJECT NO.**

creed, color, national origin, sex, or age. The Consultant will take affirmative action to ensure that applicants are employed, and that employees are treated during employment without regard to their race, religion, creed, color, national origin, sex, or age.

17. Consultant and subconsultants shall pay prevailing wage rates when required by the Labor Laws of the State of California.

18. (a) The Consultant shall deliver to the Planning Official of the City or his designated representative, fully completed and detailed project-related documents which shall become the property of the City. The Consultant may retain, for its files, copies of any and all material, including drawings, documents, and specifications, produced by the Consultant in performance of this Agreement.

(b) The Consultant shall be entitled to copies of all furnished materials for his files and his subconsultants, if any.

(c) The City agrees to hold the Consultant free and harmless from any claim arising from any unauthorized use of computations, maps, and other documents prepared or provided by the Consultant under this Agreement, if used by the City on other work without the permission of the Consultant. Consultant acknowledges that Consultant work product produced under this agreement may be public record under State law.

19. (a) The City may terminate this Agreement without fault on the part of Consultant by giving at least ten (10) days written notice to the Consultant. The written notice shall specify the date of termination. Upon receipt of such notice, the Consultant may continue services on the project through the date of termination, provided that no service(s) shall be commenced or continued after receipt of the notice, which is not intended to protect the interest of the City. The City shall pay the Consultant within thirty (30) days after the date of termination for all non-objected to services performed by the Consultant in accordance

**AGREEMENT FOR PROFESSIONAL  
CONSULTANT SERVICES  
PROJECT NO.**

herewith through the date of termination. Such termination may be effective immediately.

(b) Either party may terminate this Agreement for cause. In the event the City terminates this Agreement for cause, the Consultant shall perform no further service(s) under the Agreement unless the notice of termination authorizes such further work.

20. This Agreement is binding upon the City and the Consultant and their successors and assigns. Except as otherwise provided herein, neither the City nor the Consultant shall assign, sublet, or transfer its interest in this Agreement or any part thereof without the prior written consent of the other.

21. A City representative shall be designated by the City and a Consultant representative shall be designated by the Consultant. The City representative and the Consultant representative shall be the primary contact person for each party regarding performance of this Agreement. The City representative shall cooperate with the Consultant, and the Consultant's representative shall cooperate with the City in all matters regarding this Agreement and in such a manner as will result in the performance of the services in a timely and expeditious fashion.

22. This Agreement represents the entire and integrated Agreement between the City and the Consultant, and supersedes all prior negotiations, representations or Agreements, either written or oral. This Agreement may be modified or amended only by a subsequent written Agreement signed by both parties.

23. Where the payment terms provide for compensation on a time and materials basis, the Consultant shall maintain adequate records to permit inspection and audit of the Consultant's time and materials charges under this Agreement. The Consultant shall make such records available to the City at the Consultant's office during normal business hours upon reasonable notice. Nothing herein shall convert such records into public records. Except as



**AGREEMENT FOR PROFESSIONAL  
CONSULTANT SERVICES  
PROJECT NO.**

may be otherwise required by law, such records will be available only to the City. Such records shall be maintained by the Consultant for three (3) years following completion of the services under this Agreement.

24. The City and the Consultant agree, that to the extent permitted by law, until final approval by the City, all data shall be treated as confidential and will not be released to third parties without the prior written consent of both parties.

25. The Consultant shall employ no City official or employee in the work performed pursuant to this Agreement. No officer or employee of the City shall have any financial interest in this Agreement in violation of federal, state, or local law.

26. All Plans, drawings, Specifications, reports, logs, and other documents prepared by the Consultant in its performance under this Agreement shall, upon completion of the project, be delivered to and be the property of the City, provided that the Consultant shall be entitled, at its own expense, to make copies thereof for its own use.

27. The laws of the State of California shall govern the rights, obligations, duties, and liabilities of the parties to this Agreement, and shall also govern the interpretation of this Agreement. Venue shall be vested in the Superior Court of the State of California, County of Riverside.

**SIGNATURE PAGE FOLLOWS**

IN WITNESS HEREOF, the parties have each caused their authorized representative to execute this Agreement.

City of Moreno Valley

Contractor/Consultant Name

BY: \_\_\_\_\_  
Financial & Administrative Services  
Director/City Manager/Mayor  
(Select only one please)

\_\_\_\_\_  
Date

BY: \_\_\_\_\_  
TITLE: \_\_\_\_\_  
(President or Vice President)

\_\_\_\_\_  
Date

BY: \_\_\_\_\_  
TITLE: \_\_\_\_\_  
(Corporate Secretary)

\_\_\_\_\_  
Date

**INTERNAL USE ONLY**

ATTEST:

\_\_\_\_\_  
City Clerk  
(only needed if Mayor signs)

APPROVED AS TO LEGAL FORM:

\_\_\_\_\_  
City Attorney

\_\_\_\_\_  
Date

RECOMMENDED FOR APPROVAL:

\_\_\_\_\_  
Department Head  
(if contract exceeds 15,000)

\_\_\_\_\_  
Date

Attachment: Request for Proposals - General Plan update (3743 : AUTHORIZATION TO AWARD PROJECT-RELATED SERVICES AGREEMENT)

**EXHIBIT A**

**SEE CITY'S REQUEST FOR PROPOSAL**

SAMPLE

Attachment: Request for Proposals - General Plan update (3743 : AUTHORIZATION TO AWARD PROJECT-RELATED SERVICES AGREEMENT)

**EXHIBIT B**

**SEE CONSULTANT'S PROPOSAL**

SAMPLE

Attachment: Request for Proposals - General Plan update (3743 : AUTHORIZATION TO AWARD PROJECT-RELATED SERVICES AGREEMENT)

**EXHIBIT C**  
**CITY - SERVICES TO BE PROVIDED**  
**TO CONSULTANT**

1. *Furnish the Consultant all in-house data which is pertinent to services to be performed by the Consultant and which is within the custody or control of the City, including, but not limited to, copies of record and off-record maps and other record and off-record property data, right-of-way maps and other right-of-way data, pending or proposed subject property land division and development application data, all newly developed and pertinent design and project specification data, and such other pertinent data which may become available to the City.*
2. *Provide timely review, processing, and reasonably expeditious approval of all submittals by the Consultant.*
3. *Provide a primary City staff liaison for contact and review purposes*
4. *Carry out all other staff related items as provided in the Request for Proposal (Exhibit A)*

**EXHIBIT D**

## TERMS OF PAYMENT

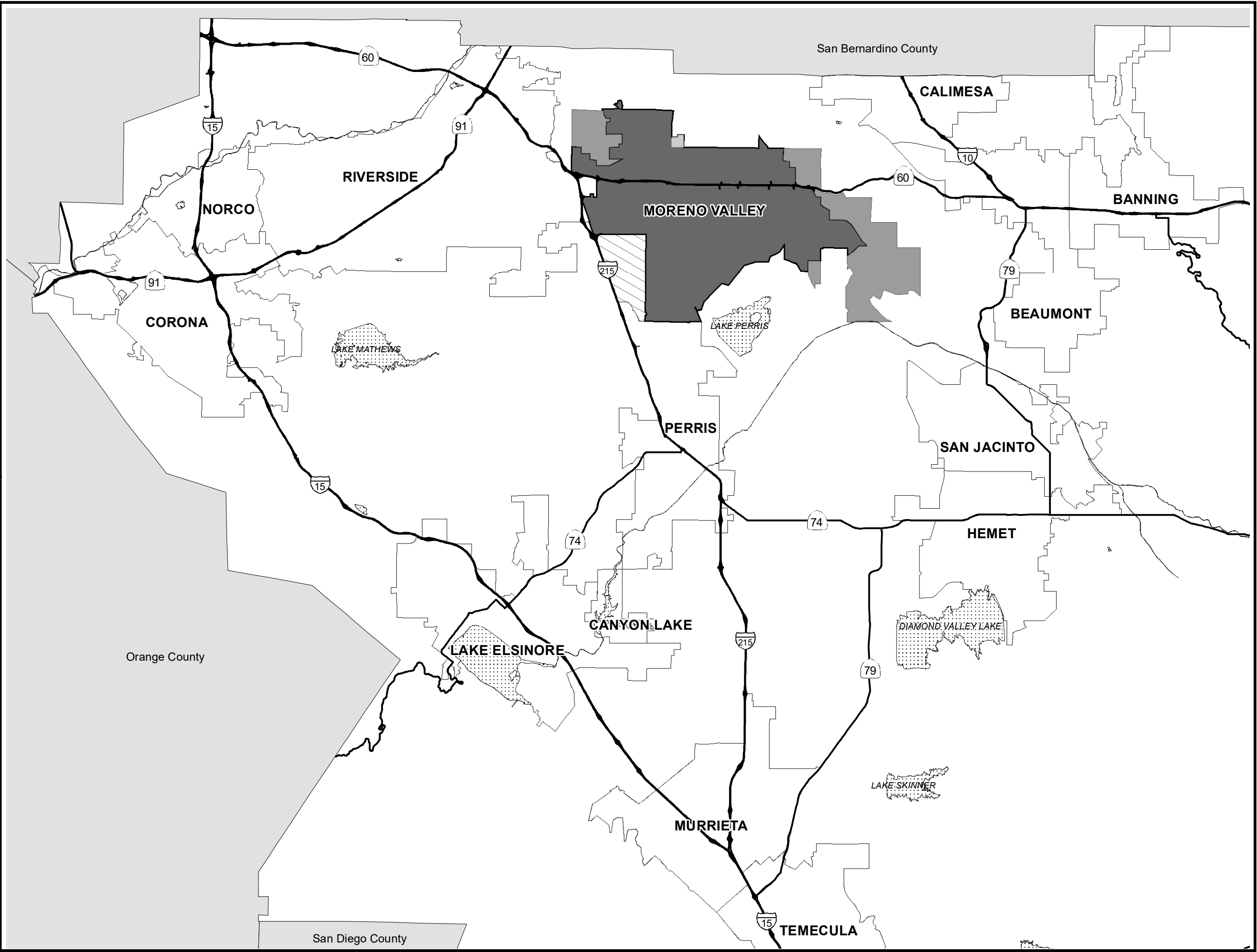
1. The Consultant's compensation shall not exceed \$\_\_\_\_\_.
2. The Consultant will obtain, and keep current during the term of this Agreement, the required City of Moreno Valley business license. Proof of a current City of Moreno Valley business license will be required prior to any payments by the City. Any invoice not paid because the proof of a current City of Moreno Valley business license has not been provided will not incur any fees, late charges, or other penalties. Complete instructions for obtaining a City of Moreno Valley business license are located at: [http://www.moval.org/do\\_biz/biz-license.shtml](http://www.moval.org/do_biz/biz-license.shtml)
3. The Consultant will electronically submit an invoice to the City once a month for progress payments along with documentation evidencing services completed to date. The progress payment is based on actual time and materials expended in furnishing authorized professional services during the preceding calendar month. At no time will the City pay for more services than have been satisfactorily completed and the City Engineer's determination of the amount due for any progress payment shall be final. The consultant will submit all original invoices to Accounts Payable staff at [AccountsPayable@moval.org](mailto:AccountsPayable@moval.org)  
Accounts Payable questions can be directed to (951) 413-3073.  
Copies of invoices may be submitted to the Community Development Department at [planning@moval.org](mailto:planning@moval.org) or calls directed to (951) 413-3206.
5. The Consultant agrees that City payments will be received via Automated Clearing House (ACH) Direct Deposit and that the required ACH Authorization form will be completed prior to any payments by the City. Any invoice not paid

because the completed ACH Authorization Form has not been provided will not incur any fees, late charges, or other penalties. The ACH Authorization Form is located at:

[http://www.moval.org/city\\_hall/forms.shtml#bf](http://www.moval.org/city_hall/forms.shtml#bf)

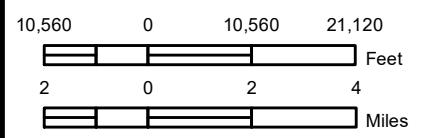
6. The minimum information required on all invoices is:
  - A. Vendor Name, Mailing Address, and Phone Number
  - B. Invoice Date
  - C. Vendor Invoice Number
  - D. City-provided Reference Number (e.g. Project, Activity)
  - E. Detailed work hours by class title (e.g. Manager, Technician, or Specialist), services performed and rates, explicit portion of a contract amount, or detailed billing information that is sufficient to justify the invoice amount; single, lump amounts without detail are not acceptable.
  
6. The City shall pay the Consultant for all invoiced, authorized professional services within thirty (30) days of receipt of the invoice for same.

SAMPLE



# VICINITY MAP

- Highways
- Moreno Valley
- City Boundaries
- Moreno Valley Sphere
- March ARB
- Riverside County
- Waterbodies



Date: October 12, 2017  
 State Plane NAD83 Zone 6  
 T:\Divisions\Planning\2017\MXD\  
 GeneralPlan\vicinity.mxd



### GEOGRAPHIC INFORMATION SYSTEMS

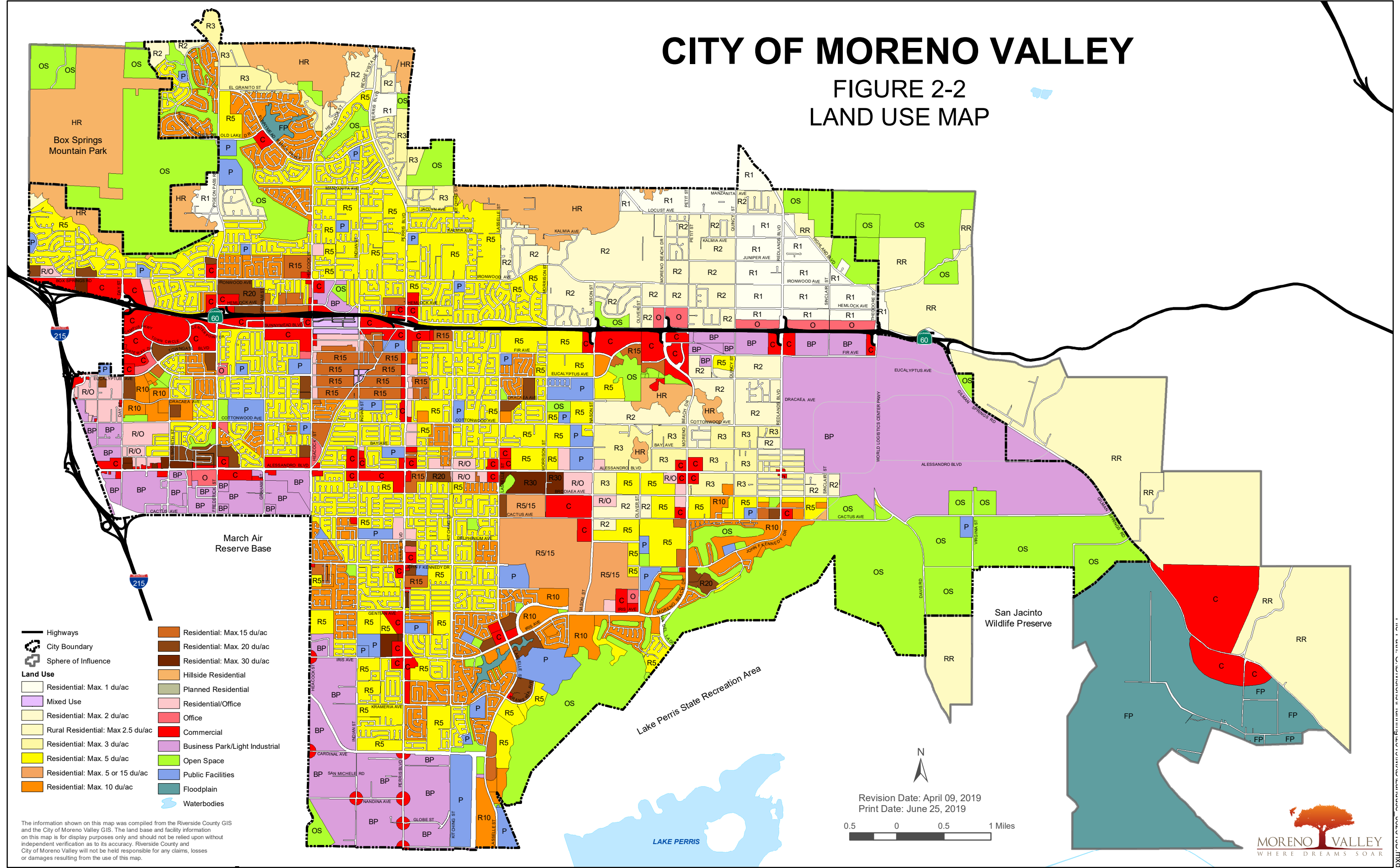
The information shown on this map was compiled from the Riverside County GIS and the City of Moreno Valley GIS. The land base and facility information on this map is for display purposes only and should not be relied upon without independent verification as to its accuracy. Riverside County and City of Moreno Valley will not be held responsible for any claims, losses or damages resulting from the use of this map.

Attachment: Request for Proposals - General Plan update (3743 : AUTHORIZATION TO AWARD PROJECT-RELATED SERVICES AGREEMENT)



# CITY OF MORENO VALLEY

## FIGURE 2-2 LAND USE MAP



- 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
- Residential: Max. 30 du/ac
- Hillside Residential
- Planned Residential
- Residential/Office
- Office
- Commercial
- Business Park/Light Industrial
- Open Space
- Public Facilities
- Floodplain
- Waterbodies

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.

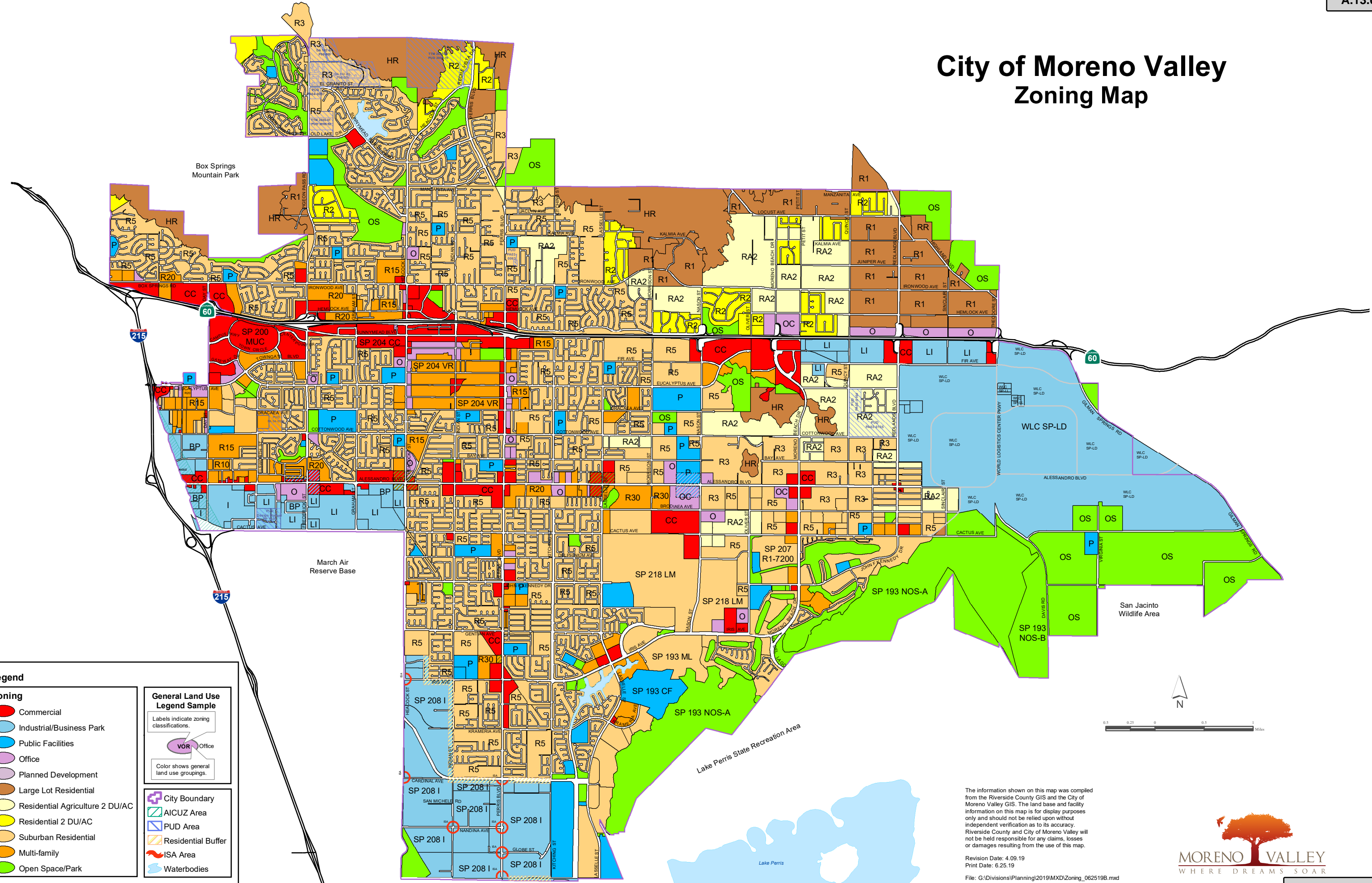
Revision Date: April 09, 2019  
 Print Date: June 25, 2019

0.5 0 0.5 1 Miles



Attachment: Request for Proposals - General Plan update (3743 : AUTHORIZATION TO AWARD PROJECT-RELATED SERVICES AGREEMENT)

# City of Moreno Valley Zoning Map



**Legend**

Zoning	
<span style="color: red;">●</span>	Commercial
<span style="color: lightblue;">●</span>	Industrial/Business Park
<span style="color: blue;">●</span>	Public Facilities
<span style="color: purple;">●</span>	Office
<span style="color: pink;">●</span>	Planned Development
<span style="color: brown;">●</span>	Large Lot Residential
<span style="color: yellow;">●</span>	Residential Agriculture 2 DU/AC
<span style="color: orange;">●</span>	Residential 2 DU/AC
<span style="color: lightorange;">●</span>	Suburban Residential
<span style="color: peachpuff;">●</span>	Multi-family
<span style="color: lightgreen;">●</span>	Open Space/Park

General Land Use Legend Sample	
Labels indicate zoning classifications.	
<span style="color: purple;">VOR</span>	Office
Color shows general land use groupings.	

<span style="color: purple;">■</span>	City Boundary
<span style="color: green;">■</span>	AICUZ Area
<span style="color: blue;">■</span>	PUD Area
<span style="color: yellow;">■</span>	Residential Buffer
<span style="color: red;">■</span>	ISA Area
<span style="color: lightblue;">■</span>	Waterbodies



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.

Revision Date: 4.09.19  
 Print Date: 6.25.19  
 File: G:\Divisions\Planning\2019\MXD\Zoning\_062519B.mxd



Attachment: Request for Proposals - General Plan update (3743 : AUTHORIZATION TO AWARD PROJECT-RELATED SERVICES AGREEMENT)

# ***MOMENTUM*** *MoVal*



Attachment: Request for Proposals - General Plan update (3743 : AUTHORIZATION TO AWARD PROJECT-RELATED SERVICES AGREEMENT)



## STRATEGIC PLANNING - INTRODUCTION

Momentum MoVal outlines the City Council's strategic vision for Moreno Valley's evolution as a premier community where residents and businesses will continue to thrive. This Strategic Plan will align the City's resources and creative energy toward meeting objectives identified by community stakeholders and approved by its elected leaders. As a dynamic and forward leaning endeavor, Momentum MoVal identifies the City's top priorities for the next five years while allowing the Council to adjust priorities as needed to address emerging issues. It's a living document with a laser focus on achieving the aspirations of our diverse community.

A cornerstone to the Strategic Plan process has been active participation by residents and community stakeholders. Their valuable input has been incorporated throughout this document and is showcased in Appendix A.

Momentum MoVal is built around six top priorities toward which our collective efforts will be focused. The Plan features detailed objectives and specific initiatives to achieve the Council's priorities. These components will serve as the primary Work Plan for efforts by all City employees to fulfill the direction given by the Council. Customer Care standards (Appendix B), which have been incorporated into all aspects of daily service delivery to residents and businesses, will continue to guide staff's approach and manner in fulfilling the Council's strategic vision.

This Plan is visionary, while remaining mindful that our community expects its City government to function at peak efficiency. In developing priorities, objectives and initiatives, the City's financial capabilities have been fully considered. Priorities outlined herein can be aligned and achieved within existing staff levels and resources, unless otherwise noted. Staff's recommendations for annual operating and capital improvements budgets will reflect the City Council's policy direction as outlined in this strategic document.

Momentum MoVal is an ambitious plan, as the City Council has a bold vision for Moreno Valley's future. Success in achieving these objectives won't be easy, and it shouldn't be. There is much to be done and community expectations are high. Because strategic vision and accountability go hand in hand, progress in accomplishing the initiatives will be reported regularly and publicly.

Momentum MoVal will take Moreno Valley to new heights...Where Dreams Soar.

## Consultant's Comments

Momentum MoVal represents the results of active engagement by Moreno Valley residents and the City Council in charting the community's course into the future. This process was unique in the extensive degree to which resident input was sought by the Council and provided by community stakeholders. The community's buy-in to the Momentum MoVal program will ensure that it continues to reflect changing local needs.

The Council hosted 2 community meetings to receive input from residents. An online survey garnered over 350 responses as stakeholders embraced the opportunity to share their community priorities. The Council's day-long Planning Session, held as a public meeting, was a critical juncture in this process. In this discussion, the Council reached consensus on several key principles to guide development of the Strategic Plan as well as its implementation in the years ahead. These principles included:

- Maintain a unified front. Successful Councils work together, moving in the same strategic direction. Providing clear, unified direction will lead to results at the staff level. Celebrate success in terms of "We" rather than "I".
- Focus on Policy. As effective policy makers, the Council will focus on issues from the policy level (referred to as a "30,000 ft. level" for illustrative purposes). Doing so requires staff to communicate effectively with the Council, to earn the Council's collective confidence that staff is fulfilling Council's goals and policy direction.
- Keep communication open, don't be secretive. Sharing information equally with the Council Members is vital to keeping them all informed as policy makers.
- Maintain a respectful environment. Display courtesy toward one another and toward staff. Respect one another's roles and use of time.
- Focus on Customer Care. Council Members view constituent issues from a Citywide perspective. District Boundaries should not be barriers to assisting constituents; in working with residents, Council Members will keep the District Council Member informed.
- Maintain Perspective. Don't allow a few people to influence perspectives of, and behavior toward, one another. Take a broader perspective.
- Equip new Council Members for success. A comprehensive orientation to acquaint newly elected Council Members on the principles stated above will be very helpful to them in understanding organizational norms and their roles as policy makers.

Momentum MoVal marks a pivotal point in the City's development as a premiere community in Inland Southern California. It has been a distinct pleasure to work with the City Council and residents in identifying the objectives outlined in this visionary document.

Wayne McAfee Ph.D.

Nels Klyver Ph.D.



## STRATEGIC PLAN PRIORITIES

### ECONOMIC DEVELOPMENT

Meet the current and emerging needs of Moreno Valley by expanding the local economy through:

- new business opportunities;
- job creation;
- strategic partnerships; and
- workforce development.

Provide proactive business attraction, small business development, and business support services that grow the City's economic base to enhance the quality of life for Moreno Valley residents.

### PUBLIC SAFETY

Provide effective public safety services to enhance the Quality of Life for Moreno Valley families and to attract businesses to our community. Public safety priorities focus on:

- reducing crime through traditional & innovative policing methods,
- preparing our community for emergencies;
- protecting life and property; and
- exploring cost effective solutions.

### LIBRARY

Deliver library services that empower our residents through open access to knowledge, employing both traditional and contemporary methods at a level that is appropriate for a diverse community of over 200,000 citizens.

### INFRASTRUCTURE

Manage and maximize Moreno Valley's public infrastructure to ensure an excellent quality of life, develop and implement innovative, cost effective infrastructure maintenance programs, public facilities management strategies, and capital improvement programming and project delivery.

### BEAUTIFICATION, COMMUNITY ENGAGEMENT, AND QUALITY OF LIFE

Promote an active and engaged community where we work together to beautify our shared environment, care for each other, and enjoy access to cultural and recreational amenities that support a high quality of life for all of our residents as envisioned and articulated throughout the City's adopted General Plan.

### YOUTH PROGRAMS

Improve the lives and futures of our City's youth by expanding healthy lifestyle choices and learning opportunities. Build systems that continually and effectively assess the conditions affecting families in Moreno Valley, and develop context appropriate strategies responsive to those needs that build on community strengths.

Attachment: Request for Proposals - General Plan update (3743 : AUTHORIZATION TO AWARD PROJECT-RELATED SERVICES AGREEMENT)



## VISION

To transform our young city into a mature community that offers its residents and businesses an unsurpassed quality of life featuring abundant recreation, desirable private and public services, varied residential living choices, and well-paying employment opportunities.

## MISSION

**Maintain** a safe and secure environment for the people who live, work, and play in the city.

**Promote** democracy, inviting citizen involvement while encouraging community self-determination and local control.

**Enhance** and sustain the economic prosperity of the community and the financial well-being of the city government.

**Bring** together our community and its resources to address local needs and issues and enhance the quality of life.

**Build** quality public and private facilities, emphasizing recreational and cultural activities for all ages and interests.

**Foster** harmony among diverse community groups by providing opportunities for improvement, respecting cultural differences, and treating people equally and fairly.

**Respect** and conserve our environmental resources for the health and enjoyment of our citizens and future generations.

**Advocate** for and effectively represent the city’s interests with other governmental and private institutions, and establish cooperative partnerships to improve the quality of life in the region.

**Exemplify** good government by operating a city business that is open and ethical, customer-friendly, cost-conscious, innovative, technologically advanced, and forward-thinking.

**Cultivate** a challenging and rewarding work environment– as a “model employer”–that supports our employees and their families, develops people, promotes teamwork, and celebrates humanity.

## GOALS

1. Advocacy
2. Revenue Diversification and Preservation
3. Public Safety
4. Public Facilities and Capital Projects
5. Positive Environment
6. Community Image, Neighborhood Pride and Cleanliness





# 1. ECONOMIC DEVELOPMENT

*Meet the current and emerging needs of Moreno Valley by expanding the local economy through:*

- *new business opportunities;*
- *strategic partnerships; and*
- *job creation;*
- *workforce development.*

*Provide proactive business attraction, small business development, and business support services that grow the City's economic base to enhance the quality of life for Moreno Valley residents.*

## **Objective 1.1: Proactively attract high-quality businesses.**

Initiative 1.1.1: Update the Council-adopted Economic Development Action Plan to focus business attraction efforts on key growth industries conducive to the Moreno Valley market such as logistics, green and clean technology, defense, aerospace, e-commerce, healthcare, medical device manufacturing, auto manufacturing (and related fields), robotics, and global trade. (1 year)

Initiative 1.1.2: In the next City budget cycle, allocate additional dollars to expand marketing efforts by increasing advertising placements and sponsorships. (6 months)

Initiative 1.1.3: Affirm competitive development impact fees. (1 year)

Initiative 1.1.4: Advance the Development Services Team as a "Center of Excellence" in serving all customers by use of technology services and tools and streamlining development processes via Accela's ACP project tracking software. Guarantee specific time frames for plan reviews, expedite permitting issuance processes, improve inspection functionality (6 months), and facilitate online applications and services. (9 months)

Initiative 1.1.5: Rebuild the Community Development Department's website presence by making pertinent and useful information easily accessible for review and to provide additional assistance throughout all aspects of the development review process. (9 months)

Initiative 1.1.6: Expand Economic Development digital and online marketing tools including the expansion of proactive marketing with monthly emails, the placement of ten (10) print and digital ads, and development of a dedicated Economic Development website to promote Moreno Valley as the best place to do business. (1 year)

Initiative 1.1.7: Actively participate in and sponsor commercial, medical, office, and industrial brokerage and development-related organizational events and conferences to promote and market Moreno Valley. (2 years)

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Initiative 1.1.8: Promote investment in beautification improvements (landscaping, public art, etc.) along strategic business development corridors. (5 years)

Initiative 1.1.9: Conduct 12 business visits per year with major employers and key businesses in Moreno Valley to build relationships; determine business needs, developing new support industries; promote incentive programs such as Hire MoVal; and to identify industry and employer specific educational and training. (1 year)

Initiative 1.1.10: Pursue award opportunities to showcase the City’s innovative Economic Development initiatives. (1 year)

Initiative 1.1.11: Complete the re-brand of the Economic Development Department attraction efforts and launch a dedicated Economic Development website. (6 months)

**Partners:** Economic Development, City Manager’s Office, Media Section, Community Development (Planning, Building & Safety), Public Works, Finance, Fire Prevention, Moreno Valley Utility, Riverside County Workforce Development, Searle Creative Marketing, Riverside University Health System, Kaiser Permanente, Moreno Valley Chamber of Commerce, Moreno Valley Black Chamber of Commerce, Moreno Valley Hispanic Chamber of Commerce, Inland Empire Economic Partnership, Inland Empire Small Business Development Center (IESBDC), SCORE, Small Business Administration (SBA), AmPac Tri-State, and other business support partners, development and brokerage community, trade organizations

**Resources:** Economic consultant(s) for the Economic Development Action Plan, outside marketing agency, marketing budget, one (1) additional, full-time Economic Development staff member for business attraction

**Obstacles:** Potential downturn in economy, delayed implementation of ACP project tracking software, identifying adequate funding, available staffing resources

**Objective 1.2: Market all the opportunities for quality industrial development in Moreno Valley by promoting all high-profile industrial and business projects that set the City apart from others.**

Initiative 1.2.1: Showcase excellent industrial projects on all appropriate marketing collateral, online, and via email outreach. Work with each unique developer to educate the brokerage community on the status and availability of future projects. (years 1-5)

**Partners:** Economic Development, Community Development (Planning), City Manager’s Office, Media Section, developers

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**Resources:** Economic consultant(s) for the Economic Development Action Plan, outside marketing agency, marketing budget, WLC Development Agreement provisions

**Obstacles:** Potential downturn in economy, identifying adequate funding, available staffing resources

**Objective 1.3: Promote local hiring through the expansion of local, quality, high paying jobs, and workforce development efforts.**

Initiative 1.3.1: Set a target of 1,000 new jobs through business attraction and expansion per year. (years 1-5)

Initiative 1.3.2: Set a target of having an unemployment rate that is lower than the Riverside County unemployment rate. (5 years)

Initiative 1.3.3: Attract a supply chain/logistics and/or medical related trade school. Explore the potential use of City facilities for this purpose. (3 years)

Initiative 1.3.4: Continue to partner with the Riverside County Workforce Development Center to promote job readiness and basic skills training of the local workforce through the hosting of at least six (6) job preparedness and readiness workshops per year at the Moreno Valley Employment Resources Center (ERC) and/or other City facilities. Continue to expand upon existing recruitment service offerings. (1 year)

Initiative 1.3.5: Explore strategic partnerships with business organizations and nonprofits to identify industry specific workforce development training curriculum needs. (2 years)

Initiative 1.3.6: Encourage local partnerships to promote entrepreneurship, basic skills training, and financial literacy initiatives among Moreno Valley adults. (2 years)

Initiative 1.3.7: Promote the development of health care careers by establishing a “hot careers in health care” board at the ERC, giving first priority to health care job providers for recruitments, and hosting two (2) workshops focused on jobs in health care with local partners at the ERC. (1 year)

Initiative 1.3.8: Develop a strategy to utilize World Logistics Center Development Agreement funds dedicated to workforce training in the logistics industry. A total of \$6,993,000 is anticipated for the City’s use to provide and enhance educational and workforce development training in the supply chain and logistics industries. Funds will be received on an annual basis, and in conjunction with construction on the WLC site. Annual payments of \$100,000 will be provided during the first six years under the Development Agreement, with the amount increasing to \$125,000 from the 7th year through the end of the Agreement. A contribution of



\$1 million will be provided upon issuance of the first building permit for a logistics building on the WLC property, and additional payments of 11¢ per square foot upon issuance of building permits for each succeeding building. (1 year)

Initiative 1.3.9: Incorporate Moreno Valley Utility (MVU) as part of the Business Visitation Program and enroll five (5) new companies into Hire MoVal. (1 year)

Initiative 1.3.10: Develop a Hire MoVal recognition program. Companies that adopt the "Hire MoVal First" criteria will be recognized at a City Council Special Presentation meeting to receive a City Proclamation. (1 year)

Initiative 1.3.11: Evaluate hiring City staff members to conduct job readiness/job training programs under direct supervision by the Economic Development Department.

**Partners:** Economic Development, Community Services and Library for provision of job readiness workshops, City Manager's Office, Media Section, Community Development (Planning), Finance, Riverside County Workforce Development, Moreno Valley College, Riverside Community College District, University of California Riverside, prospective trade/professional/non-profit training institutions, Moreno Valley Chamber of Commerce, Moreno Valley Black Chamber of Commerce, Moreno Valley Hispanic Chamber of Commerce

**Resources:** Two (2) additional full-time Economic Development staff members to implement job creation/ workforce development initiatives

**Obstacles:** Potential downturn in economy, limited market demand, identifying adequate funding, available staffing resources

**Objective 1.4: Promote the development of the Medical Corridor along Nason Street to meet health care demands for residents of Moreno Valley and the region, bring quality jobs, and create business opportunities for ancillary support businesses in the health care industry.**

Initiative 1.4.1: Strengthen partnerships with existing medical providers such as Riverside University Health System and Kaiser Permanente to support and encourage expansion efforts. (6 months)

Initiative 1.4.2: Create focused medical/office and elderly care facility marketing collateral to highlight Moreno Valley's unique assets and development opportunities. (6 months)

Initiative 1.4.3: Identify strategic partners to encourage the development of job readiness in high demand health care industries. (6 months)

Initiative 1.4.4: Determine the highest/best use of the City's parcel at Nason Street and Alessandro Boulevard and the exploration of an urban village concept including opportunity



to integrate enhanced transit connections between this area and the new Perris Valley Line Metrolink Station west of I-215. Complete land use analysis component of the Nason Street Corridor Study. (1 year)

**Partners:** Economic Development, City Manager’s Office, Media Section, Community Development (Planning, Building & Safety), Public Works, Fire Prevention, Riverside County Workforce Development, Moreno Valley College, University of California Riverside (School of Medicine), Riverside University Health System, Kaiser Permanente, Land Use consultant

**Resources:** A Land-Use consultant

**Obstacles:** Limited market demand, potential downturn in economy, identifying funding source, available staffing resources

**Objective 1.5: Showcase Moreno Valley’s unique assets.**

Initiative 1.5.1: Promote and market Moreno Valley’s advantages: second largest City in Riverside County with a growing population, strategic location, easy access to transportation corridors, proximity to ports and markets in Los Angeles, Orange, and San Diego counties, home of March Inland Port – Airport, availability of developable land, committed City leadership and staff, business friendly philosophy, Foreign Trade Zone designation, competitive incentives such as the award winning Hire MoVal program, and the Economic Development Rate Incentive discount from the Moreno Valley Utility. (3 years)

Initiative 1.5.2: Evaluate the current General Plan Community Development Element Land Use Map to identify three potential distinct “town centers” for the City. (1 year)

**Partners:** Economic Development, City Manager’s Office, Media Section, Community Development (Planning, Building & Safety), Public Works, Moreno Valley Utility, Riverside County EDA, Inland Empire Economic Partnership, March Inland Port Airport - March Joint Power’s Authority

**Resources:** Funding for land use, architecture/ landscape architecture, engineering consultants to implement a City Gateway and Streetscapes plan would be required for 1.5.2 above

**Obstacles:** Identifying funding source, available staffing resources for 1.5.2 above

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**Objective 1.6: Establish Moreno Valley as the worldwide model in logistics development.**

Initiative 1.6.1: Expand the State of the City to add an Economic Development Summit component that includes a keynote speaker to discuss annual economic trends and their impact on the City, and offer breakout sessions that would allow participants to provide feedback on issues relevant to business and the local economy. (1 year)

Initiative 1.6.2: Develop a Logistic and Industrial Developer Business Council comprised of logistic and industrial developers to meet and discuss issues impacting development. (1 year)

Initiative 1.6.3: Establish a webpage discussing the priorities and activities of the Logistic and Industrial Developer Business Council with a section that allows businesses to submit feedback and suggestions. (2 years)

Initiative 1.6.4: Pursue speaking and demonstration opportunities at the national and international levels to elevate Moreno Valley’s reputation for smart logistics development. (1 year)

**Partners:** City Manager’s Office, Media Section, City Clerk’s Office, Economic Development, Community Development (Planning), Community Service, Moreno Valley logistics-related companies, industrial developers

**Resources:** Additional funding for the State of the City event

**Obstacles:** Identifying funding source, potential downturn in economy, available staffing resources

**Objective 1.7: Promote small business development and entrepreneurship.**

Initiative 1.7.1: Continue to provide high quality business support programs such as five (5) Business Roundtables per year, twenty (20) Business Spotlight commercials, Hire MoVal, monthly Shop MoVal print and digital ads, and fifty (50) small business site visits per year.

Initiative 1.7.2: Leverage resources and city facilities to provide quality educational and small business support programs such as workshops, technical and financial assistance, networking, mentoring, and one-on-one counseling through the Inland Empire Small Business Development Center (IESBDC), SCORE, Small Business Administration (SBA), AmPac Tri-State, and other business support partners. (1 year)

Initiative 1.7.3: Research the feasibility and funding of a one-stop incubator that would include the ERC and a new BRC (Business Resources Center) to encourage the evolution of home-based and small businesses and the expansion of start-ups. (5 years)

**Partners:** Economic Development, City Manager’s Office, Media Section, Community Development, Parks & Community Services, Finance, Moreno Valley Utility, Riverside County Workforce Development, Moreno Valley College, Moreno Valley Chamber of Commerce, Moreno Valley Black Chamber of Commerce, Moreno Valley Hispanic Chamber of Commerce, Inland Empire Small Business Development Center (IESBDC), SCORE, Small Business Administration (SBA), AmPac Tri-State

**Resources:** One (1) full-time Economic Development staff member for business support services/small business development

**Obstacles:** Identifying funding source, available staffing resources

**Objective 1.8: Evaluate staff resources and dedicate City funding to invest in aggressive Economic Development activities that will result in increased revenues to the City, additional employment opportunities, and enhanced quality of life for our residents.**

Initiative 1.8.1: Evaluate hiring one (1) full time staff member, or equivalent outsourced support, to business attraction such as proactive print and digital marketing, branding, website management, content and email marketing, trade show and industry events planning and attendance, lease mining, site selection assistance, demographics and market analysis, brochure development, database collection, real estate industry liaison, and new business relationship building efforts. (6 months)

Initiative 1.8.2: Evaluate hiring two (2) full time staff members, or equivalent outsourced support, for workforce development, including oversight of the Hire MoVal program, operations at the Moreno Valley Employment Resource Center, job readiness workshops, partnership and relationship building, and new job training initiatives. (6 months for first hire, 18 months for second hire)

Initiative 1.8.3: Evaluate hiring one (1) full time staff member, or equivalent outsourced support, for Business Support Services and Small Business Development, such as Business Visitations, Business Roundtable, Business Spotlight, Chamber of Commerce relations, grants and loan programs, energy efficiency programs outreach, small business visits, business training programs with the Small Business Development Center, SCORE, AmPac Tri-State, and the Small Business Administration, event sponsorships within Moreno Valley, Shop MoVal, Start-up MoVal, and the Business Ombudsman activities. (18 months)

**Partners:** Economic Development, City Manager’s Office, Administrative Services

**Resources:** Up to four (4) additional full-time Economic Development staff positions

**Obstacles:** Potential downturn in economy, identifying funding sources



**Objective 1.9: Ensure the City’s General Plan articulates the vision for how Moreno Valley wants to evolve over time, and provides an orderly and predictable process through which this vision is developed and implemented, including new attention to economic development, sustainability, public health, and innovation.**

Initiative 1.9.1: Prepare a General Plan Annual Report per Government Code Section 65400 for presentation to the City Council before April 1, 2017, that explains how current land use decisions relate to adopted goals, policies and implementation measures, and as appropriate, identify necessary course adjustments consistent with the Strategic Plan. (1 year)

Initiative 1.9.2: Form a working group of key City staff to research and evaluate the current General Plan as a prerequisite to initiating a comprehensive update of the General Plan. Develop recommendations for a scope of work, inclusive of completing the General Plan Economic Development Element (Chapter 3) envisioned with the last comprehensive General Plan Update completed in 2006, and prepare recommendations on budget and schedule. (1 year)

Initiative 1.9.3: Include consideration of incremental set-aside of funding in annual budget development in anticipation of future General Plan update. (1 year)

Initiative 1.9.4: Conduct a comprehensive update of the City General Plan and supporting environmental document, including all mandatory Elements (except Housing), an Economic Development Element, and other desired optional Elements authorized by the City Council. (3 years)

**Partners:** City Manager’s Office, Media Section, Community Development (Planning, Building & Safety), Public Works, Finance (Housing), Economic Development, Community Service, Police and Fire

**Resources:** General plan consultant/firm

**Obstacles:** Identify funding source, available staffing resources



## 2. PUBLIC SAFETY

*Provide effective public safety services to enhance the Quality of Life for Moreno Valley families and to attract businesses to our community. Public safety priorities focus on:*

- *reducing crime through traditional & innovative policing methods;*
- *preparing our community for emergencies;*
- *protecting life and property; and*
- *exploring cost effective solutions.*

**Objective 2.1.: Reduce crime, the fear of crime, and the perception of crime in the community.**

Initiative 2.1.1: Form a working group, with existing staff, to research, evaluate and test progressive law enforcement programs for use in the City. (6 months)

Initiative 2.1.2: Conduct at least one community survey each year using social media to correctly determine, address, and reduce fear of crime. (1 year)

Initiative 2.1.3: Enhance the use of social media sites to better provide a forum for reporting quality of life issues to include tips, complaints, and crime updates. (6 months)

Initiative 2.1.4: Expand the citywide camera system to include more parks, public gathering areas and sport complexes. (2 years)

Initiative 2.1.5: Add large signage to city entry points alerting the public to the existence of the camera system. (1 year)

Initiative 2.1.6: Provide Crime Prevention Through Environmental Design (CPTED) plan review training to key city staff engaged in plan reviews for new development projects. (1 year)

**Partners:** Police Department, Community Development, Parks & Community Services Department, Technology Services, Local Business Owners/Groups, Neighborhood Associations, Faith-Based Organizations, Riverside County Department of Public Social Services (DPSS), Neighborhood Watch Program, Homeowners Associations, Center for Problem-Oriented Policing, social networking and media outlets

**Resources:** Grants and city approved funding sources

**Obstacles:** Identifying key leadership personnel to establish a crime prevention committee and the management of employees to develop and maintain social media sites

**Objective 2.2: Engage the community in joint problem solving and crime prevention activities.**

Initiative 2.2.1: Target 10% increased public participation at community outreach and education events, such as Coffee with a Cop, Zone Meetings, and Cops and Clergy. (1 year)

Initiative 2.2.2: Provide information regarding Neighborhood Watch programs to all Homeowners Associations in the City. (1 year)

Initiative 2.2.3: Host a CPTED community workshop, and post CPTED information on the city website for public information. (1 year)

**Partners:** Police Department, Local Businesses, Neighborhood Associations, Faith-Based Organizations, Neighborhood Watch Program, Center for Problem-Oriented Policing, social networking and media outlets

**Resources:** Byrne Criminal Justice Innovation grant

**Obstacles:** Identifying key leaders from various community groups to develop and maintain a crime prevention committee, difficulty locating additional crime prevention grants and funding sources

**Objective 2.3: Promote the concept of community policing with residents and Department members.**

Initiative 2.3.1: Increase public trust by building our community oriented policing programs like the Officer Friendly Program and Crime-Free Multi-housing. (1 year)

Initiative 2.3.2: Work with new and existing affordable housing providers to help them solve problems and promote a Crime-Free Multi-housing Program. (6 months)

Initiative 2.3.3: Enhance volunteer programs by actively recruiting and sending five new city residents to the Citizen's Police Academy each year. (1 year)

Initiative 2.3.4: Raise public trust by increasing law enforcement's presence at community events. (6 months)

**Partners:** Police Department, Housing and Urban Development, Community Development, Finance (Housing), local business owners/groups, Neighborhood Associations, Faith-Based Organizations, Parks & Community Services Department, Neighborhood Watch Program, Crime Stoppers, Center for Problem-Oriented Policing, social networking and media outlets

**Resources:** Byrne Criminal Justice Innovation grant, develop a career development program for High School/College Students for future entry in law enforcement

**Obstacles:** Identifying key leaders from various community groups to develop and maintain a crime prevention committee

**Objective 2.4: Work with government and non-government agencies to reduce homelessness in the City.**

Initiative 2.4.1: Develop and maintain relationships with Housing and Urban Development, Veterans Affairs, Riverside County Department of Public Social Services (DPSS) and other non-governmental organizations to house our homeless. (1 year)

**Partners:** Police Department, Community Development, Housing and Urban Development, local business owners/groups, Riverside Community College Students, Neighborhood Associations, Faith-Based Organizations, DPSS, Department of Public Works, Parks and Recreation, Center for Problem-Oriented Policing, non-governmental organizations (i.e. Path of Life Ministries, University Women Homeless Center, Jubilee House Sober Living, D & R Turning Point), Family Assistance Program, Place, and the Riverside County 211 Program

**Resources:** City approved funding sources and grants

**Obstacles:** Identifying key leaders from various community groups to develop and execute a comprehensive homeless protocol, difficulty identifying funding sources, available staffing resources

**Objective 2.5: Develop partnerships with local businesses and warehouse operators to reduce traffic related issues.**

Initiative 2.5.1: Develop and implement a Commercial Vehicle Enforcement Team. (1 year)

Initiative 2.5.2: Work with local businesses to develop commercial traffic plans, routes and parking solutions. (1 year)

**Partners:** Caltrans, California Highway Patrol, Police Department Traffic Unit, local business owners/groups, neighborhood associations, Public Works, Community Development (including existing vendor support)

**Resources:** City approved funds and applicable grants, professional consultants

**Obstacles:** Identifying key leaders from various community and business groups to develop a committee/think tank to develop and implement traffic related solutions, available staffing resources, adequate funding

**Objective 2.6: Enhance operational excellence and efficiency in delivery of Police services.**

Initiative 2.6.1: Begin the important process of building the police department's sworn staffing levels. Success and timing will reflect availability of resources and status of law enforcement costs. The Riverside Sheriff's Department often refers to a ratio of 1 officer to each 1,000 residents as an important target for sworn staffing levels. (1 year)

Initiative 2.6.2: Rebuild special teams by adding sworn officers. These teams proactively target violent criminals, street gangs, street-level narcotics sales, and quality of life issues. (2 years)

**Partners:** Police Department, City Manager's Office, Financial & Management Services

**Resources:** Allocate funds and identify grants for the increase in police personnel

**Obstacles:** Allocating ongoing funds to sustain an increase in police personnel in light of rising costs

**Objective 2.7: Fully integrate Fire Prevention activities into the City's Development Services processes to provide swift, seamless service.**

Initiative 2.7.1: Team with Technology Services and all other development services department to adopt the Accela Civic Platform (ACP). (2016)

**Partners:** Fire Department, Technology Services, Economic Development, Community Development (Planning, Building and Safety), Land Development, TruePoint Solutions

**Resources:** ACP project team

**Obstacles:** Potential delays for incorporating annual business inspection programs due to additional enhancements required within ACP, available staffing resources

**Objective 2.8: Enhance communication and coordination with City departments to provide accountability in emergency preparedness activities and minimize redundancy of efforts citywide.**

Initiative 2.8.1: Assess and assist other City department efforts to identify, prioritize, and mitigate facility and infrastructure hazards that would advance emergency preparedness. (1 year)

Initiative 2.8.2: Conduct a full-scale Emergency Operations Center Exercise. (2016)

Initiative 2.8.3: Conduct no less than 1 full-scale Emergency Operations Center Exercise in each calendar year. (2016)

**Partners:** City Manager's Office, Community Development Department, Office of Emergency Management, Fire Department, Police Department, Public Works, Parks and Community Services, Moreno Valley Utility, Media Section, Riverside County Emergency Management Department (EMD), Riverside County Fire, Riverside University Health System, Moreno Valley Kaiser, American Red Cross

**Resources:** Office of Emergency Management, Fire Department, Riverside County EMD staff, Alert MoVal

**Obstacles:** Priority projects may impact development and facilitation of meetings and exercises

**Objective 2.9: Building upon momentum established with the El Niño Preparedness initiative, maintain and expand partnerships with community organizations throughout the City.**

Initiative 2.9.1: Develop and establish formal agreements or memorandums of understanding (MOU's) with private/non-profit organizations to enhance the City's preparedness and response efforts. (1 Year)

**Partners:** Office of Emergency Management, City Manager's Office, Fire Department, Police Department, faith-based organizations, community-based organizations, non-profit organizations, Economic Development, Public Works, and key community disaster response agencies

**Resources:** Existing City staff from City departments, Moreno Valley (MVUSD) and Val Verde (VVUSD) Unified School Districts, various meetings and committees (i.e. Operational Area Planning Committee, NorthWest Comm, Volunteer Organizations Active in Disaster, etc.)

**Obstacles:** Potential for varying levels of participation among community organizations. Some partners may not have adequate resources to engage in an MOU or assist the City in an emergency or disaster

**Objective 2.10: Ensure that the City's emergency management program (including mitigation, preparedness, response and recovery) addresses needs of persons with disabilities and people with access and functional needs.**

Initiative 2.10.1: Revise the City's Emergency Operations Plans to ensure each City department includes consideration of accommodations, services, and strategies for serving the City's population of persons with disabilities and people with access and functional needs and is compliant with state and federal regulations. (1 Year)

Initiative 2.10.2: Enhance the current system for identifying and locating persons with disabilities and people with access and functional needs during an emergency, document suitable shelter infrastructure, and ensure specialized equipment and other support is available during emergencies. (3 years)

Initiative 2.10.3: Enhance the level of emergency preparedness to meet the needs of People with Access and Functional Needs (PAFN) during major emergencies or disasters by: (2 years)

- strengthening existing and initiating 5 new relationships with civic stakeholders including schools, care and medical organizations who know of and provide services to PAFN;
- increasing resident registration of PAFN during an emergency with the City's alert and notification system, Alert MoVal, by 10% per year;
- identifying and building relationships with 5 vendors who provide specialized equipment and resources specifically designed to assist PAFN and that can be made available during disasters;
- coordinating and conducting an annual emergency preparedness seminar tailored to PAFN; and
- offering a PAFN Community Emergency Response Training class to members of the community and surrounding jurisdictions.

**Partners:** Office of Emergency Management, Riverside County Department of Public Social Services (DPSS), Moreno Valley (MVUSD) and Val Verde (VVUSD) Unified School Districts, Fire Department, Police Department, Parks and Community Services, Media Section, Technology Services, community-based organizations, faith-based organizations, non-profit organizations, and local medical providers

**Resources:** Office of Emergency Management staff, Alert MoVal (emergency alert and early warning notification system), various meetings and committees, civic stakeholders

**Obstacles:** Engagement in preparing People with Access and Functional Needs (PAFN) is voluntary and based on interest and time. Another obstacle is identifying how many PAFN reside in Moreno Valley and where to focus our outreach, measuring progress/success towards targeted goals with unknown variables is difficult

**Objective 2.11: Protect people and property against animal related injury and nuisance through enforcement of local and state animal welfare laws and ordinances.**

Initiative 2.11.1: Provide effective training and public education programs regarding the importance of responsible pet ownership, rabies awareness, mandatory spay/neuter and micro-chip ordinances, leash law, control of the feral cat population and re-homing options in an effort to reduce the intake of animals by 3% annually over the next three years. (1 year)

Initiative 2.11.2: Respond to citizen calls for service the day they are received or within 24 hours for low priority calls received near or after the end of a work shift. (6 months)

Initiative 2.11.3: Conduct weekly proactive patrols in close proximity to schools, parks and areas identified as having the greatest number of stray animals reported in an effort to reduce dog bites by 5%. (6 months)

**Partners:** Local school district, civic groups, Animal Services, Police Department, Park Rangers

**Resources:** Current staffing levels in Animal Services allow the division to meet a minimal level of services

**Obstacles:** Challenges in establishing public/private partnerships

**Objective 2.12: Evaluate results of Feasibility Study regarding the concept of forming a multi-agency Joint Powers Authority for provision of police services.**

Initiative 2.12.1: Present results of Feasibility Study to the Public Safety Sub-Committee. (6 months)

Initiative 2.12.2: Present Public Safety Sub-Committee findings to the City Council via Study Session. (2017)

**Partners:** Finance, City Manager's Office, local cities contracted with Matrix Consulting to complete the initial feasibility analysis

**Resources:** The initial funding for the contract has been approved by the City Council and Matrix Consulting is currently engaged on the project

**Obstacles:** Timing and responses from other cities and the County Sheriff to allow for the completion of the study

**Objective 2.13: Update the City's Local Hazard Mitigation Plan to identify risks and vulnerabilities associated with disasters, including developing long-term strategies for protecting the health, safety and welfare of people and reduce harm to existing and future property from hazard events.**

Initiative 2.13.1: Establish a planning committee to identify and assess potential hazards in the community. (6 months)

Initiative 2.13.2: Establish mitigation strategies for the recognized hazards including goals, objectives and associated costs. (6 months)

Initiative 2.13.3: Provide community outreach to encourage stakeholder and public participation in the monitoring and evaluation of the plan. (1 year)



**Partners:** Fire Department, Community Development, Economic Development, Public Works, City Manager’s Office, Parks and Community Services, Moreno Valley Utility, Financial & Management Services, Riverside County Emergency Management Department

**Resources:** Southern California Edison, Eastern Municipal Water District, Moreno Valley Unified School District, Val Verde Unified School District, Moreno Valley Community College, Riverside University Health System, Kaiser Permanente Moreno Valley and community members

**Obstacles:** Planning processes can be extended depending on the workload of various departments and priority projects

Attachment: Request for Proposals - General Plan update (3743 : AUTHORIZATION TO AWARD PROJECT-RELATED SERVICES AGREEMENT)



### 3. LIBRARY

*Deliver library services that empower our residents through open access to knowledge, employing both traditional and contemporary methods at a level that is appropriate for a diverse community of over 200,000 citizens.*

**Objective 3.1: Open a satellite branch library by December, 2017.**

Initiative 3.1.1: Identify funding sources, including but not limited to, Development Impact Fees , grant opportunities, etc. (9 months)

Initiative 3.1.2: Identify appropriate location for a satellite branch library by conducting public outreach sessions and/or a community needs assessment to determine areas in greatest need and with greatest interest of neighborhood library services. Consider public transportation access to potential new locations. (1 year)

Initiative 3.1.3: Seek out public and private partnerships to expand Library services including joint use space with schools and private businesses. Investigate store-front or mall locations, as well as self-serve library options. (1 year)

Initiative 3.1.4: To reduce overall costs associated with opening a satellite branch, automate services to decrease additional staffing needs including self-check-out for books, DVD & CD kiosks and laptop kiosk. (9 months) To minimize the need for additional overall staffing to operate a satellite branch, maximize automation at Main Library and explore completely self-serve library options for other locations. (At satellite opening, by December 2017)

Initiative 3.1.5: Consider sale of surplus City properties for one-time revenue generation to be used to fund Library equipment and materials. (1 year)

**Partners:** Administrative Services, Finance, City Manager’s Office, Community Development

**Resources:** Approved expenditures for facilities as well as approved ongoing operating expenses for satellite location, professional consultants

**Obstacles:** Funding for additional ongoing operating expenses, available staffing resources

**Objective 3.2: Expand the library’s technology program to enhance job readiness in our community.**

Initiative 3.2.1: Develop a robust training program to include basic computer classes and basic MS Office software training. (4 months)

Initiative 3.2.2: Investigate the feasibility of a Lend-and-Learn program enabling patrons to receive training on the use of new technology as well as the ability to check out devices from the library. (9 months)

**Partners:** Library, Amazon (tablet/e-reader donation), training partners

**Resources:** Approved funding for additional computer training courses and tablet/e-reader lend and learn program if unable to secure volunteer trainers and donated technology

**Obstacles:** Lack of volunteers and/or donations

**Objective 3.3: Partner with outside organizations to expand the range of workshops and programs provided to the community.**

Initiative 3.3.1: Expand reading and language (ESL, Spanish) classes. (years 1-5)

Initiative 3.3.2: Promote job readiness by providing workshops on resume writing, job interviewing, career readiness and life skills four times per year. (6 months)

Initiative 3.3.3: Conduct public information workshops on topics such as tax filing assistance, social security, signing up for Covered California. (6 months)

Initiative 3.3.4: Conduct health and wellness workshops to address areas of interest to various age groups six times per year. (1 year)

Initiative 3.3.5: Organize workshops and presentations on arts, entertainment and recreation subjects including gardening, painting, writing, history, music and other popular subjects on a monthly basis. (1 year)

Initiative 3.3.6: Introduce a Community Lending Library program by providing 6 library boxes to neighborhoods (as demonstration projects) and defining standards for private construction/installation of library boxes. (1 year)

**Partners:** Administrative Services (Library), Economic Development, Community Services, Community Development, individuals or organizations to sponsor "Little Libraries," volunteer/training/workshop partners, Moreno Valley Unified School District, Val Verde Unified School District

**Resources:** Funding for Little Libraries if unable to secure grant or donations

**Obstacles:** Lack of volunteers for increased training and workshop sessions, available staffing resources, adequate funding, community participation

## 4. INFRASTRUCTURE

*Manage and maximize Moreno Valley's public infrastructure to ensure an excellent quality of life, develop and implement innovative, cost effective infrastructure maintenance programs, public facilities management strategies, and capital improvement programming and project delivery*

**Objective 4.1: Develop a Moreno Valley Utility Strategic Plan to prepare for the 2020 expiration of the ENCO Utility Systems agreement.**

Initiative 4.1.1: Contract with a consultant to assist the City in identifying and analyzing options regarding the organizational structure of the utility. (1 year)

Initiative 4.1.2: Prepare a comprehensive Strategic Plan that includes the following tasks. (2 years)

- 1) Update the Distribution System Plan to identify and prioritize infrastructure needed to meet customer demand for electricity; analyze the impacts of the proliferation of customer-owned solar systems on the distribution system.
- 2) Update the Integrated Resource Plan to identify future power supply needs for the utility and recommend the optimal mix of resources (such as purchase vs. utility-owned generation, renewable energy, etc.).
- 3) Update the utility rates model and review/explore the existing policy of maintaining parity with SCE rates.
- 4) Analyze financial reserve recommendations to fund a portion of the infrastructure identified in the Distribution System Plan, provide funding for the replacement of equipment and/or infrastructure in the event of an emergency, and provide operating and rate stabilization reserves.

**Partners:** Public Works, Finance, City Council and industry experts to evaluate items and complete a plan

**Resources:** Staffing and financial resources will be provided through the Utility

**Obstacles:** Completing comprehensive public education and feedback to assure a comprehensive plan can be developed to provide for the long term viability of the Utility

**Objective 4.2: Develop and maintain a comprehensive Infrastructure Plan to invest in and deliver City infrastructure.**

Initiative 4.2.1: Present initial infrastructure needs assessment information to the City Council at a study session. (6 months)

Initiative 4.2.2: In partnership with the Riverside County Flood Control District, review and update Flood Control Master Plans and associated Area Drainage Fees such that plans reflect current stormwater needs. (1 year)

Initiative 4.2.3: Review and update development construction practices with developers to explore the installation of full street improvements along project frontages. (1 year)

Initiative 4.2.4: Develop/update a complete GIS-based inventory of all transportation and stormwater related assets. (2 years)

Initiative 4.2.5: Prepare an updated and fully comprehensive infrastructure needs assessment. (3 years)

**Partners:** Flood Control District, Building Industry Association (BIA), National Association of Industrial and Office Parks (NAIOP), Technology Services

**Resources:** Public Works, Community Development, Technology Services, Flood Control District staff, development community

**Obstacles:** Potential increases in development fees, potential construction cost increases to development projects

**Objective 4.3: Address deferred maintenance of City infrastructure assets.**

Initiative 4.3.1: Prepare a Deferred Maintenance Plan that assesses safety, adequacy, and liability implications, estimates repair costs and recommends priorities to be programmed in future budgets. (2 years)

Initiative 4.3.2: Aggressively pursue funding strategies and identify sources to fund the Deferred Maintenance Plan activities. (2 years)

Initiative 4.3.3: Use a five-year Deferred Maintenance Plan to strategically finance identified needs such as the annual pavement crack treatment, slurry seal program, and associated ADA improvements at curb ramps and sidewalks. (2 years)

**Partners:** Public Works, Western Riverside Council Of Governments (WRCOG), Riverside County Transportation Commission (RCTC), City’s Traffic Safety Commission, Professional Organizations

**Resources:** WRCOG staff, RCTC staff, Professional consultants

**Obstacles:** Adequate funding to implement maintenance activities

**Objective 4.4: Control Street Lighting costs.**

Initiative 4.4.1: Determine whether or not to move forward with acquisition of Southern California Edison-owned street lights. (Prior to October 27, 2016)

Initiative 4.4.2: If acquisition of SCE street lights is pursued, fully analyze and determine ownership as City-owned or MVU-owned, establish policies and plans on converting from High Pressure Sodium Vapor (HPSV) to Light Emitting Diode (LED), and street light spacing. (2 Years)

**Partners:** Public Works, Finance, Southern California Edison (SCE), Moreno Valley Utility (MVU), ENCO Utility Services, City staff and Bond Financing Team

**Resources:** City staff and consultants (e.g. legal, lighting)

**Obstacles:** California Public Utility Commission (CPUC) approval, ability to obtain favorable financing

**Objective 4.5: Explore green/renewable innovations and technologies for new developments such as the World Logistics Center.**

Initiative 4.5.1: Develop renewable pavements such as porous asphalt and concrete for streets and sidewalks for drainage self-sufficiency. (3 years)

Initiative 4.5.2: Develop renewable landscape designs for drought tolerance and irrigation self-sufficiency. (4 years)

**Partners:** Public Works, Community Development, Building Industry Association (BIA), National Association of Industrial and Office Parks (NAIOP), Professional Organizations, development community, Riverside County Flood Control, Eastern Municipal Water District (EMWD)

**Resources:** Professional consultants, City staff, and all entities listed above under partners

**Obstacles:** Available staffing resources, change to existing State laws or mandates, potential increase in development costs, long-term maintenance costs could increase

**Objective 4.6: Advance the development of a well-connected and balanced citywide transportation network that serves all modes.**

Initiative 4.6.1: Complete the Juan Bautista De Anza Regional Trail. (3 years)

Initiative 4.6.2: Secure funding to construct Indian Street across Lateral A channel crossing. (4 years)

Initiative 4.6.3: Secure funding and construct Heacock Street connection to Harley Knox Boulevard. (5 years)

Initiative 4.6.4: Secure funding and construct Graham Street Bridge over SR-60. (6 years)

**Partners:** Public Works, Community Development, Department of Water Resources (DWR), Riverside County Transportation Commission (RCTC), Western Riverside Council Of Governments (WRCOG), MVUSD, VVUSD, Caltrans, Lake Perris, City of Perris

**Resources:** Active Transportation Program (ATP), Caltrans Recreational Trails, and Congestion Mitigation and Air Quality (CMAQ) grants, WRCOG, RCTC, professional consultants

**Obstacles:** Lack of funding source, additional right-of-way, surrounding community acceptance

**Objective 4.7: Demonstrate innovative and industry leading transportation systems.**

Initiative 4.7.1: Seek a demonstration project for a Protected Intersection / Protected Bicycle Lanes (Cycle tracks) Corridor. (2 years)

Initiative 4.7.2: Develop roundabout corridors similar to Theodore proposed by WLC, to replace stops signs and/or traffic signals. (4 years)

**Partners:** Public Works, Community Development, Riverside County Transportation Commission (RCTC), Western Riverside Council Of Governments (WRCOG), Caltrans, Active Transportation consultants

**Resources:** Active Transportation Program (ATP) / CMAQ Grants, WRCOG, RCTC

**Obstacles:** Available staffing resources, adequate funding, additional right-of-way, surrounding community acceptance

**Objective 4.8: Promote transit as an essential mode of transportation.**

Initiative 4.8.1: Collaborate with Riverside Transit Agency (RTA) to explore Transit Signal Priority Corridors. (2 years)

Initiative 4.8.2: Collaborate with RTA to explore Bus Rapid Transit Routes. (4 years)



Initiative 4.8.3: Collaborate with Riverside Transit Agency to consider a partnership with the City to build an Intermodal Transit Center at Alessandro/Nason. (3 years)

Initiative 4.8.4: Encourage Riverside Transit Agency to establish routes between Metrolink Station and major employers in the City. (3 years)

**Partners:** Public Works, Community Development, Riverside County Transportation Commission (RCTC), Western Riverside Council Of Governments (WRCOG), Riverside Transit Agency (RTA)

**Resources:** RTA, WRCOG, RCTC

**Obstacles:** Adequate funding, additional right-of-way

**Objective 4.9: Expand upon existing Intelligent Transportation Systems.**

Initiative 4.9.1: Approach research and development companies to develop Moreno Valley as a test-bed for connected vehicle technologies. (1 year)

Initiative 4.9.2: In partnership with local and regional agencies, host a Regional Transportation Summit. (1 year)

**Partners:** Public Works, Riverside County Transportation Commission (RCTC), Western Riverside Council Of Governments (WRCOG), Caltrans, Fisker/Karma and other local manufacturers, Intelligent Transportation System (ITS) Consultants

**Resources:** WRCOG, RCTC, US Department of Transportation

**Obstacles:** Adequate funding, buy-in from local manufacturers, available staffing

**Objective 4.10: Enhance Moreno Valley’s way-finding throughout the City for residents and visitors.**

Initiative 4.10.1: Expand the installation of updated welcome and directional signs at all gateways into the City and other key destinations. (1 year)

Initiative 4.10.2: Identify opportunities and develop strategies to use technology, social media, communication applications, etc. to assist and enhance resident and visitor way-finding needs throughout the City. (2 years)

Initiative 4.10.3: Install solar powered lighting to all updated welcome and directional signs to enable night visibility. (2 years)

**Partners:** Public Works, Community Development, local businesses and HOAs

**Resources:** City budgets, City staff

**Obstacles:** Available staffing resources, funding source, maintenance, vandalism



## 5. BEAUTIFICATION, COMMUNITY ENGAGEMENT, AND QUALITY OF LIFE

*Promote an active and engaged community where we work together to beautify our shared environment, care for each other, and enjoy access to cultural and recreational amenities that support a high quality of life for all of our residents as envisioned and articulated throughout the City's adopted General Plan.*

**Objective 5.1: Establish partnerships and volunteer programs with residents, business groups and service clubs to beautify our community.**

Initiative 5.1.1: Fully implement the Volunteer Community Clean Up Program in which Code Compliance staff identifies distressed properties and partners with volunteers to provide labor to address compliance issues. Refocus outreach efforts from students to service clubs, commencing with Moreno Valley Noon Rotary. (6 months)

Initiative 5.1.2: Establish an annual Day of Volunteerism. (6 months)

Initiative 5.1.3: Identify funding and fully implement the Keep Moreno Valley Beautiful Adopt-a-Street Program. (1 year)

Initiative 5.1.4: Enhance branding program for Keep Moreno Valley Beautiful by partnering with other government agencies. (2 years)

Initiative 5.1.5: Expand existing weekend weed and litter abatement program performed by community service workers to include a weekday program. (2 years)

Initiative 5.1.6: Explore the development of a volunteer patrol to combat illegal dumping. (2 years)

**Partners:** Public Works, Community Development, Fire Department - Office of Emergency Management & Volunteer Services, School Districts, Service organizations/clubs, Keep Moreno Valley Beautiful Board, Keep America Beautiful National Organization, Chambers of Commerce, community service organizations, neighborhood groups/HOAs, business community, Riverside Transit Agency (RTA), school/college districts, contractors, Riverside County Sheriff's Department (community service workers)

**Resources:** City staff, consultant services, and contractors

**Obstacles:** Available staffing resources, financial resources, levels of volunteer participation and/or community service worker availability, advertising limitations of partner agencies (Riverside Transit Agency)

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**Objective 5.2: Promote the installation and maintenance of cost effective, low maintenance landscape, hardscape and other improvements which create a clean, inviting community.**

Initiative 5.2.1: Assertively reach out and seek partnerships with property owners in existing landscape maintenance districts to stabilize funding to maintain or enhance residential tract landscaped areas (reverse landscaping). Conduct at least 3 mail ballot initiatives per year. (1 year)

Initiative 5.2.2: Develop comprehensive City Gateway and Streetscape plans establishing a framework guiding future landscape, tree planting, lighting, walls/fences, monuments, banners and identification signage within public right-of-way and freeway corridors. (3 years)

Initiative 5.2.3: Consider an ordinance requiring that vacant parcels near businesses and homes be enclosed by fences with privacy slats. (1 year)

Initiative 5.2.4: Develop a program to assist neighborhoods in installing landscaping in reverse frontages and annexation into special district to finance cost of improvements and ongoing maintenance. (1 year)

Initiative 5.2.5: Use the City’s media tools to educate the community on the benefits of well-maintained landscaping on property values, the positive impact on economic development, xeriscaping, and water conservation techniques. (1 year)

Initiative 5.2.6: Modify the Municipal Code to clarify property owner responsibility for parkway landscape maintenance, within City right of way, immediately fronting private property. (2 years)

Initiative 5.2.7: Implement a program to install decorative hardscape in reverse frontages. (5 years)

Initiative 5.2.8: Implement a fence program in applicable areas within the special districts. (3 years)

**Partners:** Community Development (Planning, Code Enforcement), Media Section, property owners, residents and businesses, Special Districts, Maintenance and Operations, City Attorney’s Office, Capital Projects, Land Development, Transportation Engineering, Moreno Valley Utility, utility companies

**Resources:** Funding/budgets, City staff, consultant services, and contractors

**Obstacles:** Available staffing resources, adequate funding, property owner participation, support from property owners/registered voters (if balloting necessary), public support for property owner tree maintenance responsibility/liability, non-removal of trees for nuisance issues (e.g. leaf litter), utility companies

**Objective 5.3: Achieve Tree City USA Community recognition through the Arbor Day Foundation.**

Initiative 5.3.1: Adopt a Tree Care Ordinance. (1 year)

Initiative 5.3.2: Establish a Tree Board or Department. (1 year)

Initiative 5.3.3: Establish a Community Forestry Program with an annual budget of at least \$2 per capita. (1 year)

Initiative 5.3.4: Conduct an Arbor Day observance and proclamation. (1 year)

**Partners:** City staff, Arbor Day Foundation, property owners, utility companies

**Resources:** Public Works, Community Development

**Obstacles:** Public support for property owner tree maintenance responsibility/liability, potential for public concerns over related nuisance issues (e.g. leaf litter)

**Objective 5.4: Actively and aggressively address homelessness in Moreno Valley.**

Initiative 5.4.1: Compile updated, accurate resource information into one document/brochure and share with public safety, code enforcement, and nonprofit staff members. (6 months)

Initiative 5.4.2: Provide/expand training to public safety and code enforcement staff on effective strategies for interaction with homeless individuals. (6 months)

Initiative 5.4.3: Increase local nonprofit agency participation in the City-hosted quarterly roundtable meetings to assist the coordination of services throughout the City and region. Increase nonprofit agency participation by 10% each year. (1 year)

Initiative 5.4.4: Seek new or supplemental funding sources to provide ongoing programs (to include job training and emphasis upon homeless veterans) throughout the City and the region. Continually research best practices in addressing the issue. (years 1-5)

Initiative 5.4.5: Continue to monitor legislation for any changes that may impact the funding for services or the rights of homeless individuals. (years 1-5)

**Partners:** Finance, City Manager’s Office, Housing and Urban Development, Veterans Affairs, Riverside County Department of Public Social Services (DPSS), Riverside County Continuum of Care and local non-profit agencies, Community Development, Media Section



**Resources:** Financial, personnel, and technical resources may be provided from various partners, professional consultants

**Obstacles:** Addressing homelessness is a national and regional issue, which will require continual participation at all levels from all of the partners, available staffing resources, adequate funding, lack of training opportunities

**Objective 5.5: Promote a healthy community and lifestyle.**

Initiative 5.5.1: Develop a “Healthy Moreno Valley” Campaign. Seek funding from local business partners, school districts, and service clubs, as well as pursue grant opportunities, for this purpose. (1 year)

Initiative 5.5.2: Consider incorporation of a Health Element in the General Plan. (3 years)

Initiative 5.5.3: Explore a partnership with the County to enhance the use of Box Springs area as a major hiking, walking, and mountain biking recreational destination. (3 years)

Initiative 5.5.4: Explore and promote the San Jacinto wildlife area adjacent to the World Logistics Center as a major hiking and mountain biking destination. (5 years)

Initiative 5.5.5: Engage the community and cities in the region by hosting and/or participating in Mayor’s Cup sports competitions. (1 year)

**Partners:** Public Works, Community Services, Economic Development, Community Development, Media Section, County of Riverside, Western Riverside Council Of Governments (WRCOG), local health organizations, Inland Empire Biking Alliance, sporting goods stores, Office on Aging, Community Action Partnership, local churches, private health clubs and gyms, Moreno Valley Unified School District, Val Verde Unified School District, Recreational Trails Board, Inland Empire Health Plan, Riverside University Health System, Family Service Association

**Resources:** Funding for plan development and support for professional consultants

**Obstacles:** Adequate funding, available staffing resources, community support

**Objective 5.6: Enhance community outreach, partnership opportunities, and stakeholder ownership of the City’s parks and recreation services, programs and events.**

Initiative 5.6.1: Implement a new and improved Parks and Community Services Department website providing interactive and user friendly applications for residents to reserve amenities and register for programs. (1 year)

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Initiative 5.6.2: Reinvent and market the City’s Adopt-A-Park and Adopt-A-Trail programs to obtain at least two business, non-profit and/or service clubs to actively participate in these programs. (1 year)

Initiative 5.6.3: Enhance community awareness of the many ways that “Parks Make Life Better” by promoting a related poster and/or photography contest. (1 year)

Initiative 5.6.4: Collaborate with two service clubs and/or non-profits and a local radio station for in-kind and/or financial sponsorships of the City’s first Christmas Tree Lighting Ceremony. (1 year)

Initiative 5.6.5: Establish a collaborative, strategic partnership with a different community organization or stakeholder for each community “signature” special event. (1 year)

**Partners:** Community Services, City Council Office, local radio stations, service clubs, churches, private corporations

**Resources:** Media Section, new recreation management software, social media, Moreno Valley Chamber of Commerce, Hispanic Chamber of Commerce, Moreno Valley Black Chamber of Commerce

**Obstacles:** Adequate funding, available staffing resources

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## 6. YOUTH PROGRAMS

*Improve the lives and futures of our City's youth by expanding healthy lifestyle choices and learning opportunities. Build systems that continually and effectively assess the conditions affecting families in Moreno Valley, and develop context appropriate strategies responsive to those needs that build on community strengths.*

**Objective 6.1: Provide employment training and support for Moreno Valley youth between the ages of 16 – 21 years.**

Initiative 6.1.1: Implement the Summer at City Hall program with the Val Verde Unified School District and analyze the effectiveness of the program with the intent to grow this initiative in future years. (6 months)

Initiative 6.1.2: Collaborate with the Youth Opportunity Center to strengthen interview and job skills for employment opportunities in utilizing the Expanded Subsidized Employment program. (6 months)

Initiative 6.1.3: Offer courses through contractors and in-house City staff such as computer training, technology skills, and resumé assistance for youth ages 16-21 years. (6 months)

Initiative 6.1.4: Partner with the Youth Opportunity Center to promote courses targeting at-risk, homeless, dropouts and foster children. (1 year)

Initiative 6.1.5: Implement a Parks and Community Services Department youth volunteer program to add at least 15 youth volunteers. (1 year)

**Partners:** Economic Development, Community Services, Library for provision of job readiness workshops, Youth Opportunity Center, Riverside County, Inland Coalition

**Resources:** Contract instructors, Moreno Valley College, Moreno Valley Unified School District, Val Verde Unified School District, University of California Riverside, social media, funding from school districts

**Obstacles:** Adequate funding, training, available work space

**Objective 6.2: Improve health, wellness and fitness for Moreno Valley youth through recreation and sports programs.**

Initiative 6.2.1: Identify new trends and best practices of health and fitness recreation and athletic programs youth between the ages of 7-12 years. (1 year)

Initiative 6.2.2: Establish a collaborative partnership with local non-profit, school district and/or service club(s) in implementing a health and wellness program for Moreno Valley, including a youth-focused element. (1 year)

Initiative 6.2.3: Implement a collaborative partnership with University of California, Riverside's Food Program at City camps and Time for Tots programs. (6 months)

Initiative 6.2.4: Promote nutrition education to improve students' health and reduce childhood obesity through family information sharing and after-school recreation health/wellness programs. (6 months)

Initiative 6.2.5: Develop a public/private partnership between the City and Boys & Girls Club to identify a facility for the Moreno Valley Boys and Girls Club. (1 year)

Initiative 6.2.6: Identify and develop a pilot program between the City and Boys & Girls Club to provide youth recreation and/or sports programming. (1 year)

Initiative 6.2.7: Actively engage community groups regarding opportunities to participate in and sponsor programs to serve Moreno Valley's youth. (3 years)

**Partners:** Community Services, Boys and Girls Club, Moreno Valley Unified School District, Val Verde Unified School District, hospitals, nutrition shops, Community Development Department

**Resources:** California Parks and Recreation Society, health and fitness clubs, Media Section, social media, fitness magazines, Peach Jar, National Recreation and Parks Association, University of California, Riverside

**Obstacles:** (None)

# APPENDIX A-RESULTS OF THE PUBLIC SURVEY

## City of Moreno Valley Council Priorities Survey

1. Please check up to 6 items that are most important to you.

Answer Options	Response Percent	Response Count
9. Attract more technology jobs and jobs that require high education levels; market MV College; add a 4 year college; livability & sustainability - increase per capita income	42.3%	151
27. Increase Public Safety to build a safer city	34.5%	123
3. Create a distinct plaza, downtown area for arts & music	33.6%	120
8. Attract more businesses to provide quality job creation; develop Edgemont area to create jobs; increase marketing efforts to businesses; advertise our successes	26.3%	94
31. Beautify residential sections of the city; remove trash from around the city; plant more trees	25.8%	92
1. Increase size of the library and/or add satellite library locations; grant more authority to the Library Commission; consider more private-public partnerships related to library services	23.5%	84
36. Attract more sit-down restaurants	21.0%	75
11. Strengthen the Hire MoVal program to keep residents working locally	20.2%	72
4. Attract a major sports complex/center that will have regional significance	19.9%	71
17. Unite behind World Logistics Center to make it successful; market success of World Logistics Center	18.8%	67
5. Place a Library in a building at the mall; host an under 21 club in evenings; have weekend hours; offer free Wi-Fi; significantly increase the size of the Library or open multiple branches; modernize the Library facility; recognize that the Library serves a Community Services program facility	18.5%	66
15. Make it easier to start businesses; be more business friendly; give assistance completing city forms	14.8%	53
38. Create more recreation activities for the youth; increase promotion of sports organizations	14.8%	53
22. Lower business taxes and utility fees	14.0%	50
44. Traffic signal coordination	14.0%	50
29. MV Ranch Golf Course rehabilitation plan; do not allow development but keep it as a golf course	13.4%	48
21. Attract grocery stores in areas where they are needed	13.2%	47
14. Market our successes attracting larger businesses; Moreno Valley as the place to be	12.9%	46
13. Attract more locally owned, small businesses	12.3%	44
40. Infrastructure improvements to handle flooding, earthquakes, streets	11.5%	41
26. Decrease delinquency	10.9%	39
20. Need first-time home buyer incentive program to raise everyone's home values	10.6%	38
12. A Technology Trade School is needed; regulate Trade schools	10.4%	37
7. Develop an Arts friendly environment; create an Arts district with businesses	10.1%	36
18. Develop a program to match residents to jobs; make it easier for new businesses to find local workers; train local workers on basic job etiquette	9.0%	32
32. Create a distinct plaza and gathering place	9.0%	32
39. Improve public transportation routes & frequencies; expand & connect transportation corridors outside MV; transit to be friendly to the disabled	9.0%	32

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producing organic, local grown products)		
10. Create one strong Chamber of Commerce	8.4%	30
42. Add multi-purpose lanes thru Reche Canyon; add bicycle lanes throughout city; Healthy Community Strategy	8.1%	29
34. Restore a positive identity and perceptions; emphasize unique items, views, landmarks, etc.	7.6%	27
6. Emphasize the unique views and landscapes in MV	7.0%	25
2. Add landmarks to demark where the city starts	5.9%	21
30. More active code enforcement, south MV is center of distribution	5.6%	20
33. Hold additional forums and Town Halls to improve communications between the city and citizens	5.6%	20
35. Add parks and playgrounds on the north side of town near Palm Middle School	5.3%	19
37. Improve city ordinances concerning barking dogs so that the complaining neighbor is not pitted against the dog owner but the city has the power to proscribe training for the dog	5.0%	18
41. Improve water quality in Edgemont	5.0%	18
25. Limit vehicles w/ more than 2 axles near schools	4.5%	16
16. Stable revenues to fund services and offer our children jobs; wealth creation	4.2%	15
43. Design streets to keep traffic local; safe travel; round-about; not to facilitate highways	4.2%	15
23. Attract modern office buildings for small business owners that live in the city	3.1%	11
28. Define architectural standards for new construction; home developments require vinyl fences	2.8%	10
19. Need business incubator to help start local businesses	2.5%	9
45. Install barriers at Theodore south of Alessandro and near the east end of Cactus to stop illegal dumping	2.5%	9
46. Attract development of a skyscraper (15 stories) or an iconic bridge	2.2%	8
47. Add sidewalks at Heacock Street & Gregory	2.2%	8
<i>answered question</i>	<b>357</b>	<b>2,052</b>

Attachment: Request for Proposals - General Plan update (3743 : AUTHORIZATION TO AWARD PROJECT-RELATED SERVICES AGREEMENT)



## APPENDIX B

# MORENO VALLEY

## SERVICE THAT SOARS

### *Customer Care Standards*

***In Moreno Valley, we provide exceptional customer care by...***

***Providing same day response*** Resolving an issue or completing a request is seldom accomplished in just a day, but striving to acknowledge the request the day it is received provides “same day response” and exemplary service.

***Knowing first impressions matter*** Our professionalism is judged based on appearance, attitude, manners, knowledge, and abilities. It is a package; we risk making a bad impression if we fail on even one count.

***Ensuring a positive experience*** A negative attitude affects service quality and morale. We resolve to stay positive because we know our approach dramatically affects our customers’ and coworkers’ experience.

***Asking and listening*** We never assume to know what our customers need. Good questions evoke good answers, but only if we listen. Resolving to not interrupt, we exercise patience and we pay attention.

***Connecting*** We make eye contact, smile, and acknowledge every customer. When speaking to a customer, we address them by name using formal address (e.g. Mr. or Ms.), and let them decide if we’re on a first name basis.

***Respecting our customers’ concerns*** To some, government can seem like a complex bureaucracy. We put a human face on the customer’s dealings with our City. We work to put our customers at ease and to earn their trust.

***Treating customers like they have a choice*** Customers of government agencies often do not choose to do business with us, they have to. We meet this challenge by providing exceptional service.

***Remembering who we work for*** It may not always be possible to say “yes” but our customers and co-workers must know that we have done our best to help them accomplish their goal.

***Knowing our business*** To provide accurate information, we must know our jobs and have a thorough understanding of agency processes. Providing accurate information is critical; to do so, we work with staff, consult supervisors, conduct research, and keep up-to-date with industry best practices.

***Understanding the difference between fast and efficient service*** We use knowledge, skills, and resources to respect our customers’ time, but we never rush – it is impolite and it dramatically impacts the relationship and the outcome.

***Questioning the status quo*** We do not do things the same old way just because that is “how we’ve always done it.” We were hired to use our experience and skills to improve public service – and we take the process improvement challenge to heart.

***Keeping our word*** We manage expectations by setting reasonable goals. Giving careful thought to timelines, we always remember that our word is our bond as we promote honesty, responsibility, and accountability.

***Treating customers like people, not footballs*** Customers notice how many interactions are required to get the answers they need. If we need to hand off a customer, it should be to the right person, and that person should be provided with the pertinent facts to ensure a seamless transition.

***Seeing the big picture*** Identifying improvement opportunities throughout the organization requires a field of vision that expands beyond one’s workstation. “That’s not my job” is not part of our vocabulary. We engage, participate, and contribute.

***Encouraging feedback*** Comments, suggestions, and criticism help us measure our success and promote improvement. We demonstrate commitment to our customers by asking how we can do better.

***Saying “Thank you”*** Technical knowledge simply isn’t enough; our careers and livelihood depend on our success in providing exceptional customer care. At every opportunity, we show sincere care, compassion, gratitude and appreciation. We go above and beyond to provide “service that soars.”

# APPENDIX C



## Southern California Association of Governments (SCAG) Profile of the City of Moreno Valley

Attachment: Request for Proposals - General Plan update (3743 : AUTHORIZATION TO AWARD PROJECT-RELATED SERVICES AGREEMENT)



# Profile of the City of Moreno Valley

Southern California Association of Governments' (SCAG) Regional Council includes 69 districts which represent 191 cities in the SCAG region.

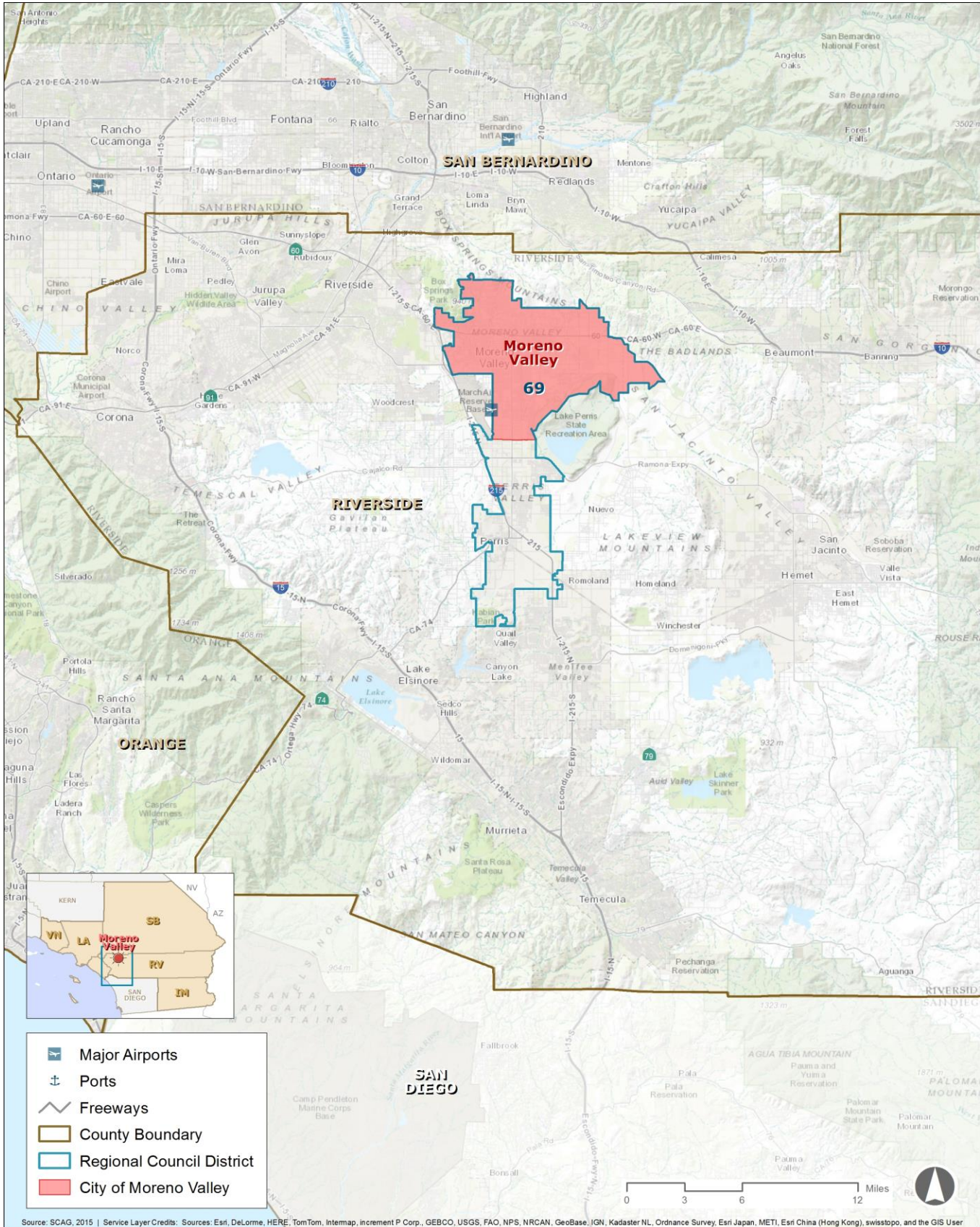
SCAG Regional Council District 69 includes Moreno Valley and Perris  
Represented by: Hon. Jeffrey Giba



## LOCAL PROFILES REPORT 2015

This profile report was prepared by the Southern California Association of Governments and shared with the City of Moreno Valley. SCAG provides local governments with a variety of benefits and services including, for example, data and information, GIS training, planning and technical assistance, and sustainability planning grants.

May 2015  
Southern California Association of Governments



Source: 2012 SCAG city boundary data, which is provided by the county Local Agency Formation Commissions.

Attachment: Request for Proposals - General Plan update (3743 : AUTHORIZATION TO AWARD PROJECT-RELATED SERVICES AGREEMENT)

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**Attachment: Request for Proposals - General Plan update (3743 : AUTHORIZATION TO AWARD PROJECT-RELATED SERVICES AGREEMENT)**

## I. Introduction

The purpose of this report is to provide current information and data for the City of Moreno Valley for planning and outreach efforts. Information on population, housing, transportation, employment, retail sales, and education can be utilized by the city to make informed planning decisions. The profile provides a portrait of the city and its changes since 2000, using average figures for Riverside County as a comparative baseline. In addition, the most current data available for the region is also included in the Statistical Summary (page 3). This profile demonstrates the current trends occurring in the City of Moreno Valley.

The Southern California Association of Governments (SCAG) is the largest Metropolitan Planning Organization (MPO) in the nation. The SCAG region includes six counties (Imperial, Los Angeles, Orange, Riverside, San Bernardino, and Ventura) and 191 cities. As the designated MPO, SCAG is mandated by federal law to research and develop a Regional Transportation Plan (RTP), which incorporates a Sustainable Communities Strategy (SCS) per California state law. SCAG is currently undertaking a variety of planning and policy initiatives to foster a more sustainable Southern California.

In 2008, SCAG initiated the Local Profiles Project as a part of a larger initiative to provide a variety of services to its member cities and counties. Through extensive input from member jurisdictions, the inaugural Local Profiles Reports were released at the General Assembly in May 2009. The Profiles have been updated every two years.

Local Profiles provide basic information about each member jurisdiction including, but not limited to, the following:

- How much growth in population has taken place since 2000?
- Has the local jurisdiction been growing faster or slower than the county or regional average?
- Have there been more or fewer school-age children?
- Have homeownership rates been increasing or decreasing?
- How and where do residents travel to work?
- How has the local economy been changing in terms of employment share by sectors?
- Have the local retail sales revenues recovered to pre-recession levels?

Answers to questions such as these provide a snapshot of the dynamic changes affecting each local jurisdiction.

### **Factors Affecting Local Changes Reflected in the 2015 Report**

Overall, member jurisdictions since 2000 were impacted by a variety of factors at the national, regional, and local levels. For example, the vast majority of member jurisdictions included in the 2015 Local Profiles reflect the national demographic trends toward an older and a more diverse population. Evidence of the slow process towards economic recovery is also apparent through gradual increases in employment, retail sales, building permits, and home prices. Work destinations and commute times correlate with regional development patterns and the geographical location of local jurisdictions, particularly in relation to the regional transportation system.

## **Uses of the Local Profiles**

Following release at the SCAG General Assembly, the Local Profiles are posted on the SCAG website and are used for a variety of purposes including, but not limited to, the following:

- Data and communication resources for elected officials, businesses, and residents
- Community planning and outreach
- Economic development
- Visioning initiatives
- Grant application support
- Performance monitoring

The primary user groups of the Profiles include member jurisdictions and state and federal legislative delegates of Southern California. This profile report is a SCAG member benefit and the use of the data contained within this report is voluntary.

## **Report Organization**

This profile report has three sections. The first section presents a Statistical Summary for the City of Moreno Valley. The second section provides detailed information organized by subject areas and includes brief highlights on the impacts of the recent economic recession and recovery at the regional level. The third section, Methodology, describes technical considerations related to data definitions, measurement, and data sources.



## 2014 STATISTICAL SUMMARY

<i>Category</i>	<i>Moreno Valley</i>	<i>Riverside County</i>	<i>Moreno Valley relative to Riverside County*</i>	<i>SCAG Region</i>
<b>2014 Total Population</b>	199,258	2,279,967	[8.7%]	18,645,437
<b>2014 Median Age (Years)</b>	29.9	34.2	-4.3	35.5
<b>2014 Hispanic</b>	58.7%	47.4%	11.3%	46.8%
<b>2014 Non-Hispanic White</b>	16.2%	37.3%	-21.1%	31.8%
<b>2014 Non-Hispanic Asian</b>	6.0%	6.3%	-.3%	12.4%
<b>2014 Non-Hispanic Black</b>	15.9%	5.9%	10.0%	6.3%
<b>2014 Non-Hispanic American Indian</b>	.3%	.5%	-.2%	.3%
<b>2014 All Other Non-Hispanic</b>	2.9%	2.6%	.3%	2.5%
<b>2014 Number of Households</b>	51,864	700,413	[7.4%]	6,029,326
<b>2014 Average Household Size</b>	3.8	3.2	0.6	3.1
<b>2014 Median Household Income (\$)</b>	51,217	52,648	-1,431	56,737
<b>2014 Number of Housing Units</b>	55,852	817,008	[6.8%]	6,524,730
<b>2014 Homeownership Rate</b>	64.5%	54.5%	10%	54.5%
<b>2014 Median Existing Home Sales Price (\$)</b>	235,000	290,000	-55,000	426,000
<b>2013 - 2014 Median Home Sales Price Change</b>	19.9%	12%	7.9%	10.1%
<b>2014 Drive Alone to Work</b>	82.0%	81.9%	.1%	78.2%
<b>2014 Mean Travel Time to Work (minutes)</b>	37.4	34.5	2.9	31.7
<b>2013 Number of Jobs</b>	33,375	654,436	[5.1%]	7,660,489
<b>2012 - 2013 Total Jobs Change</b>	2,025	37,749	[5.4%]	231,953
<b>2013 Average Salary per Job (\$)</b>	33,075	37,827	-4,752	48,213
<b>2014 K-12 Public School Student Enrollment</b>	42,279	425,442	9.9%	3,058,957

Sources: U.S. Census Bureau American Community Survey, 2014; Nielsen Co.; California Department of Finance E-5, May 2014; MDA Data Quick; California Department of Education; and SCAG

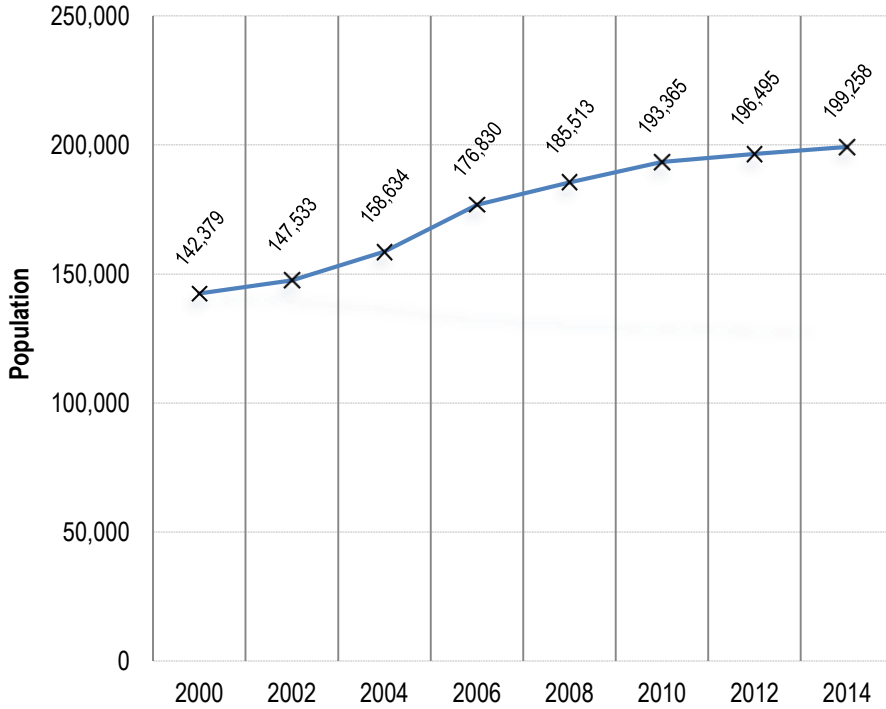
\* Numbers with [ ] represent Moreno Valley's share of Riverside County. The other numbers represent the difference between Moreno Valley and Riverside County.

Mapped jurisdictional boundaries are as of July 1, 2012 and are for visual purposes only. Report data, however, are updated according to their respective sources.

## II. Population

### Population Growth

Population: 2000 - 2014

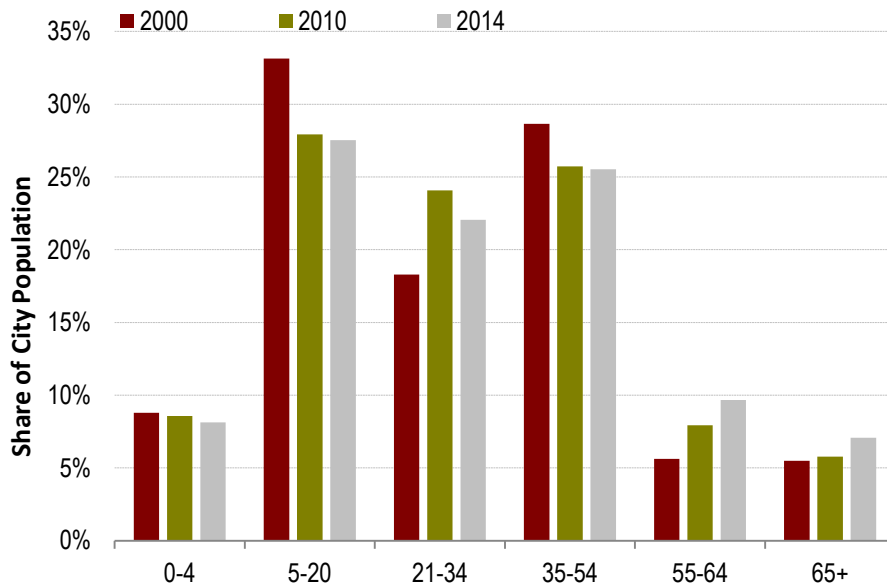


Source: California Department of Finance, E-5, 2014

- Between 2000 and 2014, the total population of the City of Moreno Valley increased by 56,879 to 199,238 in 2014.
- During this 14-year period, the city's population growth rate of 39.9 percent was lower than the Riverside County rate of 47.5 percent.
- 8.7% of the total population of Riverside County is in the City of Moreno Valley.

## Population by Age

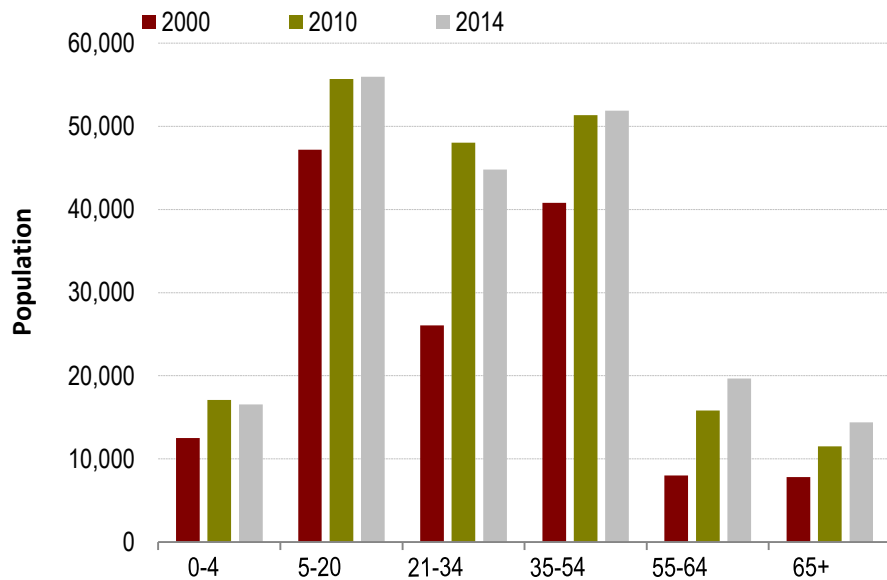
Population Share by Age: 2000, 2010, and 2014



Sources: 2000 and 2010 U.S. Decennial Census; Nielsen Co., 2014

- Between 2000 and 2014, the age group 55-64 experienced the largest increase in share, growing from 5.6 to 9.7 percent.
- The age group that experienced the greatest decline, by share, was age group 5-20, decreasing from 33.1 to 27.5 percent.

Population by Age: 2000, 2010, and 2014

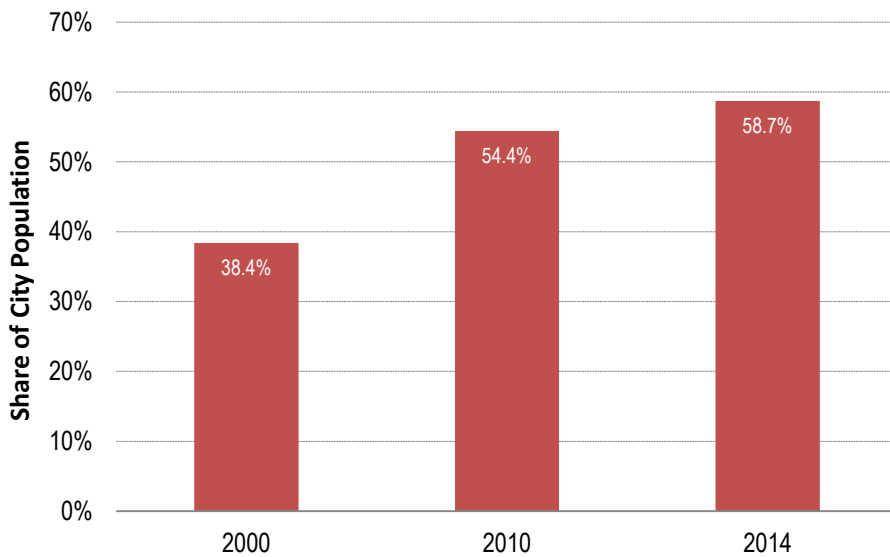


Sources: 2000 and 2010 U.S. Decennial Census; Nielsen Co., 2014

- The age group 21-34 added the most population, with an increase of 18,776 people between 2000 and 2014.

## Population by Race/Ethnicity

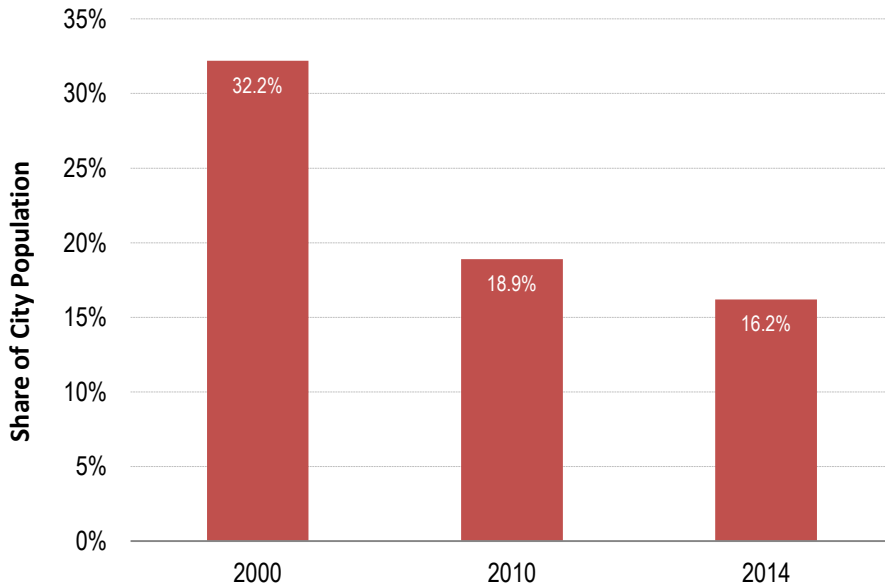
### Hispanic or Latino of Any Race: 2000, 2010, and 2014



Sources: 2000 and 2010 U.S. Decennial Census; Nielsen Co., 2014

- Between 2000 and 2014, the share of Hispanic population in the city increased from 38.4 percent to 58.7 percent.

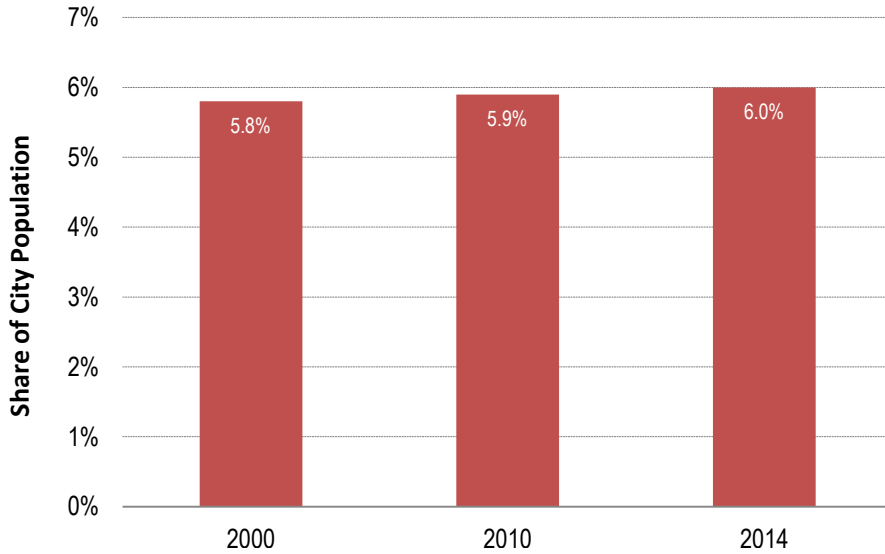
### Non-Hispanic White: 2000, 2010, and 2014



Sources: 2000 and 2010 U.S. Decennial Census; Nielsen Co., 2014

- Between 2000 and 2014, the share of Non-Hispanic White population in the city decreased from 32.2 percent to 16.2 percent.
- Please refer to the Methodology section for definitions of the racial/ethnic categories.

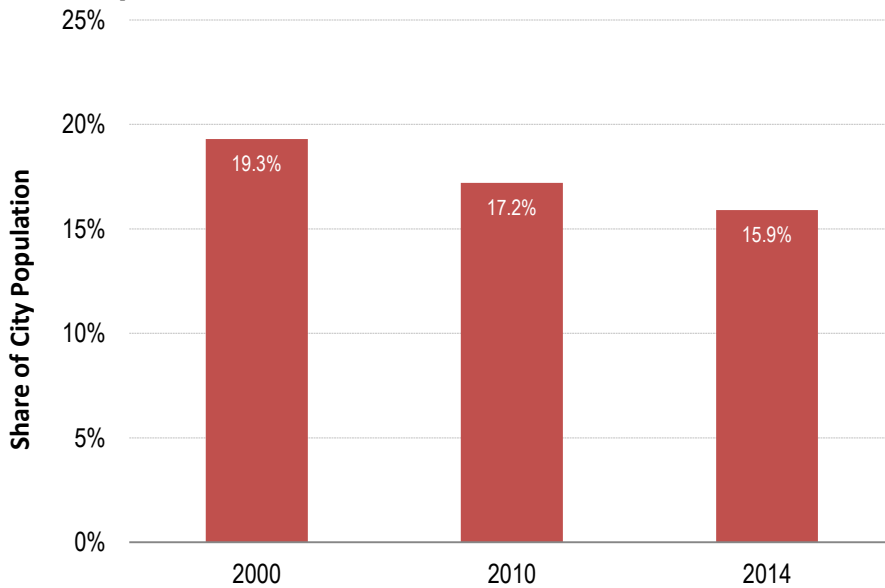
### Non-Hispanic Asian: 2000, 2010, and 2014



Sources: 2000 and 2010 U.S. Decennial Census; Nielsen Co., 2014

- Between 2000 and 2014, the share of Non-Hispanic Asian population in the city increased from 5.8 percent to 6.0 percent.

### Non-Hispanic Black: 2000, 2010, and 2014

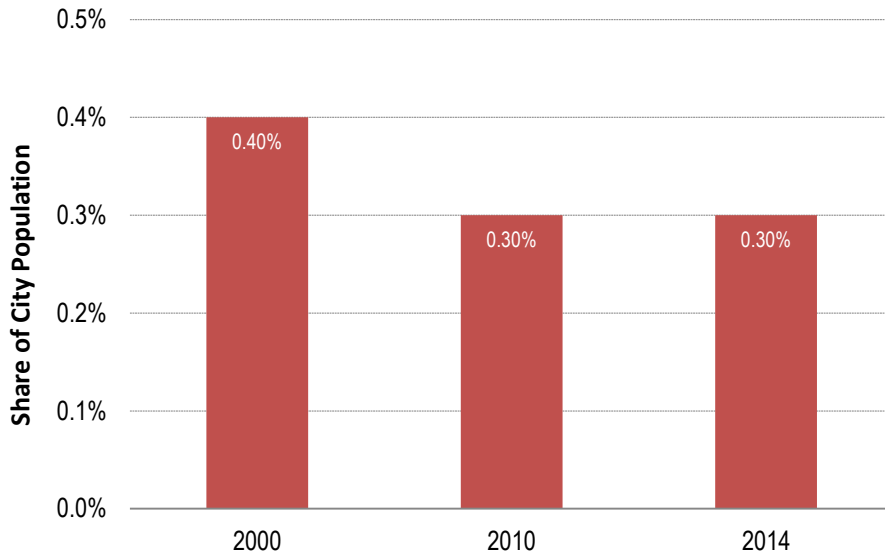


Sources: 2000 and 2010 U.S. Decennial Census; Nielsen Co., 2014

- Between 2000 and 2014, the share of Non-Hispanic Black population in the city decreased from 19.3 percent to 15.9 percent.

Attachment: Request for Proposals - General Plan update (3743 : AUTHORIZATION TO AWARD PROJECT-RELATED SERVICES AGREEMENT)

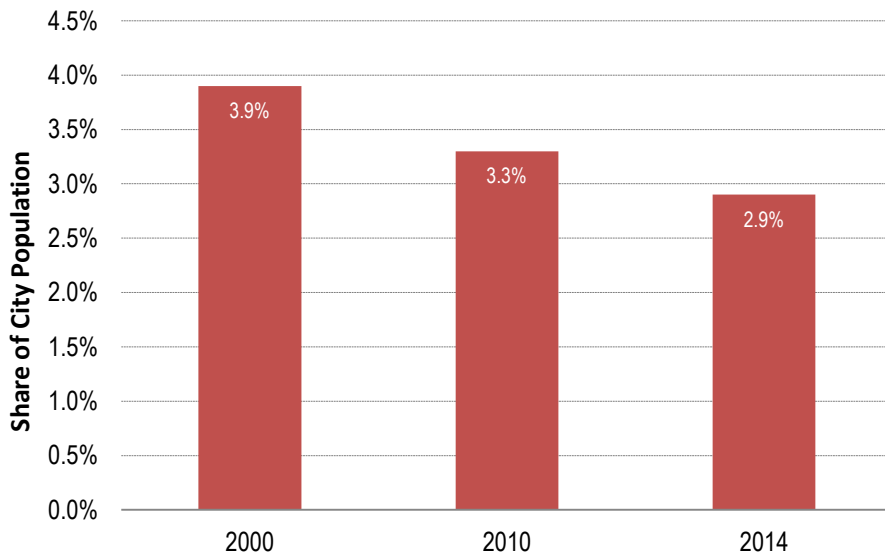
### Non-Hispanic American Indian: 2000, 2010, and 2014



Sources: 2000 and 2010 U.S. Decennial Census; Nielsen Co., 2014

- Between 2000 and 2014, the share of Non-Hispanic American Indian population in the city decreased from 0.4 percent to 0.3 percent.

### All Other Non-Hispanic: 2000, 2010, and 2014



Sources: 2000 and 2010 U.S. Decennial Census; Nielsen Co., 2014

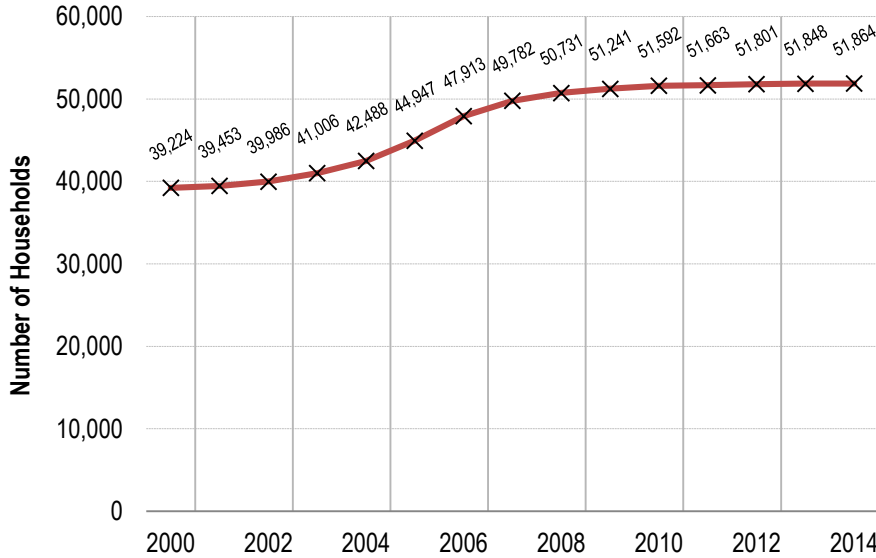
- Between 2000 and 2014, the share of All Other Non-Hispanic population group in the city decreased from 3.9 percent to 2.9 percent.

Attachment: Request for Proposals - General Plan update (3743 : AUTHORIZATION TO AWARD PROJECT-RELATED SERVICES AGREEMENT)

### III. Households

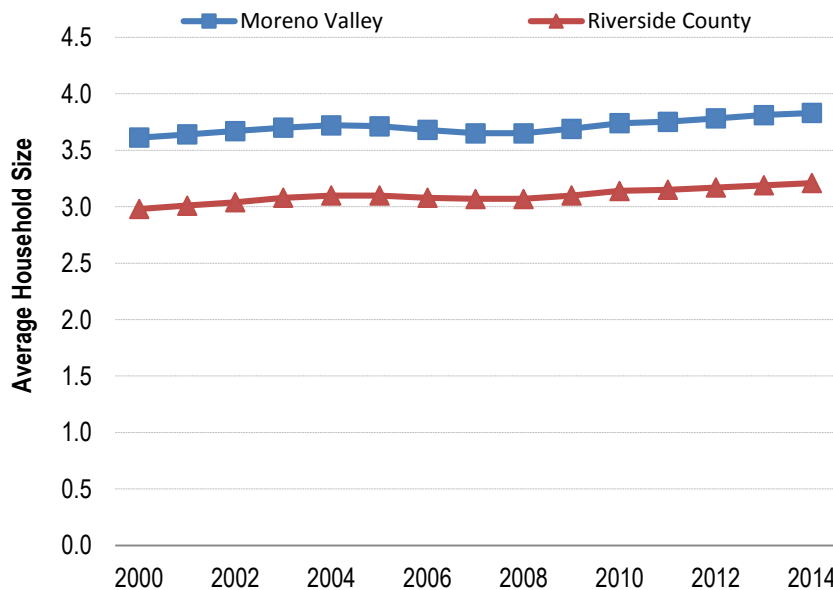
#### Number of Households (Occupied Housing Units)

Number of Households: 2000 - 2014



Sources: 2000 and 2010 U.S. Decennial Census; California Department of Finance, E-5, 2014

Average Household Size: 2000 - 2014

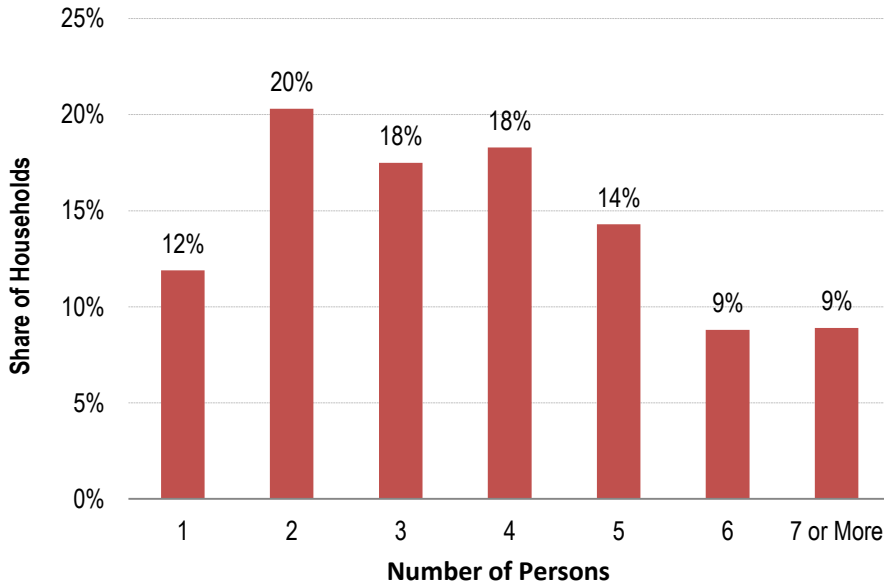


Source: California Department of Finance, E-5, 2014

- Between 2000 and 2014, the total number of households in the City of Moreno Valley increased by 12,640 units, or 32.2 percent.
- During this 14-year period, the city’s household growth rate of 32.2 percent was lower than the county growth rate of 38.4 percent.
- 7.4 percent of Riverside County’s total number of households are in the City of Moreno Valley.
- In 2014, the city’s average household size was 3.8, higher than the county average of 3.2.

### Households by Size

Percent of Households by Household Size: 2014

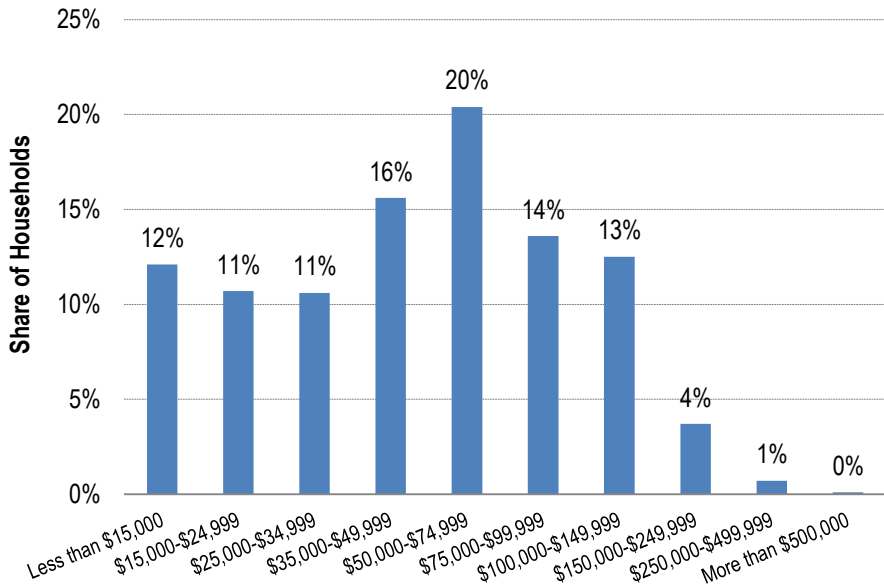


Source: Nielsen Co., 2014

- In 2014, 49.7 percent of all city households had 3 people or fewer.
- About 12 percent of the households were single-person households.
- Approximately 32 percent of all households in the city had 5 people or more.

### Households by Income

Percent of Households by Household Income: 2014



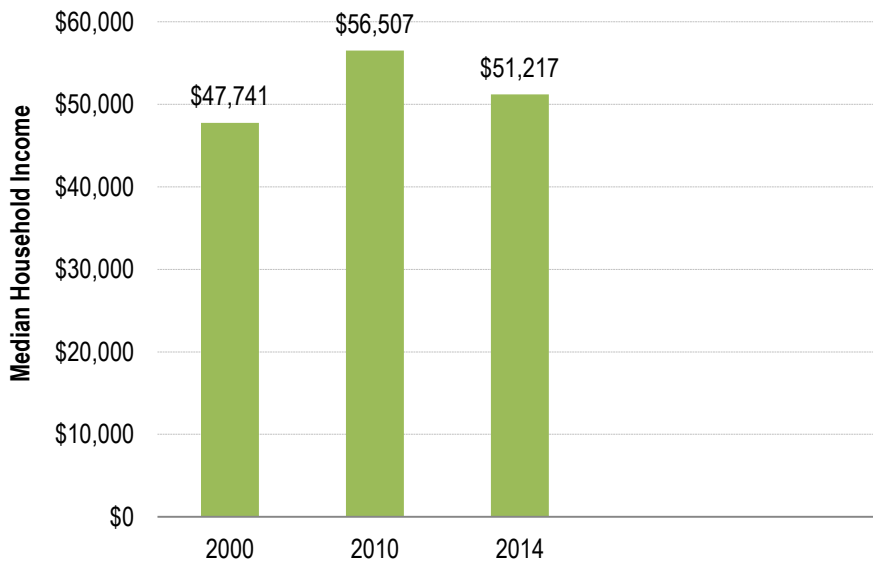
Source: Nielsen Co., 2014

- In 2014, about 50 percent of households earned less than \$50,000 annually.
- Approximately 18 percent of households earned \$100,000 or more.



### Household Income

#### Median Household Income: 2000, 2010, & 2014

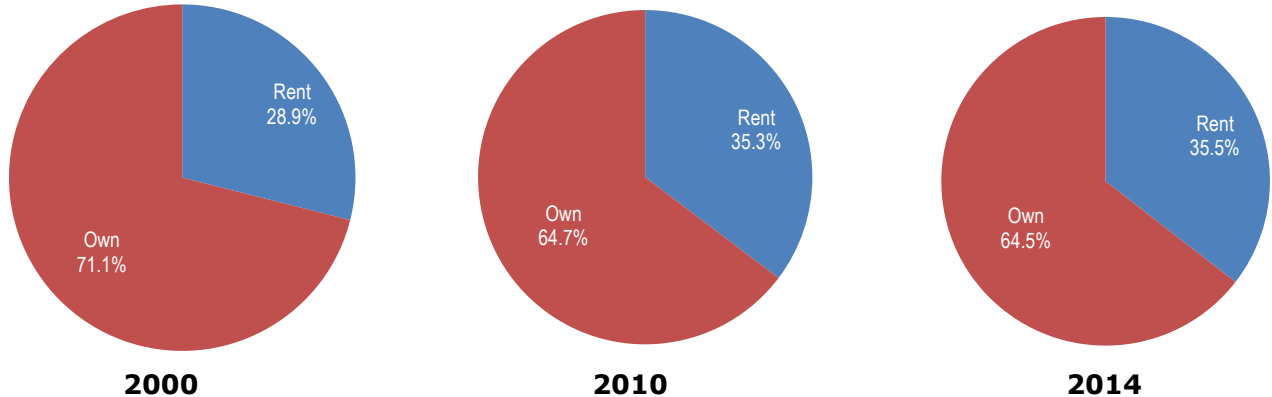


- From 2000 to 2014, median household income increased by \$3,476.
- Note: Dollars are not adjusted for annual inflation.

Source: Nielsen Co., 2014

### Renters and Homeowners

#### Percentage of Renters and Homeowners: 2000, 2010, & 2014



Sources: 2000 and 2010 U.S. Decennial Census; Nielsen Co., 2014

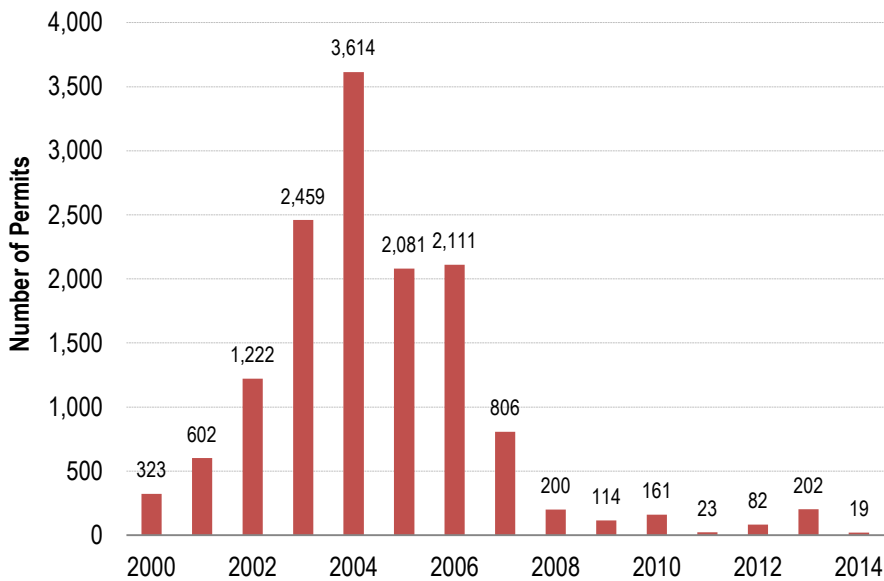
Between 2000 and 2014, homeownership rates decreased and the share of renters increased.

Attachment: Request for Proposals - General Plan update (3743 : AUTHORIZATION TO AWARD PROJECT-RELATED SERVICES AGREEMENT)

## IV. Housing

### Total Housing Production

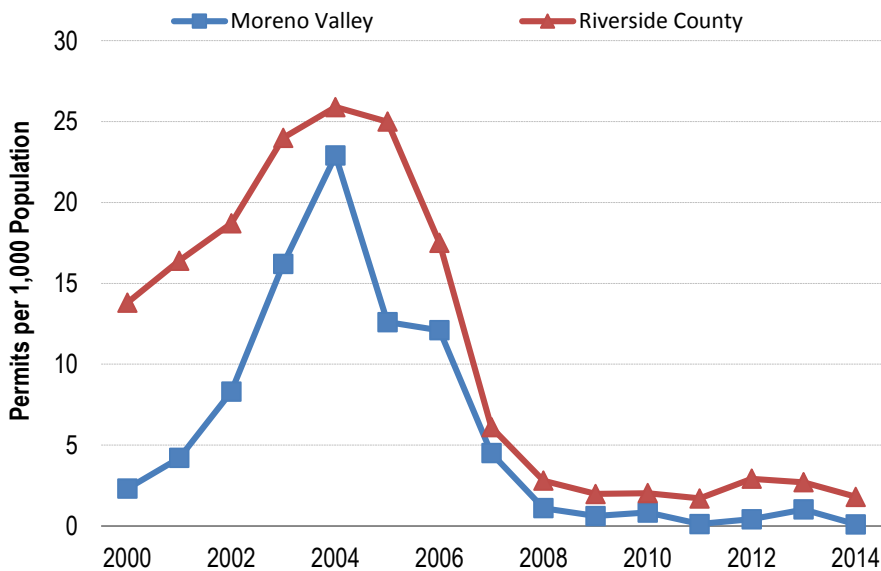
**Total Permits Issued for all Residential Units: 2000 - 2014**



Source: Construction Industry Research Board, 2000 - 2014

- Between 2000 and 2014, permits were issued for 14,019 residential units.

**Permits Issued for all Residential Units per 1,000 Residents: 2000 - 2014**

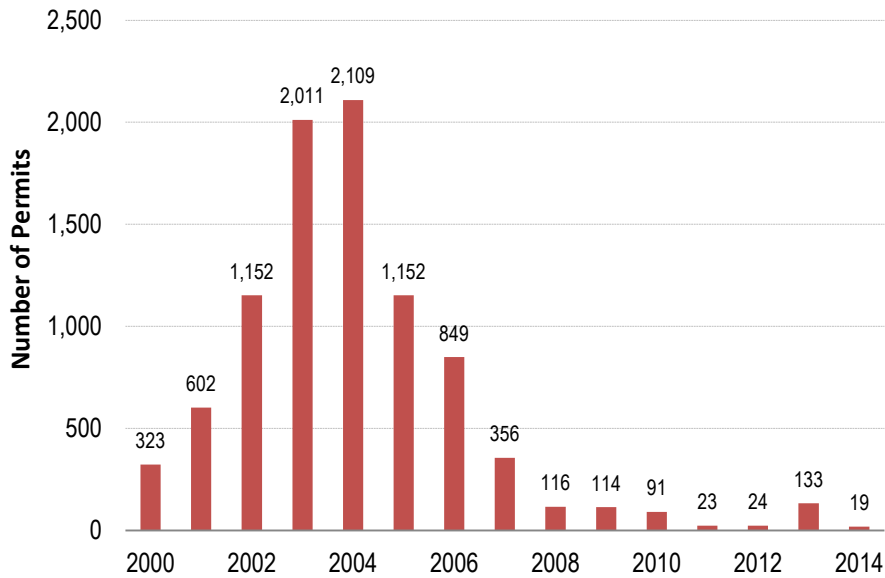


Source: Construction Industry Research Board, 2000 - 2014

- In 2000, the City of Moreno Valley had 2.3 permits per 1,000 residents compared to the overall county figure of 13.8 permits per 1,000 residents.
- For the city in 2014, the number of permits per 1,000 residents decreased to 0.1 permits. For the county overall, it decreased to 1.8 permits per 1,000 residents.

## Single-Family Housing Production

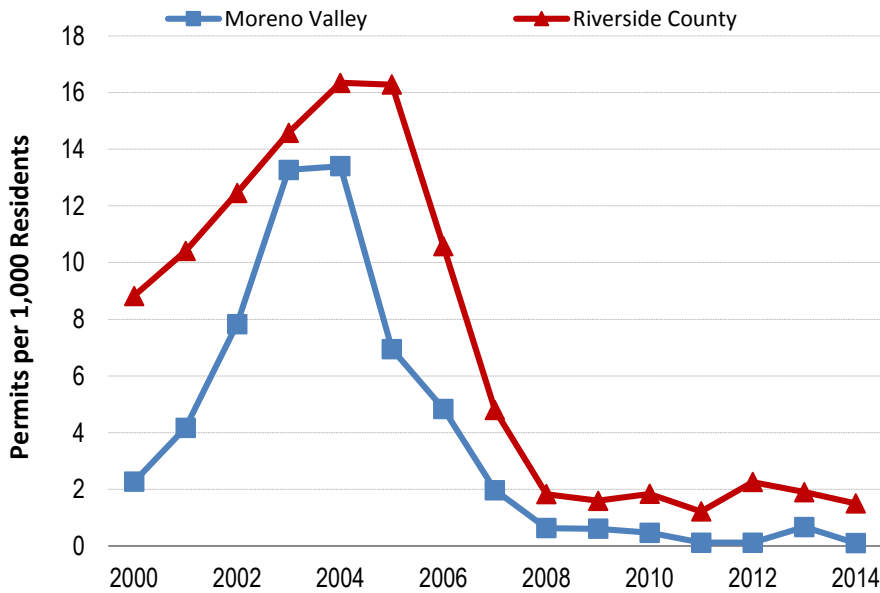
Permits Issued for Single-Family Units: 2000 - 2014



Source: Construction Industry Research Board, 2000 - 2014

- Between 2000 and 2014, permits were issued for 9,074 single family homes.
- 1.9 percent of these were issued in the last 3 years.

Single-Family Permits Issued per 1,000 Residents: 2000 - 2014

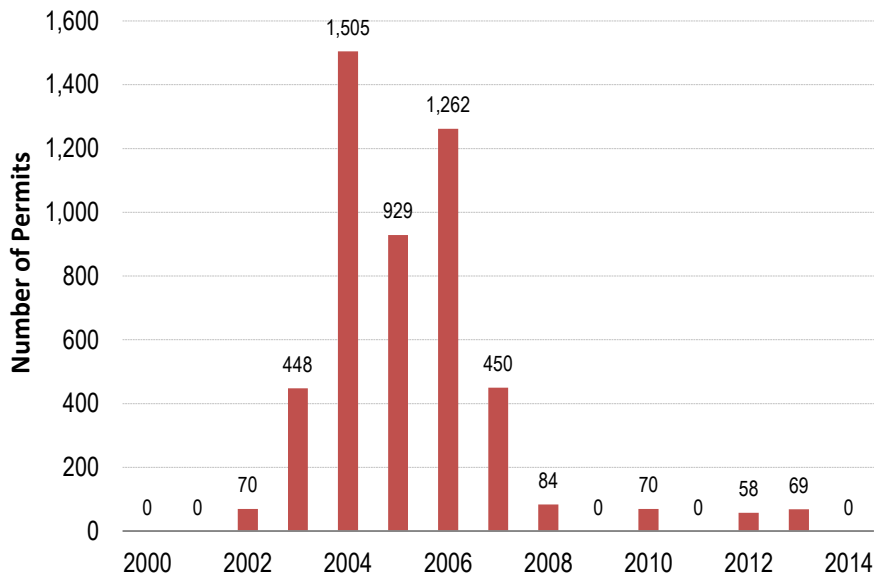


Source: Construction Industry Research Board, 2000 - 2014

- In 2000, the City of Moreno Valley issued 2.3 permits per 1,000 residents compared to the overall county figure of 8.8 permits per 1,000 residents.
- For the city in 2014, the number of permits issued per 1,000 residents decreased to 0.1 permits. For the county overall, it decreased to 1.5 permits per 1,000 residents.

## Multi-Family Housing Production

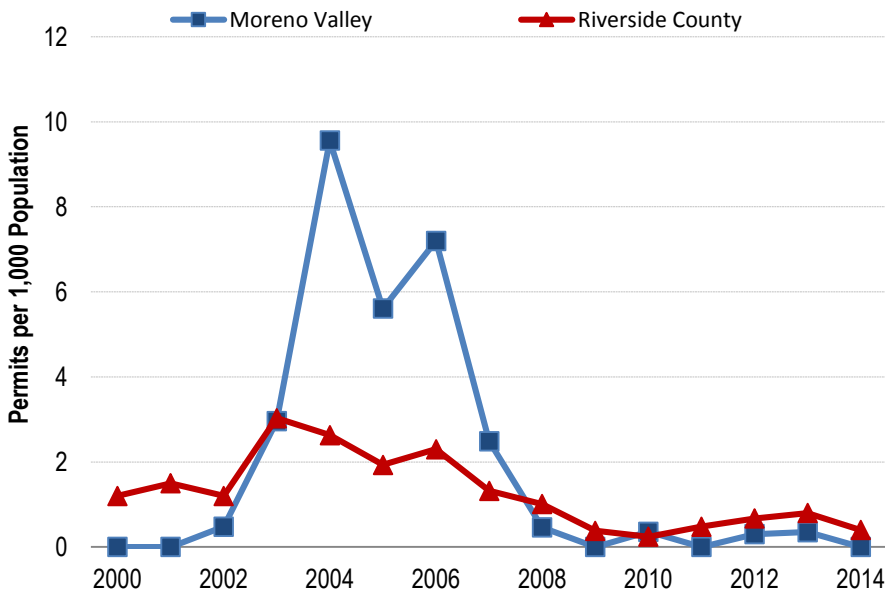
### Permits Issued for Multi-Family Units: 2000 - 2014



Source: Construction Industry Research Board, 2000-2014

- Between 2000 and 2014, there were permits issued for 4,945 multi-family residential units.

### Multi-Family Permits Issued per 1,000 Residents: 2000 - 2014

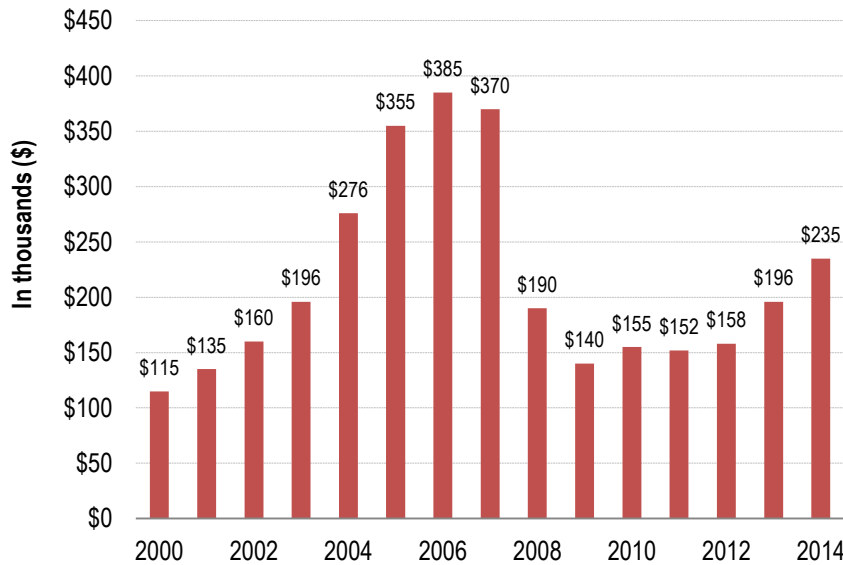


Source: Construction Industry Research Board, 2000-2014

- For the city in 2014, the number of permits per 1,000 residents remained at 0 permits. For the county overall, it decreased to 0.4 permits per 1,000 residents.

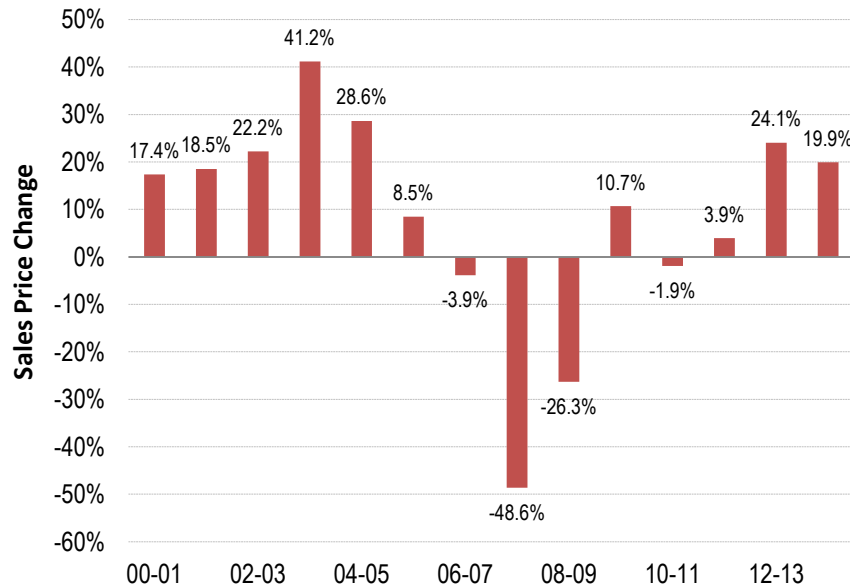
## Home Sales Prices

**Median Home Sales Price for Existing Homes: 2000 - 2014 (in \$ thousands)**



Source: MDA Data Quick, 2014

**Annual Median Home Sales Price Change for Existing Homes: 2000 - 2014**



Source: MDA Data Quick, 2014

- Between 2000 and 2014, the median home sales price increased 104 percent from \$115,000 to \$235,000.
- Median home sales price increased by 51.6 percent between 2010 and 2014.
- In 2014, the median home sales price in the city was \$235,000, \$55,000 lower than that in the county overall.
- Note: Median home sales price reflects resale of existing homes and provides guidance on the market values of homes sold.
- Between 2000 and 2014, the largest single year increase was 41.2 percent.

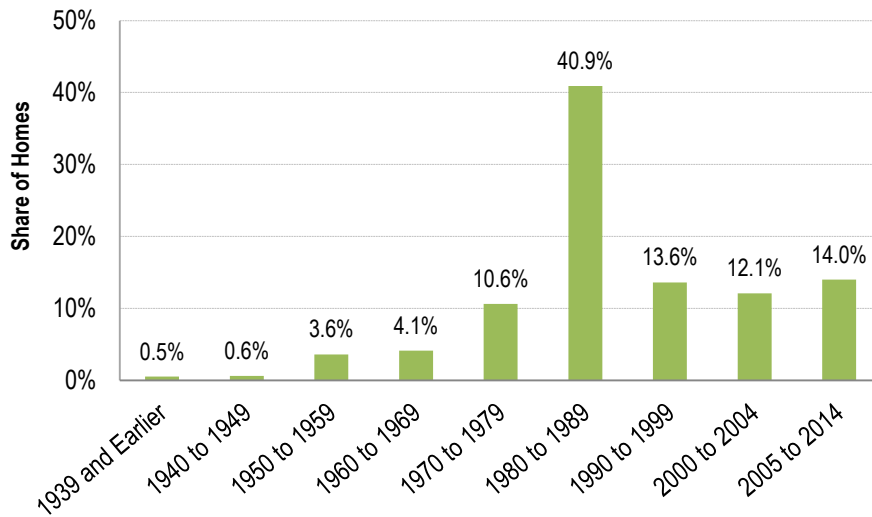
### Housing Units by Housing Type: 2014

Housing Type	Number of Units	Percent of Total Units
Single Family Detached	45,039	80.6 %
Single Family Attached	1,127	2 %
Multi-family: 2 to 4 units	1,505	2.7 %
Multi-family: 5 units plus	6,817	12.2 %
Mobile Home	1,364	2.4 %
<b>Total</b>	<b>55,852</b>	<b>100 %</b>

Source: California Department of Finance, E-5, 2014

- The most common housing type is Single Family Detached.
- Approximately 82.7 percent were single family homes and 14.9 percent were multi-family homes.

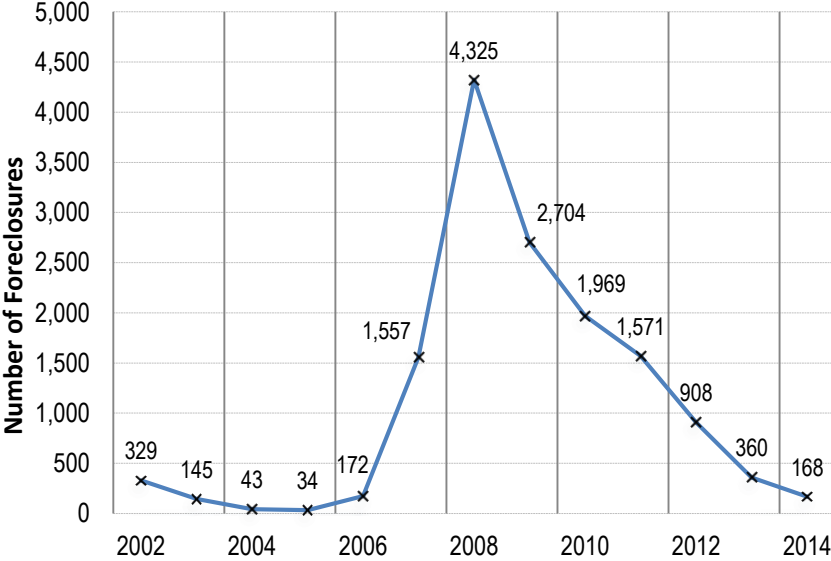
### Age of Housing Stock



Source: Nielsen Co., 2014

- About 9 percent of the housing stock was built before 1970.
- Approximately 91 percent of the housing stock was built after 1970.

### Foreclosures



Source: MDA Data Quick, 2014

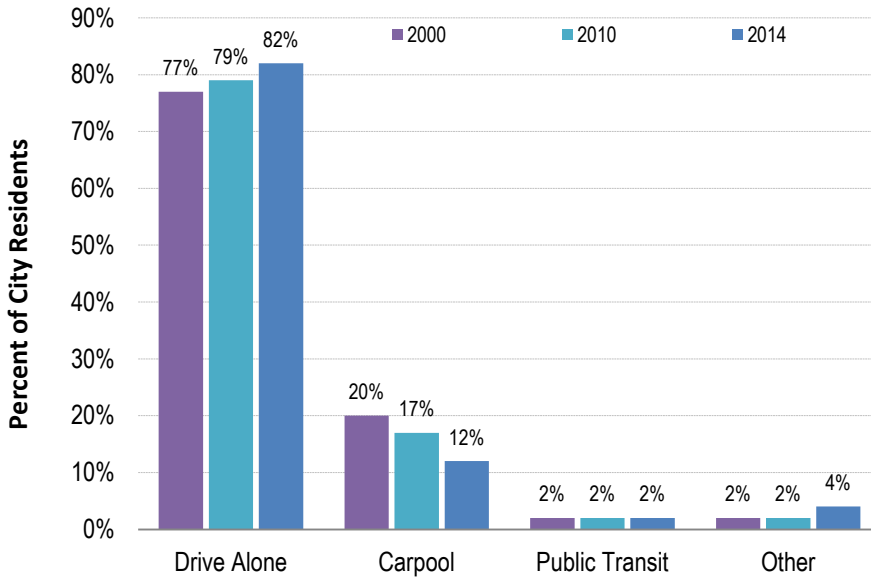
- There were a total of 168 foreclosures in 2014.
- Between 2007 and 2014, there were a total of 13,562 foreclosures.

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## V. Transportation

### Journey to Work for Residents

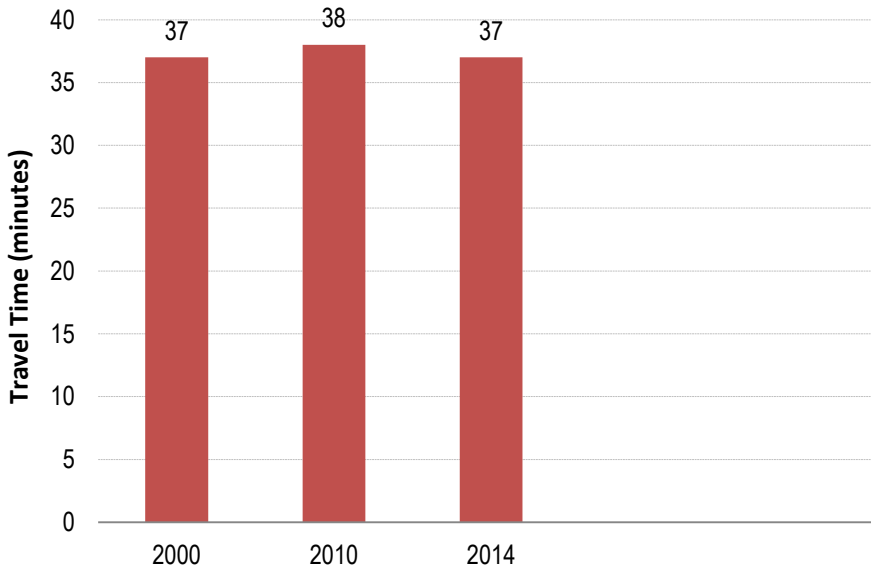
Transportation Mode Choice: 2000, 2010, & 2014



Sources: 2000 U.S. Decennial Census; 2010 U.S. Census American Community Survey; and Nielsen Co., 2014

- Between 2000 and 2014, the greatest change occurred in the percentage of individuals who traveled to work by carpool; this share decreased by 7.3 percentage points.
- 'Other' refers to bicycle, pedestrian, and home-based employment.

Average Travel Time (minutes): 2000, 2010, & 2014



Sources: 2000 U.S. Decennial Census; 2010 U.S. Census American Community Survey; and Nielsen Co., 2014

- Between 2000 and 2014, the average travel time to work remained the same.



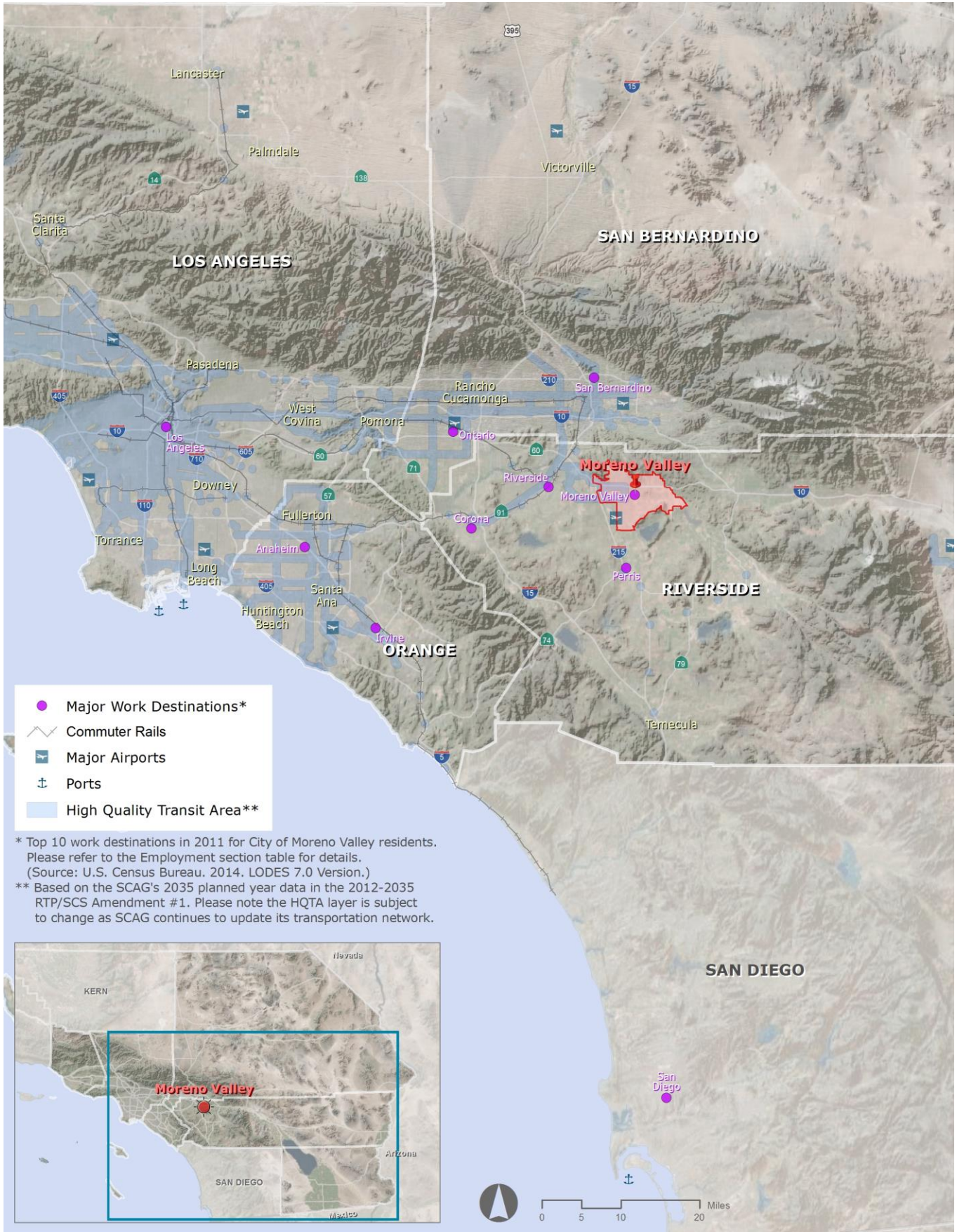
## VI. Employment

### Top 10 Places Where Residents Commute to Work

	Local Jurisdiction	Number of Commuters	Percent of Total Commuters
1.	Riverside	10,106	19.4 %
2.	Moreno Valley	6,518	12.5 %
3.	San Bernardino	2,979	5.8 %
4.	Los Angeles	2,669	5.1 %
5.	Ontario	1,492	2.8 %
6.	Corona	1,386	2.6 %
7.	Perris	1,339	2.5 %
8.	San Diego	1,070	2.1 %
9.	Anaheim	1,059	2.0 %
10.	Irvine	968	1.8 %
All Other Destinations		22,588	43.4 %

Source: U.S. Census Bureau, 2014, LODES Data; Longitudinal-Employer Household Dynamics Program, 2011

- This table identifies the top 10 locations where residents from the City of Moreno Valley commute to work.
- 12.5% work in the city where they live, while 87.5% commute to other places.

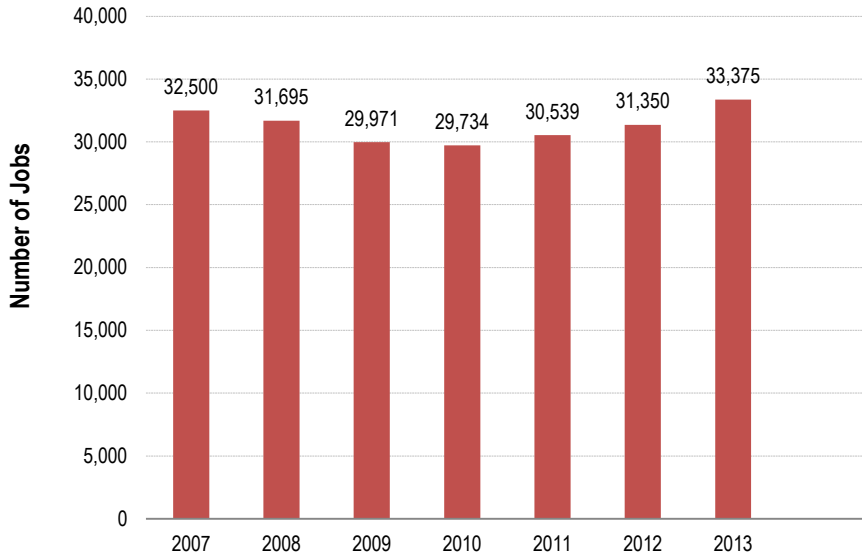


Attachment: Request for Proposals - General Plan update (3743 : AUTHORIZATION TO AWARD PROJECT-RELATED SERVICES AGREEMENT)



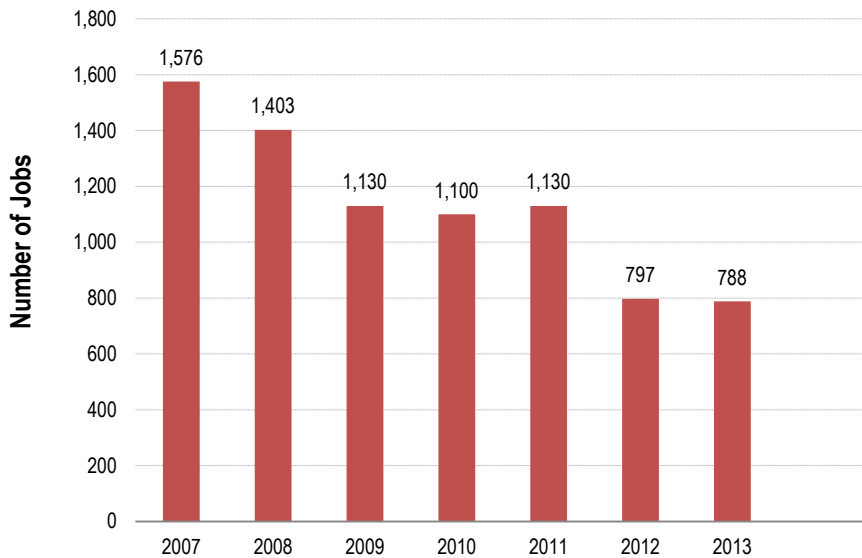
Attachment: Request for Proposals - General Plan update (3743 : AUTHORIZATION TO AWARD PROJECT-RELATED SERVICES AGREEMENT)

### Total Jobs: 2007 - 2013



Sources: California Employment Development Department, 2007 - 2013; InfoGroup; and SCAG

### Jobs in Manufacturing: 2007 - 2013

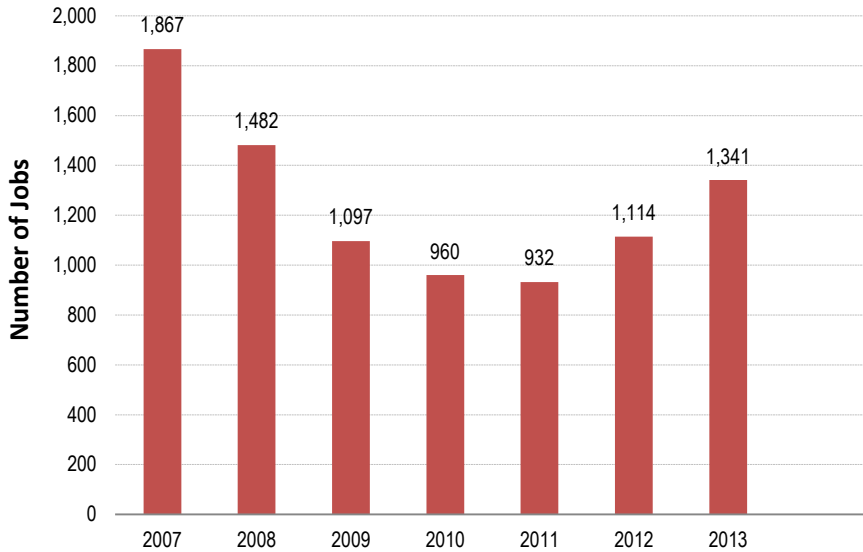


Sources: California Employment Development Department, 2007 - 2013; InfoGroup; and SCAG

- Total jobs include wage and salary jobs and jobs held by business owners and self-employed persons. The total job count does not include unpaid volunteers or family workers, and private household workers.
- In 2013, total jobs in the City of Moreno Valley numbered 33,375, an increase of 2.7 percent from 2007.
- Manufacturing jobs include those employed in various sectors including food; apparel; metal; petroleum and coal; machinery; computer and electronic products; and transportation equipment.
- Between 2007 and 2013, the number of manufacturing jobs in the city decreased by 49.9 percent.

Attachment: Request for Proposals - General Plan update (3743 : AUTHORIZATION TO AWARD PROJECT-RELATED SERVICES AGREEMENT)

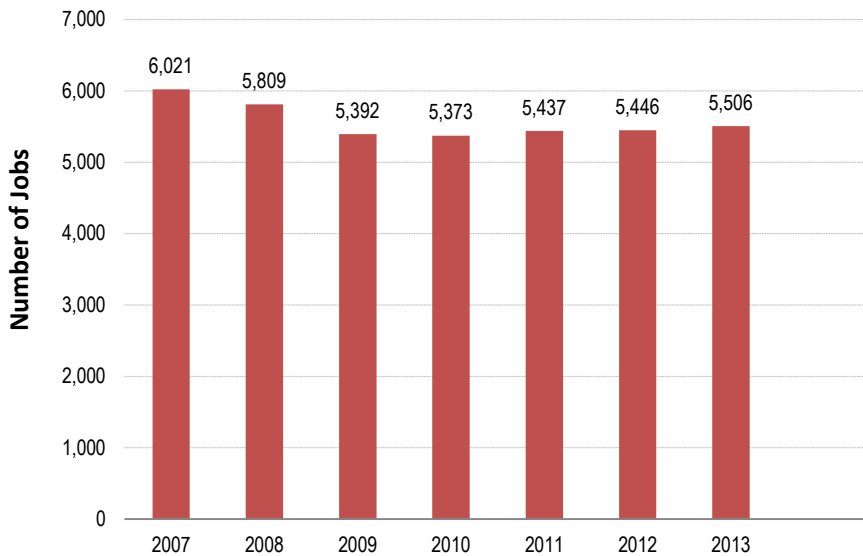
### Jobs in Construction: 2007 - 2013



Sources: California Employment Development Department, 2007 - 2013; InfoGroup; and SCAG

- Construction jobs include those engaged in both residential and non-residential construction.
- Between 2007 and 2013, construction jobs in the city decreased by 28.1 percent.

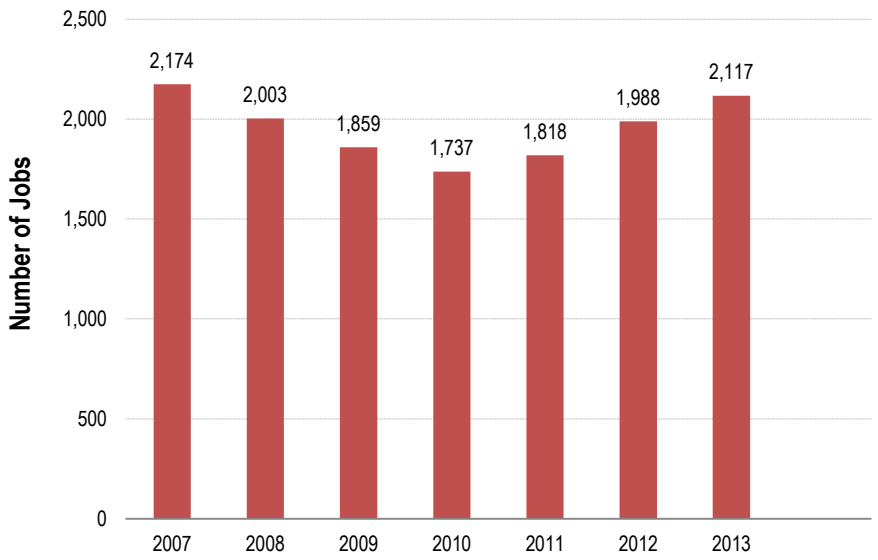
### Jobs in Retail Trade: 2007 - 2013



Sources: California Employment Development Department, 2007 - 2013; InfoGroup; and SCAG

- Retail trade jobs include those at various retailers including motor vehicle and parts dealers, furniture, electronics and appliances, building materials, food and beverage, clothing, sporting goods, books, and office supplies.
- Between 2007 and 2013, the number of retail trade jobs in the city decreased by 8.5 percent.

### Jobs in Professional and Management: 2007 - 2013

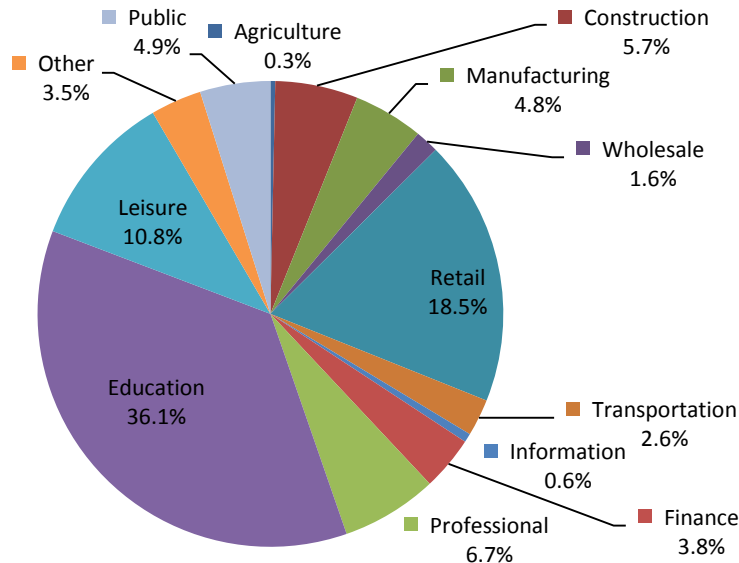


Sources: California Employment Development Department, 2007 - 2013; InfoGroup; and SCAG

- Jobs in the professional and management sector include those employed in professional and technical services, management of companies, and administration and support.
- Between 2007 and 2013, the number of professional and management jobs in the city decreased by 2.6 percent.

Attachment: Request for Proposals - General Plan update (3743 : AUTHORIZATION TO AWARD PROJECT-RELATED SERVICES AGREEMENT)

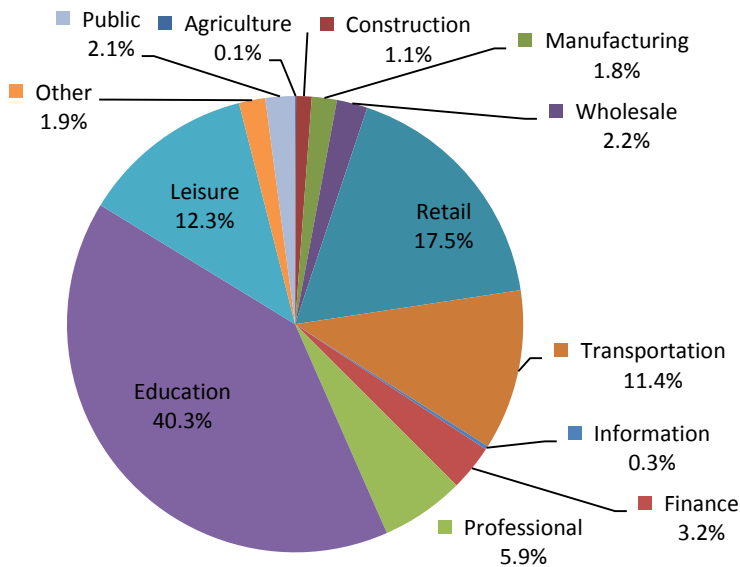
**Jobs by Sector: 2007**



Sources: California Employment Development Department, 2007; InfoGroup; and SCAG.

- From 2007 to 2013, the share of Transportation jobs increased from 2.6 percent to 11.4 percent.
- See Methodology Section for industry sector definitions.

**Jobs by Sector: 2013**

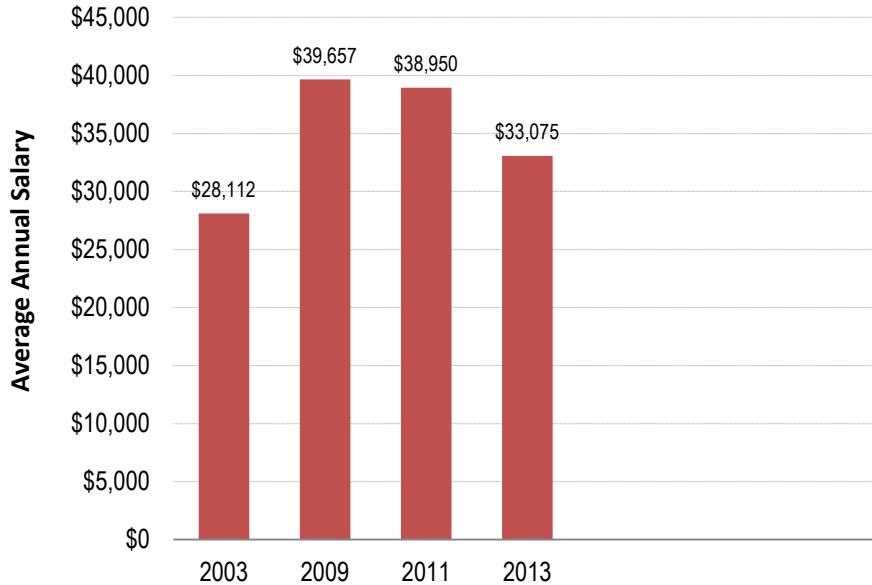


Sources: California Employment Development Department, 2014; InfoGroup; and SCAG.

- In 2013, the Education sector was the largest job sector, accounting for 40.3 percent of total jobs in the city.
- Other large sectors included Retail (17.5 percent), Leisure (12.3 percent), and Transportation (11.4 percent).

## Average Salaries

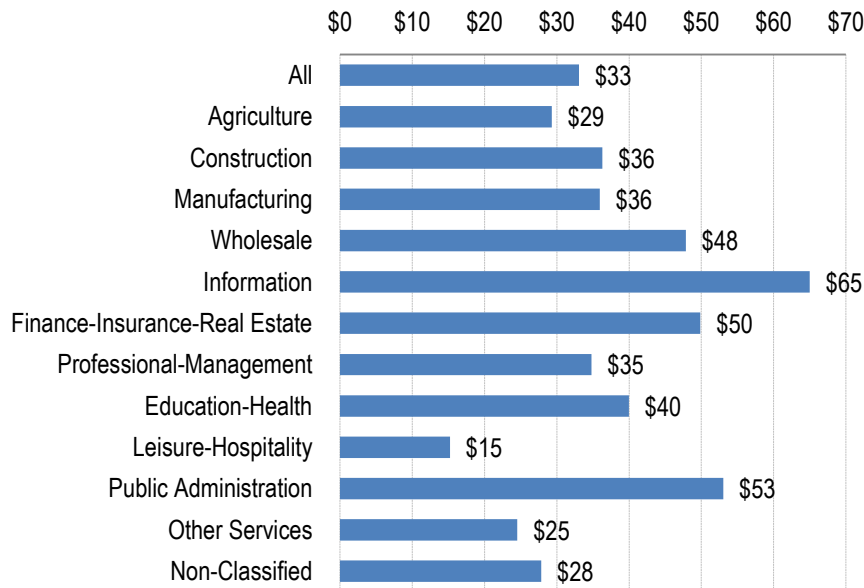
**Average Annual Salary: 2003, 2009, 2011, & 2013**



Source: California Employment Development Department, 2003, 2009, 2011, 2013

- Average salaries for jobs located in the city increased from \$28,112 in 2003 to \$33,075 in 2013, a 17.7 percent change.
- Note: Dollars are not adjusted for annual inflation.

**Average Annual Salary by Sector: 2013 (\$ thousands)**



Source: California Employment Development Department, 2013

- In 2013, the employment sector providing the highest salary per job in the city was Information (\$64,997).
- The Leisure-Hospitality sector provided the lowest annual salary per job (\$15,212).



## VII. Retail Sales

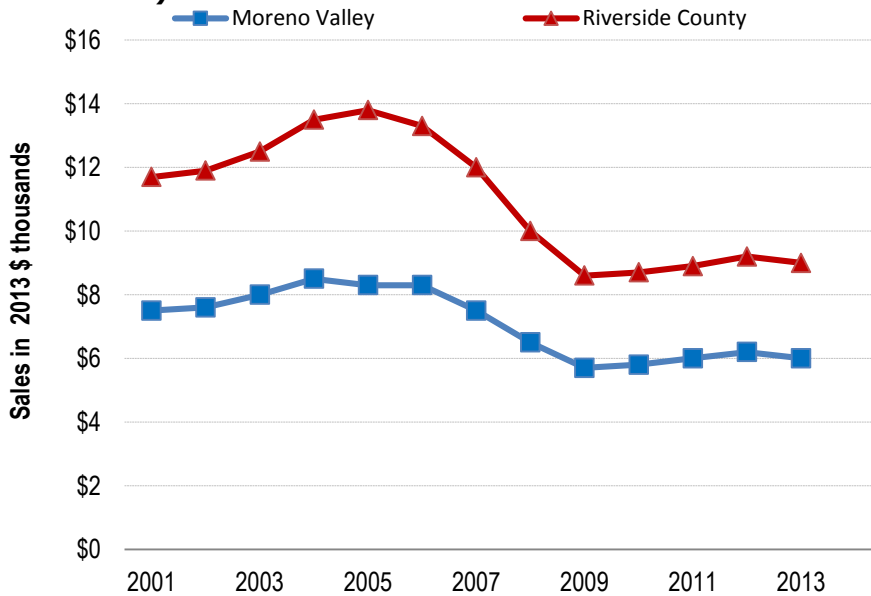
**Real Retail Sales: 2001 - 2013 (in 2013 \$ millions)**



Source: California Board of Equalization, 2001-2013

- Real (inflation adjusted) retail sales in the City of Moreno Valley increased by 34.1 percent between 2000 and 2005.
- Real retail sales decreased by 11.8 percent between 2005 and 2013.

**Real Retail Sales per Person: 2001 - 2013 (in 2013 \$ thousands)**

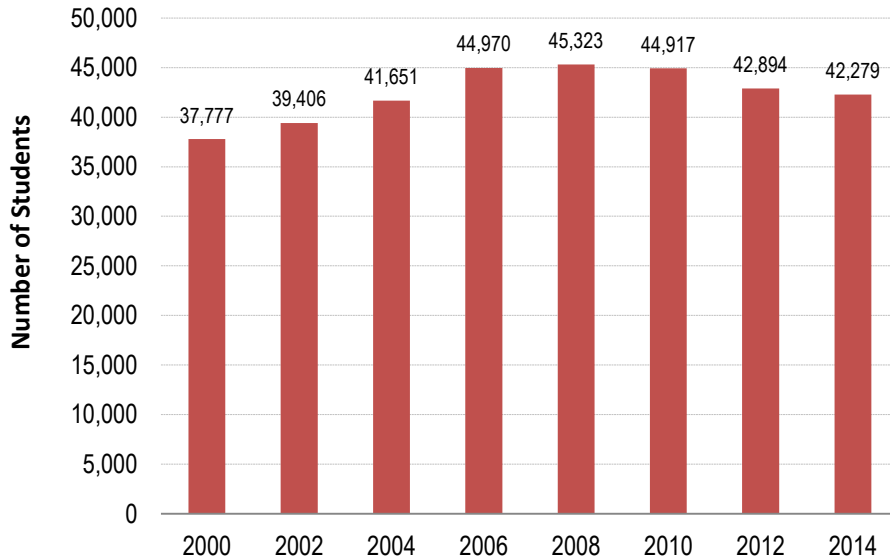


Source: California Board of Equalization, 2001-2013

- Between 2001 and 2013, retail sales per person for the city decreased from \$7,229 to \$6,142.

## VIII. Education

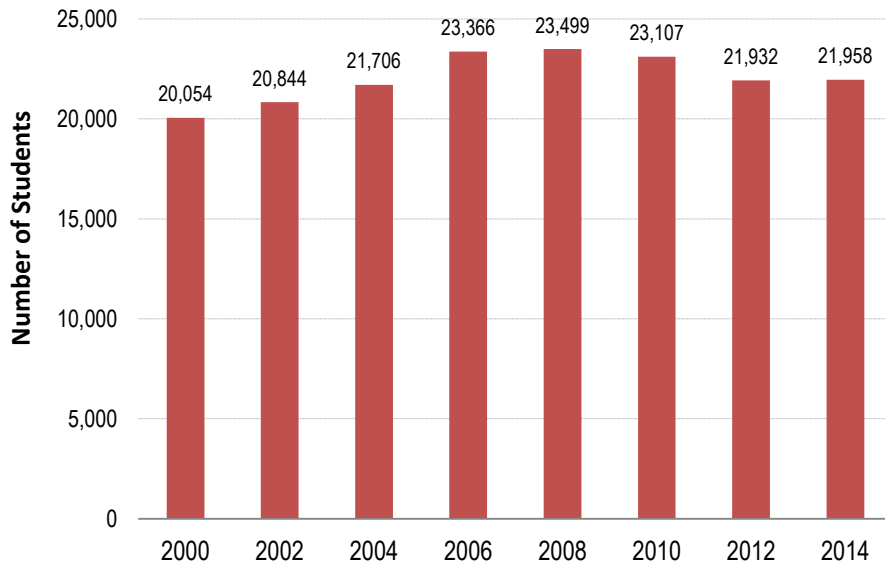
### K-12 Public School Student Enrollment: 2000 - 2014



Source: California Department of Education, 2000 - 2014

- Between 2000 and 2014, total K-12 public school enrollment for schools within the City of Moreno Valley increased by 4,502 students, or about 11.9 percent.

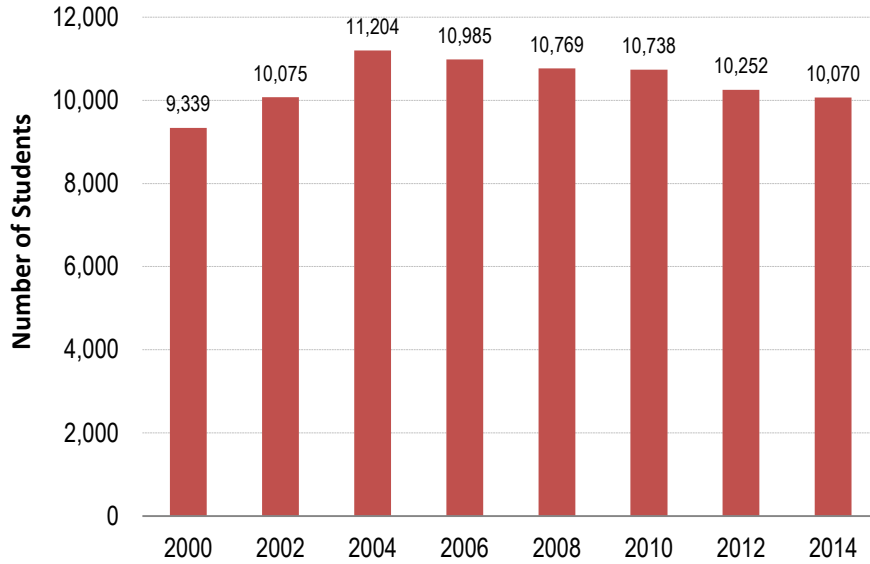
### K-6 Public School Student Enrollment: 2000 - 2014



Source: California Department of Education, 2000 - 2014

- Between 2000 and 2014, total public elementary school enrollment increased by 1,904 students or 9.5 percent.

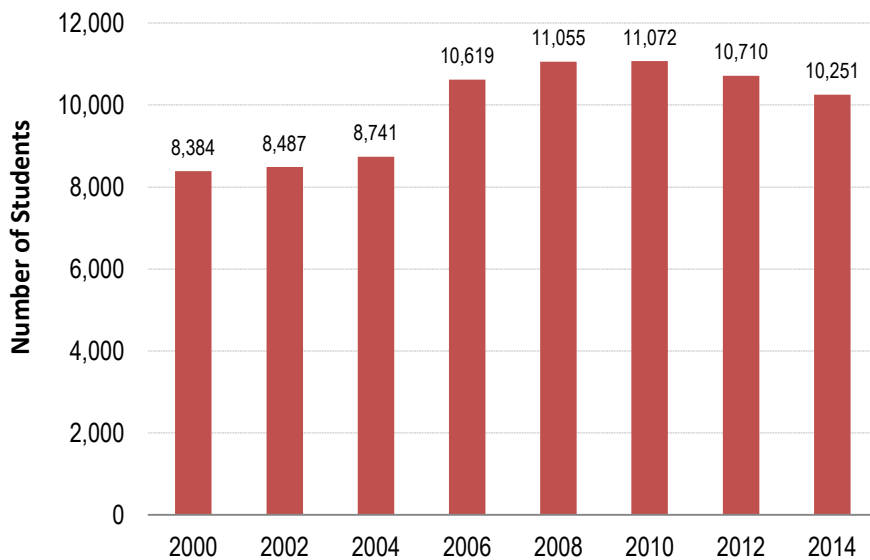
### Grades 7-9 Public School Student Enrollment: 2000 - 2014



Source: California Department of Education, 2000 - 2014

- Between 2000 and 2014, total public school enrollment for grades 7-9 increased by 731 students or 7.8 percent.

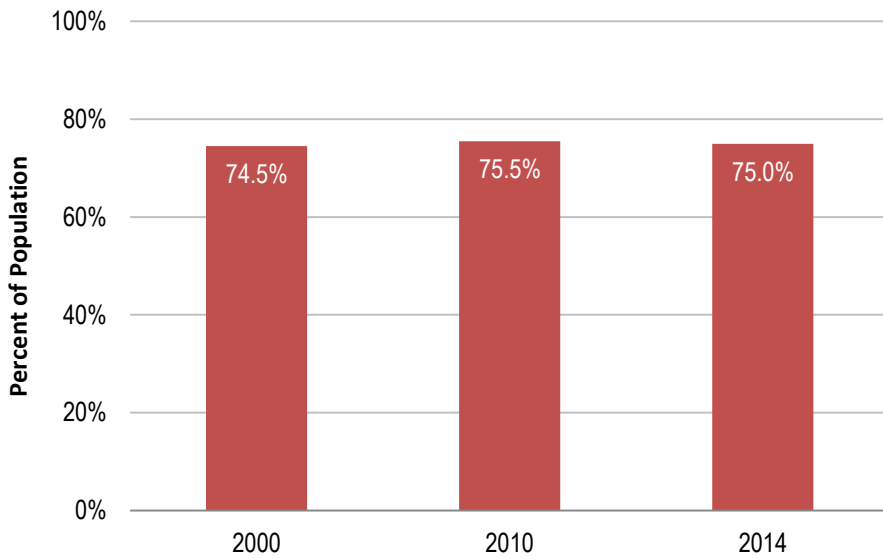
### Grades 10-12 Public School Student Enrollment: 2000 - 2014



Source: California Department of Education, 2000 - 2014

- Between 2000 and 2014, total public school enrollment for grades 10-12 increased by 1,867 students, about 22.3 percent.

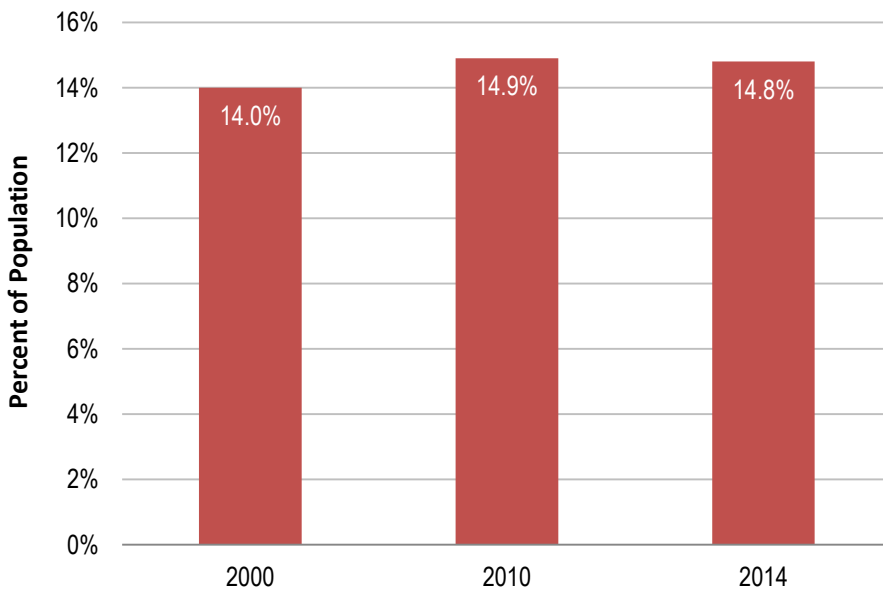
### Percent of City Population 25 Years & Over Completing High School or Higher



Sources: 2000 and 2010 Census; Nielsen Co., 2014

- In 2014, 75 percent of the population 25 years and over completed high school or higher, which is higher than the 2000 level.

### Percent of City Population 25 Years & Over Completing a Bachelor's Degree or Higher

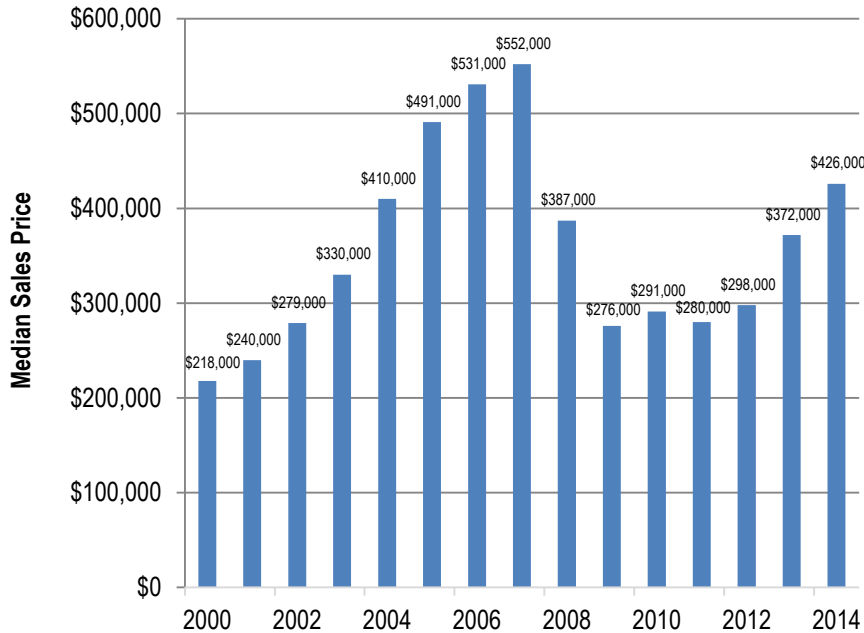


Sources: 2000 and 2010 Census; Nielsen Co., 2014

- In 2014, 14.8 percent of the population 25 years and over completed a Bachelor's degree or higher, which is higher than the 2000 level.

## IX. SCAG Regional Highlights

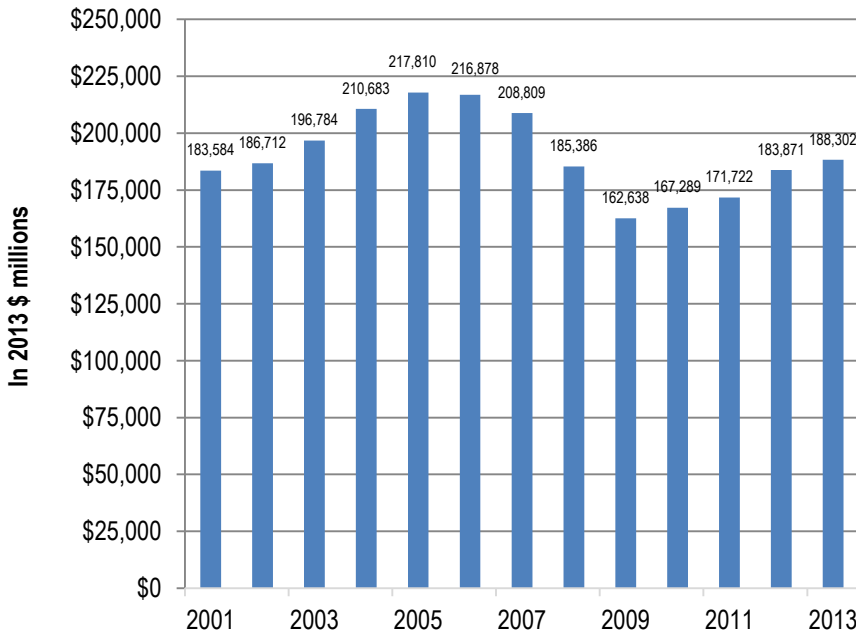
**Regional Median Sales Price for Existing Homes: 2000 - 2014**



Source: MDA Data Quick, 2014

- After reaching its peak in 2007, the median sales price for existing homes in the SCAG region dropped by almost half by 2011 from its 2007 level and rebounded from 2012 to 2014.
- Median home sales price was calculated based on total existing home sales in the SCAG region.

**Regional Real Retail Sales: 2001 - 2013**



Source: California Board of Equalization, 2001-2013

- Retail sales tend to follow closely with trends in personal income, employment rates, and consumer confidence.
- Between 2001 and 2005, real (inflation adjusted) retail sales increased steadily by 19 percent but then dropped between 2005 and 2009 by \$52 billion, or 25 percent.
- In 2013, total real retail sales were three percent higher than the 2001 level.

## X. Data Sources

California Department of Education

California Department of Finance, Demographic Research Unit

California Employment Development Department, Labor Market Information Division

California State Board of Equalization

Construction Industry Research Board

InfoGroup

MDA Data Quick

Nielsen Company

U.S. Census Bureau

## XI. Methodology

SCAG's Local Profiles utilizes the most up-to-date information from a number of publically available sources, including the U.S. Census Bureau, California Department of Finance, and the California Department of Education. In the event that public information is not available or is not the most recent, SCAG contracts with a number of private entities to obtain regional data. The following sections describe how each data source was compiled to produce the information displayed in this report.

### Statistical Summary Table

In the Statistical Summary Table (page 3), the values in the field "Jurisdiction Relative to County/Region" represent the difference between the jurisdiction's value and the county/region value, except for the following categories which represent the jurisdiction's value as a share of the county (or in the case of an entire county as a share of the region): Population, Number of Households, Number of Housing Units, Number of Jobs, Total Jobs Change, and K-12 Student Enrollment.

Median Age, Homeownership Rate, and Median Household Income are based on Nielsen Company data. Number of Housing Units is based on the 2010 Census and estimates from the California Department of Finance. Data for all other categories are referenced throughout the report.

### Population Section

Where referenced, data from 2000 to 2014 was taken from the California Department of Finance's (DOF) E-5 estimates, which were published in May 2014. This dataset was benchmarked to population figures from the 2000 and 2010 U.S. Decennial Censuses. Data relating to population by age group and by race/ethnicity was derived from the 2000 and 2010 U.S. Decennial Censuses, and Nielsen Co. The 2000 figure was based on U.S. Decennial Census figures for April 1, 2000 and the 2010 figure was based on U.S. Decennial Census figures for April 1, 2010.

Below are definitions for race and ethnicity, taken from the U.S. Census Bureau.

The Hispanic or Latino origin category is:

- A person of Cuban, Mexican, Puerto Rican, South or Central American, or other Spanish culture or origin, regardless of race.

The race categories are:

- 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, including those who consider themselves to be "Haitian."

- White – A person having origins in any of the original peoples of Europe, North Africa, or the Middle East.
- Some other race – This category includes Native Hawaiian or Other Pacific Islander (a person having origins in any of the original peoples of Hawaii, Guam, Samoa, or other Pacific Islands) and all other responses not included in the "American Indian or Alaska Native," "Asian," "Black or African American," and "White" race categories described above.

Charts for population based on age were tabulated using 2000 and 2010 U.S. Decennial Census data and Nielsen Company data for 2014. Charts for race/ethnicity were tabulated using 2000 and 2010 U.S. Decennial Census data and Nielsen Company data for 2014.

### **Households Section**

The 2000 figure was based on U.S. Decennial Census figures for April 1, 2000 and the 2010 figure was based on U.S. Decennial Census figures for April 1, 2010. Information for 2014 was supplied by the Nielsen Company. Average household size was developed using information from the California Department of Finance (DOF). Households by Size was calculated based on Nielsen Company data. Households refer to the number of occupied housing units.

### **Housing Section**

Housing units are the total number of both vacant and occupied units. Housing units by housing type information was developed using data from the California Department of Finance (DOF). Age of housing stock information is from the Nielsen Company.

The number of residential units with permits issued was obtained using Construction Industry Research Board data, which are collected by counties and are self-reported by individual jurisdictions. It represents both new single family and new multifamily housing units that were permitted to be built, along with building permits that were issued for improvements to existing residential structures (e.g., re-roofs, remodels). Please note that SCAG opted to report the annual number of permits issued by each jurisdiction which may be different than the number of housing units completed or constructed annually. This was done using a single data source which provides consistent data for all jurisdictions. The Construction Industry Research Board defines "multi-family housing" to include duplexes, apartments, and condominiums in structures of more than one living unit.

The median home sales price, compiled from MDA Data Quick, was calculated based on total resales of existing homes in the jurisdiction, including single family units and condominiums. The median price does not reflect the entire universe of housing in the jurisdiction, only those that were sold within the calendar year.

### **Transportation Section**

The journey to work data for the year 2000 was obtained by using the 2000 U.S. Decennial Census Summary File 3. Data for 2010 is based on the 2010 U.S. Census American Community Survey. Information for 2014 was provided by the Nielsen Company.



## Employment Section

Data sources for estimating jurisdiction employment and wage information include the 2010 U.S. Census Bureau Local Employment Dynamics Survey, and information from the California Employment Development Department, InfoGroup, and SCAG for years 2007-2013. In many instances, employment totals from individual businesses were geocoded and aggregated to the jurisdictional level.

Employment information by industry type is defined by the North American Industry Classification System (NAICS). Although the NAICS provides a great level of detail on industry definitions for all types of businesses in North America, for the purposes of this report, this list of industries has been summarized into the following major areas: agriculture, construction, manufacturing, wholesale, retail, information, finance/insurance/real estate, professional/management, education/health, leisure/hospitality, public administration, other services, and non-classified industries.

A brief description of each major industry area is provided below:

- Agriculture – This industry includes crop production, animal production and aquaculture, forestry and logging, fishing hunting and trapping, and support activities for agriculture and forestry.
- Construction – Industries under this umbrella involve the construction of buildings, heavy and civil engineering construction, and specialty trade contractors.
- Manufacturing – This group includes the processing of raw material into products for trade, such as food manufacturing, apparel manufacturing, wood product manufacturing, petroleum and coal products manufacturing, chemical manufacturing, plastics and rubber products manufacturing, nonmetallic mineral product manufacturing and primary metal manufacturing.
- Wholesale – Wholesale industries do business in the trade of raw materials and durable goods.
- Retail – Retail industries engage in the sale of durable goods directly to consumers.
- Information – Businesses in this industry specialize in the distribution of content through a means of sources, including newspaper, periodicals, books, software, motion pictures, sound recording, radio and television broadcasting, cable or subscription programming, telecommunications, data processing/hosting, and other information mediums.
- Finance/Insurance/Real Estate – This sector includes businesses associated with banking, consumer lending, credit intermediation, securities brokerage, commodities exchanges, health/life/medical/title/property/casualty insurance agencies and brokerages, and real estate rental/leasing/sales.
- Professional Management – This industry involves businesses that specialize in professional/scientific/technical services, management of companies and enterprises, and administrative and support services. Types of establishments that would fall under this category range from law offices, accounting services, architectural/engineering firms, specialized design services, computer systems design and related services, management consulting firms, scientific research and

development services, advertising firms, office administrative services, facilities support services, among many others.

- Education/Health – Organizations include elementary and secondary schools, junior colleges, universities, professional schools, technical and trade schools, medical offices, dental offices, outpatient care centers, medical and diagnostic laboratories, hospitals, nursing and residential care facilities, social assistance services, emergency relief services, vocational rehabilitation services, and child day care services.
- Leisure/Hospitality – These industries include organizations in the performing arts, spectator sports, museums, amusement/recreation industries, traveler accommodations, and food and drink services.
- Public Administration – This classification includes public sector organizations, including legislative bodies, public finance institutions, executive and legislative offices, courts, police protection, parole offices, fire protection, correctional institutions, administration of governmental programs, space research and technology, and national security.
- Other Services – Groups in this group include, for example, automotive repair and maintenance, personal and household goods repair and maintenance, personal laundry services, dry-cleaning and laundry services, religious services, social advocacy organizations, professional organizations, and private households
- Non-Classified – Non-classified organizations involve work activities that are not included in the North American Industry Classification System.

### **Retail Sales Section**

Retail sales data is obtained from the California Board of Equalization, which does not publish individual point-of-sale data. All data is adjusted for inflation.

### **Education Section**

Student enrollment data is based on public school campuses that are located within each jurisdiction's respective boundary. Enrollment numbers by grade within a given jurisdiction are tabulated based upon data obtained from the California Department of Education. Enrollment year is based on the end date of the school year; for example, enrollment data for the year 2000 refers to the 1999-2000 school year. City boundaries used in the dataset for all years is based on data provided by the Local Agency Formation Commission for each county in the region.

### **Regional Highlights**

Information for this section was developed through data from MDA Data Quick and the California Board of Equalization.

## Data Sources Section

In choosing the data sources used for this report, the following factors were considered:

- Availability for all jurisdictions in the SCAG region,
- The most recognized source on the subject,
- Data sources within the public domain, and
- Data available on an annual basis.

The same data sources are used for all Local Profiles (except where noted) to maintain overall reporting consistency. The jurisdictions are not constrained from using other data sources for their planning activities.

The preparation of this report has been financed in part through grants from the Federal Highway Administration and Federal Transit Administration, U.S. Department of Transportation, under the Metropolitan Planning Program, Section 104(f) of Title 23, U.S. Code. The contents of this report do not necessarily reflect the official views or policy of the U.S. Department of Transportation. Additional assistance was provided by the California Department of Transportation.

## XII. Acknowledgments

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 Debbie Dillon, Deputy Executive Director, Administration  
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 Huasha Liu, Director, Land Use & Environmental Planning  
 Rich Macias, Director, Transportation Planning  
 Darin Chidsey, Director, Strategy, Policy & Public Affairs  
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 Catherine Kirschbaum, Chief Information Officer

### Project Managers

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 Michael Gainor, Senior Regional Planner

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 Alex Yu, Manager, Application Development

### Reproduction

Pat Camacho, Office Services Specialist

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 Jonathan Nadler, Manager (former), Compliance & Performance Monitoring  
 Frank Wen, Manager, Research & Analysis  
 Ying Zhou, Program Manager II

**Southern California Association of Governments**  
**Regional Council Roster**  
 May 2015

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<b>2nd Vice-President</b>	<b>3. Hon. Michele Martinez</b>	<b><i>Santa Ana</i></b>	<b>District 16</b>
<b>Imm. Past President</b>	<b>4. Hon. Greg Pettis</b>	<b><i>Cathedral City</i></b>	<b>District 2</b>
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	6. Hon. Mark Ridley-Thomas		Los Angeles County
	7. Hon. Michael Antonovich		Los Angeles County
	8. Hon. Jim Katapodis		OCTA
	9. Hon. Michelle Steel		Orange County
	10. Hon. Curt Hagman		San Bernardino County
	11. Hon. Linda Parks		Ventura County
	12. Hon. Chuck Washington		Riverside County
	13. Hon. Jan Harnik	<i>Palm Desert</i>	RCTC
	14. Hon. Alan Wapner	<i>Ontario</i>	SANBAG
	15. Hon. Keith Millhouse	<i>Moorpark</i>	VCTC
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	17. Hon. Clint Lorimore	<i>Eastvale</i>	District 4
	18. Hon. Randon Lane	<i>Murrieta</i>	District 5
	19. Hon. Frank Navarro	<i>Colton</i>	District 6
	20. Hon. Larry McCallon	<i>Highland</i>	District 7
	21. Hon. Deborah Robertson	<i>Rialto</i>	District 8
	22. Hon. Paul Eaton	<i>Montclair</i>	District 9
	23. Hon. Ray Marquez	<i>Chino Hills</i>	District 10
	24. Hon. Bill Jahn	<i>Big Bear Lake</i>	District 11
	25. Hon. Mike Munzing	<i>Aliso Viejo</i>	District 12
	26. Hon. Barbara Kogerman	<i>Laguna Hills</i>	District 13
	27. Hon. Steven Choi	<i>Irvine</i>	District 14
	28. Hon. Steve Nagel	<i>Fountain Valley</i>	District 15
	29. Hon. John Nielsen	<i>Tustin</i>	District 17
	30. Hon. Steve Hwangbo	<i>La Palma</i>	District 18
	31. Hon. Kris Murray	<i>Anaheim</i>	District 19
	32. Hon. Tri Ta	<i>Westminster</i>	District 20
	33. Hon. Art Brown	<i>Buena Park</i>	District 21
	34. Hon. Marty Simonoff	<i>Brea</i>	District 22
	35. Hon. Victor Manalo	<i>Artesia</i>	District 23
	36. Hon. Gene Daniels	<i>Paramount</i>	District 24
	37. Hon. Sean Ashton	<i>Downey</i>	District 25
	38. Hon. José Luis Solache	<i>Lynwood</i>	District 26
	39. Hon. Ali Saleh	<i>Bell</i>	District 27
	40. Hon. Dan Medina	<i>Gardena</i>	District 28

Southern California Association of Governments

**Southern California Association of Governments**  
**Regional Council Roster**  
 May 2015

41. Hon. Rex Richardson	<i>Long Beach</i>	District 29
42. Hon. Lena Gonzalez	<i>Long Beach</i>	District 30
43. Hon. Andrew Sarega	<i>La Mirada</i>	District 31
44. Hon. Margaret Clark	<i>Rosemead</i>	District 32
45. Hon. Gene Murabito	<i>Glendora</i>	District 33
46. Hon. Barbara Messina	<i>Alhambra</i>	District 34
47. Hon. Margaret E. Finlay	<i>Duarte</i>	District 35
48. Hon. Jonathan Curtis	<i>La Cañada/Flintridge</i>	District 36
49. Hon. Carol Herrera	<i>Diamond Bar</i>	District 37
50. Hon. Sam Pedroza	<i>Claremont</i>	District 38
51. Hon. James Gazeley	<i>Lomita</i>	District 39
52. Hon. Judy Mitchell	<i>Rolling Hills Estates</i>	District 40
53. Hon. Pam O'Connor	<i>Santa Monica</i>	District 41
54. Hon. Jess Talamantes	<i>Burbank</i>	District 42
55. Hon. Steven Hofbauer	<i>Palmdale</i>	District 43
56. Hon. John Sibert	<i>Malibu</i>	District 44
57. Hon. Carmen Ramirez	<i>Oxnard</i>	District 45
58. Hon. Glen Becerra	<i>Simi Valley</i>	District 46
59. Hon. Gilbert Cedillo	<i>Los Angeles</i>	District 48
60. Hon. Paul Krekorian	<i>Los Angeles</i>	District 49
61. Hon. Bob Blumenfield	<i>Los Angeles</i>	District 50
62. Hon. Tom LaBonge	<i>Los Angeles</i>	District 51
63. Hon. Paul Koretz	<i>Los Angeles</i>	District 52
64. Hon. Nury Martinez	<i>Los Angeles</i>	District 53
65. Hon. Felipe Fuentes	<i>Los Angeles</i>	District 54
66. Hon. Bernard C. Parks	<i>Los Angeles</i>	District 55
67. Hon. Curren D. Price, Jr.	<i>Los Angeles</i>	District 56
68. Hon. Herb J. Wesson, Jr.	<i>Los Angeles</i>	District 57
69. Hon. Mike Bonin	<i>Los Angeles</i>	District 58
70. Hon. Mitchell Englander	<i>Los Angeles</i>	District 59
71. Hon. Mitch O'Farrell	<i>Los Angeles</i>	District 60
72. Hon. José Huizar	<i>Los Angeles</i>	District 61
73. Hon. Joe Buscaino	<i>Los Angeles</i>	District 62
74. Hon. Karen Spiegel	<i>Corona</i>	District 63
75. Hon. Barbara Delgleize	<i>Huntington Beach</i>	District 64
76. Hon. Ryan McEachron	<i>Victorville</i>	District 65
77. Hon. Michael Wilson	<i>Indio</i>	District 66
78. Hon. Dante Acosta	<i>Santa Clarita</i>	District 67
79. Hon. Rusty Bailey	<i>Riverside</i>	District 68
80. Hon. Jeffrey Giba	<i>Moreno Valley</i>	District 69

**Southern California Association of Governments  
Regional Council Roster**  
May 2015

81. Hon. Ross Chun	<i>Aliso Viejo</i>	TCA
82. Hon. Andrew Masiel, Sr.	<i>Pechanga Band of Luiseño Indians</i>	Tribal Government Representative
83. Mr. Randall Lewis	<i>Lewis Group of Companies</i>	(Ex-Officio)
84. Hon. Eric Garcetti	<i>Los Angeles</i>	(At-Large)

Attachment: Request for Proposals - General Plan update (3743 : AUTHORIZATION TO AWARD PROJECT-RELATED SERVICES AGREEMENT)

**Notes:**



City of Moreno Valley  
 General Plan Update and Environmental Impact Report  
 Attachment G  
 Deliverables Checklist

<b>General Project Management/Project Initiation</b>	
<b>Tasks</b>	<b>Checklist</b>
Identification/Confirmation the consultant team project manager with approval from City staff	
Identification/Confirmation of the writer for the consultant team	
Preparation of meeting materials and exhibits, attendance at meetings	
Itinerary for, and execution of, team bus tour of city	
Preparation of monthly progress reports on the General Plan update process, overview of community issues, potential budget or schedule issues (any budget or schedule concerns identified must include recommended corrective measures)	
<b>Existing Conditions</b>	
<b>Tasks</b>	<b>Checklist</b>
Existing Conditions Summary to include findings, compilation of database/base maps on hardcopy and the most up-to-date electronic files of baseline assumptions. 10 hard copies and 1 electronic copy of both the Draft and Final summaries	
Working outline for the General Plan document	
Provide all raw baseline data for use with the General Plan document and the environmental impact report.	
<b>Opportunities and Constraints/Issue Identification</b>	
<b>Tasks</b>	<b>Checklist</b>
Prepare Opportunities and Constraints summary. 10 hard copies and 1 electronic copy of both the Draft and Final summary	
Conduct bus tour that will further the identification of community issues, and related opportunities and constraints	
<b>Formation of General Plan Advisory Committee (GPAC)</b>	
<b>Tasks</b>	<b>Checklist</b>
Prepare draft and final GPAC Roster	
Prepare GPAC Agendas and meeting minutes	
Consultant Project Manager to attend all GPAC meetings	
<b>Public Outreach</b>	
<b>Tasks</b>	<b>Checklist</b>
10 hard copies and 1 electronic copy of both the Draft and Final written comprehensive Public Participation Program that establishes communication protocols, strategies and timeframes with City staff, stakeholders, general public, outside agencies, GPAC, and City Council.	
Summaries of public comments and discussions after each meeting and study session. Attendance and facilitation of discussions at public open houses/workshops, GPAC study sessions, other public meetings, and summaries of public comments and discussions by commissions/committees/GPAC after each meeting and study session. stakeholders (including major property owners).	
Presentation materials for all meetings to include large-scale exhibits for public open houses/workshops.	
Draft abstract of all relevant information received as input from any community participation workshop.	

Attachment: Request for Proposals - General Plan update (3743 : AUTHORIZATION TO AWARD PROJECT-RELATED SERVICES AGREEMENT)

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A project website managed by the City with consultant team support suitable for providing properly vetted progress materials on the General Plan update process in order to keep the public and other interested stakeholders informed on the progress of the project. The website should also be utilized to hold community surveys.	
Prepare media blasts/project newsletters	
<b>Informational And Background Technical Reports</b>	
<b>Tasks</b>	<b>Checklist</b>
10 hard copies and 1 electronic copy of each technical baseline report noted above for each of the above study areas. Information from these reports will be used for analysis and incorporated into the General Plan and the project's Environmental Impact Report (EIR).	
<b>Alternatives/ Preferred Alternatives</b>	
<b>Tasks</b>	<b>Checklist</b>
10 hard copies and 1 electronic copy of each of the 1st Draft, 2nd Draft and Final Preferred Land Use Plan	
Transportation Plan Drafts shall incorporate Nason Study recommendations.	
<b>Drafting And Update of General Plan Elements</b>	
<b>Tasks: Environmental Justice Element</b>	<b>Checklist</b>
10 hard copies and 1 electronic copy of both the draft and final reports containing an inventory and assessment of environmental justice shortcomings, if any, in current General Plan policies, and recommended environmental justice policies to be codified within a new separate Element, or as permitted by SB1000 within the updated mandatory Elements of the General Plan.	
Large-scale exhibits for workshops and public hearings	
Related computer programs/software/databases produced	
<b>Tasks: Economic Development Element</b>	<b>Checklist</b>
<i>10 hard copies and 1 electronic file(s) of both the draft and final reports on the following:</i>	
Existing Conditions Report	
Economic/Demographic Profile	
Market Supply and Demand Analysis	
Strategic/Policy Framework Report containing policy and land use recommendations and implementation measures.	
Draft General Plan Element submitted in accordance with the timeframes set forth in the agreed upon project schedule required in E1	
Large-scale exhibits for workshops and public hearings	
Related computer programs/software/databases produced	

Attachment: Request for Proposals - General Plan update (3743 : AUTHORIZATION TO AWARD PROJECT-RELATED SERVICES AGREEMENT)

City of Moreno Valley  
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Attachment: Request for Proposals - General Plan update (3743 : AUTHORIZATION TO AWARD PROJECT-RELATED SERVICES AGREEMENT)

<b>Environmental Impact Report (EIR)</b>	
<b>Tasks</b>	<b>Checklist</b>
Initial Study and Notice of Preparation	
EIR Scoping Meeting	
Screen Check EIR	
Draft EIR	
Response to Comments	
Final EIR	
Notice of Intent	
Mitigation Monitoring Program	
Technical baseline reports	
Other applicable CEQA requirements	
<b>Fiscal Analysis of General Plan</b>	
<b>Tasks</b>	
Report on cost/benefit analysis of policies and implementation measures contained in the General Plan and recommended tools, policies and procedures to ensure long term fiscal health of City. The studies shall include a Fiscal Impact Analysis to assess projected revenues to the City and other agencies derived from the proposed General Plan update and the costs for providing services up to and over a 20-year period in a net annual and on a cumulative basis. Additionally, the Fiscal Impact Analysis will establish a baseline of current revenue generation and evaluate the potential impact of the update on that revenue generation. The studies shall also include the preparation of other economic, financial and market information related to land use development. In addition, the studies shall include the relationship between development incentives/density and bonuses for community/public benefit.	
<b>Preparation of Final General Plan Document</b>	
<b>Tasks</b>	<b>Checklist</b>
One electronic copy of all documents (PDF and Word/Excel Versions)	
Adopted General Plan in Paper Format - 25 bound copies and 1 camera-ready copy	
Adopted General Plan on labeled CD - 75 copies	
Color Land Use Element Exhibit (1" = 2000') - 25 hard copies, 1 PDF and 1 JPG file	
Editable GIS files for all maps and associated data files (i.e. shape files)	
Editable computer files (Adobe file formats for Illustrator or InDesign) for all graphic illustrations	
<b>General Plan Implementation Program</b>	
<b>Tasks:</b>	<b>Checklist</b>
10 hard copies and 1 electronic copy of both the Draft and Final General Plan Implementation Program recommendations report	

**AGREEMENT FOR COMPREHENSIVE GENERAL PLAN UPDATE AND ENVIRONMENTAL IMPACT REPORT**

This Agreement is by and between the City of Moreno Valley, California, a municipal corporation, hereinafter described as "City," and **Dyett & Bhatia, Inc., a California corporation**, hereinafter described as "Consultant." This Agreement is made and entered into effective on the date the City signs this Agreement.

**RECITALS**

WHEREAS, the City has determined it is in the public interest to proceed with the professional work hereinafter described as "Project"; and

WHEREAS, the City has determined the Project involves the performance of professional and technical services of a temporary nature as more specifically described in Exhibit "A" (Scope of Work); and

WHEREAS, the City does not have available employees to perform the services for the Project; and

WHEREAS, the City has requested the Consultant to perform such services for the Project; and

WHEREAS, the Consultant is professionally qualified in California to perform the professional and technical services required for the Project, and hereby represents that it desires to and is professionally and legally capable of performing the services called for by this Agreement;

THEREFORE, the City and the Consultant, for the consideration hereinafter described, mutually agree as follows:

Attachment: Agreement for Project Related Services Dyett & Bhatia [Revision 1] (3743 : AUTHORIZATION TO AWARD PROJECT-RELATED

## AGREEMENT FOR COMPREHENSIVE GENERAL PLAN UPDATE AND ENVIRONMENTAL REPORT

### DESCRIPTION OF PROJECT

1. The Project is described as Comprehensive General Plan Update and Environmental Impact Report.

### SCOPE OF SERVICES

2. The Consultant's scope of service is described on Exhibit "A" attached hereto and incorporated herein by this reference.

3. The City's responsibility is described on Exhibit "B" attached hereto and incorporated herein by this reference.

### PAYMENT TERMS

4. The City agrees to pay the Consultant and the Consultant agrees to receive a "Not-to-Exceed" fee of **\$1,498,500.00** in accordance with the payment terms provided on Exhibit "C" attached hereto and incorporated herein by this reference.

### TIME FOR PERFORMANCE

5. The Consultant shall commence services upon receipt of written direction to proceed from the City.

6. The Consultant shall perform the work described on Exhibit "A" in accordance with the schedule set forth in Exhibit "E" attached hereto and incorporated by this reference.

7. This Agreement shall be effective from effective date and shall continue in full force and effect date through **June 30, 2021**, subject to any earlier termination in accordance with this Agreement.

(a) The services of Consultant shall be completed in a sequence assuring expeditious completion, but in any event, all such services shall be completed prior to expiration of this Agreement.

8. (a) The Consultant agrees that the personnel, including the principal Project

## AGREEMENT FOR COMPREHENSIVE GENERAL PLAN UPDATE AND ENVIRONMENTAL REPORT

manager, and all subconsultants assigned to the Project by the Consultant, shall be subject to the prior approval of the City.

(b) No change in subconsultants or key personnel shall be made by the Consultant without written prior approval of the City.

### **SPECIAL PROVISIONS**

9. It is understood and agreed that the Consultant is, and at all times shall be, an independent contractor and nothing contained herein shall be construed as making the Consultant or any individual whose compensation for services is paid by the Consultant, an agent or employee of the City, or authorizing the Consultant to create or assume any obligation or liability for or on behalf of the City.

10. The Consultant may also retain or subcontract for the services of other necessary consultants with the prior written approval of the City. Payment for such services shall be the responsibility of the Consultant. Any and all subconsultants employed by the Consultant shall be subject to the terms and conditions of this Agreement, except that the City shall have no obligation to pay any subconsultant for services rendered on the Project.

11. The Consultant and the City agree to use reasonable care and diligence to perform their respective services under this Agreement.

12. The Consultant shall comply with applicable federal, state, and local laws in the performance of work under this Agreement.

13. To the extent required by controlling federal, state and local law, Consultant shall not employ discriminatory practices in the provision of services, employment of personnel, or in any other respect on the basis of race, religious creed, color, national origin, ancestry, physical disability, mental disability, medical condition, marital status, sex, age, sexual orientation, ethnicity, status as a disabled veteran or veteran of the Vietnam era. Subject to the foregoing

**AGREEMENT FOR COMPREHENSIVE GENERAL PLAN  
UPDATE AND ENVIRONMENTAL REPORT**

and during the performance of this Agreement, Consultant agrees as follows:

(a) Consultant will comply with all applicable laws and regulations providing that no person shall, on the grounds of race, religious creed, color, national origin, ancestry, physical disability, mental disability, medical condition, marital status, sex, age, sexual orientation, ethnicity, status as a disabled veteran or veteran of the Vietnam era be excluded from participation in, be denied the benefits of, or be subject to discrimination under any program or activity made possible by or resulting from this Agreement.

(b) Consultant will not discriminate against any employee or applicant for employment because of race, religious creed, color, national origin, ancestry, physical disability, mental disability, medical condition, marital status, sex, age, sexual orientation, ethnicity, status as a disabled veteran or veteran of the Vietnam era. Consultant shall ensure that applicants are employed, and the employees are treated during employment, without regard to their race, religious creed, color, national origin, ancestry, physical disability, mental disability, medical condition, marital status, sex, age, sexual orientation, ethnicity, status as a disabled veteran or veteran of the Vietnam era. Such requirement shall apply to Consultant's employment practices including, 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. Consultant agrees to post in conspicuous places, available to employees and applicants for employment, notices setting forth the provision of this nondiscrimination clause.

(c) Consultant will, in all solicitations or advertisements for employees placed by or on behalf of Consultant in pursuit hereof, state that all qualified applicants will receive consideration for employment without regard to race, religious creed, color, national origin, ancestry, physical disability, mental disability, medical condition, marital status, sex, age,

## AGREEMENT FOR COMPREHENSIVE GENERAL PLAN UPDATE AND ENVIRONMENTAL REPORT

sexual orientation, ethnicity, status as a disabled veteran or veteran of the Vietnam era.

(d) If Consultant should subcontract all or any portion of the services to be performed under this Agreement, Consultant shall cause each subcontractor to also comply with the requirements of this Section 13.

14. To the furthest extent allowed by law (including California Civil Code section 2782.8 if applicable), Consultant shall indemnify, hold harmless and defend the City, the Moreno Valley Community Services District (“CSD”), the Moreno Valley Housing Authority (“Housing Authority”) and each of their officers, officials, employees, agents and volunteers from any and all loss, liability, fines, penalties, forfeitures, costs and damages (whether in contract, tort or strict liability, including but not limited to personal injury, death at any time and property damage), and from any and all claims, demands and actions in law or equity (including reasonable attorney's fees and litigation expenses) that arise out of, pertain to, or relate to the negligence, recklessness or willful misconduct of Consultant, its principals, officers, employees, agents or volunteers in the performance of this Agreement.

If Consultant should subcontract all or any portion of the services to be performed under this Agreement, Consultant shall require each subcontractor to indemnify, hold harmless and defend City, CSD, Housing Authority and each of their officers, officials, employees, agents and volunteers in accordance with the terms of the preceding paragraph.

This section shall survive termination or expiration of this Agreement.

### 15. Insurance.

(a) Throughout the life of this Agreement, Consultant shall pay for and maintain in full force and effect all insurance as required in **Exhibit D** or as may be authorized in writing by the City Manager or his/her designee at any time and in his/her sole discretion.

(b) If at any time during the life of the Agreement or any extension, Consultant



**AGREEMENT FOR COMPREHENSIVE GENERAL PLAN  
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or any of its subcontractors fail to maintain any required insurance in full force and effect, all services and work under this Agreement shall be discontinued immediately, and all payments due or that become due to Consultant shall be withheld until notice is received by City that the required insurance has been restored to full force and effect and that the premiums therefore have been paid for a period satisfactory to City. Any failure to maintain the required insurance shall be sufficient cause for City to terminate this Agreement. No action taken by City pursuant to this section shall in any way relieve Consultant of its responsibilities under this Agreement. The phrase "fail to maintain any required insurance" shall include, without limitation, notification received by City that an insurer has commenced proceedings, or has had proceedings commenced against it, indicating that the insurer is insolvent.

(c) The fact that insurance is obtained by Consultant shall not be deemed to release or diminish the liability of Consultant, including, without limitation, liability under the indemnity provisions of this Agreement. The duty to indemnify City shall apply to all claims and liability regardless of whether any insurance policies are applicable. The policy limits do not act as a limitation upon the amount of indemnification to be provided by Consultant. Approval or purchase of any insurance contracts or policies shall in no way relieve from liability nor limit the liability of Consultant, its principals, officers, agents, employees, persons under the supervision of Consultant, vendors, suppliers, invitees, consultants, sub-consultants, subcontractors, or anyone employed directly or indirectly by any of them.

(d) Upon request of City, Consultant shall immediately furnish City with a complete copy of any insurance policy required under this Agreement, including all endorsements, with said copy certified by the underwriter to be a true and correct copy of the original policy. This requirement shall survive expiration or termination of this Agreement.

(e) If Consultant should subcontract all or any portion of the services to be

## AGREEMENT FOR COMPREHENSIVE GENERAL PLAN UPDATE AND ENVIRONMENTAL REPORT

performed under this Agreement, Consultant shall require each subcontractor to provide insurance protection in favor of City and each of its officers, officials, employees, agents and volunteers in accordance with the terms of this section, except that any required certificates and applicable endorsements shall be on file with Consultant and City prior to the commencement of any services by the subcontractor.

16. The waiver by either party of a breach by the other of any provision of this Agreement shall not constitute a continuing waiver or a waiver of any subsequent breach of either the same or a different provision of this Agreement. No provisions of this Agreement may be waived unless in writing and signed by all parties to this Agreement. Waiver of any one provision herein shall not be deemed to be a waiver of any other provision herein.

17. Consultant and subconsultants shall pay prevailing wage rates when required by the Labor Laws of the State of California.

18. (a) The Consultant shall deliver to the Planning Official or her designee, fully completed and detailed project-related documents which shall become the property of the City. The Consultant may retain, for its files, copies of any and all material, including drawings, documents, and specifications, produced by the Consultant in performance of this Agreement.

(b) The Consultant shall be entitled to copies of all furnished materials for his files and his subconsultants, if any.

(c) The City agrees to hold the Consultant free and harmless from any claim arising from any unauthorized use of computations, maps, and other documents prepared or provided by the Consultant under this Agreement, if used by the City on other work without the permission of the Consultant. Consultant acknowledges that Consultant work product produced under this agreement may be public record under State law.

19. (a) This Agreement shall terminate without any liability of City to Consultant

## AGREEMENT FOR COMPREHENSIVE GENERAL PLAN UPDATE AND ENVIRONMENTAL REPORT

upon the earlier of: (i) Consultant's filing for protection under the federal bankruptcy laws, or any bankruptcy petition or petition for receiver commenced by a third party against Consultant; (ii) 10 calendar days prior written notice with or without cause by City to Consultant; (iii) City's non-appropriation of funds sufficient to meet its obligations hereunder during any City fiscal year of this Agreement, or insufficient funding for the Project; or (iv) expiration of this Agreement. The written notice shall specify the date of termination. Upon receipt of such notice, the Consultant may continue services on the project through the date of termination, provided that no service(s) shall be commenced or continued after receipt of the notice, which is not intended to protect the interest of the City. The City shall pay the Consultant within thirty (30) days after the date of termination for all non-objected to services performed by the Consultant in accordance herewith through the date of termination. Consultant shall not be paid for any work or services performed or costs incurred which reasonably could have been avoided.

(b) In the event of termination due to failure of Consultant to satisfactorily perform in accordance with the terms of this Agreement, City may withhold an amount that would otherwise be payable as an offset to, but not in excess of, City's damages caused by such failure. In no event shall any payment by City pursuant to this Agreement constitute a waiver by City of any breach of this Agreement which may then exist on the part of Consultant, nor shall such payment impair or prejudice any remedy available to City with respect to the breach.

(c) Upon any breach of this Agreement by Consultant, City may (i) exercise any right, remedy (in contract, law or equity), or privilege which may be available to it under applicable laws of the State of California or any other applicable law; (ii) proceed by appropriate court action to enforce the terms of the Agreement; and/or (iii) recover all direct, indirect, consequential, economic and incidental damages for the breach of the Agreement. If

**AGREEMENT FOR COMPREHENSIVE GENERAL PLAN  
UPDATE AND ENVIRONMENTAL REPORT**

it is determined that City improperly terminated this Agreement for default, such termination shall be deemed a termination for convenience.

(d) Consultant shall be liable for default unless nonperformance is caused by an occurrence beyond the reasonable control of Consultant and without its fault or negligence such as, acts of God or the public enemy, acts of City in its contractual capacity, fires, floods, epidemics, quarantine restrictions, strikes, unusually severe weather, and delays of common carriers. Consultant shall notify City in writing as soon as it is reasonably possible after the commencement of any excusable delay, setting forth the full particulars in connection therewith, and shall remedy such occurrence with all reasonable dispatch, and shall promptly give written notice to Administrator of the cessation of such occurrence.

20. This Agreement is binding upon the City and the Consultant and their successors and assigns. Except as otherwise provided herein, neither the City nor the Consultant shall assign, sublet, or transfer its interest in this Agreement or any part thereof without the prior written consent of the other.

21. A City representative shall be designated by the City and a Consultant representative shall be designated by the Consultant. The City representative and the Consultant representative shall be the primary contact person for each party regarding performance of this Agreement. The City representative shall cooperate with the Consultant, and the Consultant's representative shall cooperate with the City in all matters regarding this Agreement and in such a manner as will result in the performance of the services in a timely and expeditious fashion.

22. This Agreement represents the entire and integrated Agreement between the City and the Consultant, and supersedes all prior negotiations, representations or Agreements, either written or oral. This Agreement may be modified or amended only by a subsequent

**AGREEMENT FOR COMPREHENSIVE GENERAL PLAN  
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written Agreement signed by both parties.

23. Where the payment terms provide for compensation on a time and materials basis, the Consultant shall maintain adequate records to permit inspection and audit of the Consultant's time and materials charges under this Agreement. The Consultant shall make such records available to the City at the Consultant's office during normal business hours upon reasonable notice. Nothing herein shall convert such records into public records. Except as may be otherwise required by law, such records will be available only to the City. Such records shall be maintained by the Consultant for three (3) years following completion of the services under this Agreement.

24. The City and the Consultant agree, that to the extent permitted by law, until final approval by the City, all data shall be treated as confidential and will not be released to third parties without the prior written consent of both parties.

25. (a) Consultant shall comply, and require its subcontractors to comply, with all applicable (i) professional canons and requirements governing avoidance of impermissible client conflicts; and (ii) federal, state and local conflict of interest laws and regulations including, without limitation, California Government Code Section 1090 et. seq., the California Political Reform Act (California Government Code Section 87100 et. seq.) and the regulations of the Fair Political Practices Commission concerning disclosure and disqualification (2 California Code of Regulations Section 18700 et. seq.). At any time, upon written request of City, Consultant shall provide a written opinion of its legal counsel and that of any subcontractor that, after a due diligent inquiry, Consultant and the respective subcontractor(s) are in full compliance with all laws and regulations. Consultant shall take, and require its subcontractors to take, reasonable steps to avoid any appearance of a conflict of interest. Upon discovery of any facts giving rise to the appearance of a conflict of interest, Consultant

## AGREEMENT FOR COMPREHENSIVE GENERAL PLAN UPDATE AND ENVIRONMENTAL REPORT

shall immediately notify City of these facts in writing.

(b) In performing the work or services to be provided hereunder, Consultant shall not employ or retain the services of any person while such person either is employed by City or is a member of any City council, commission, board, committee, or similar City body. This requirement may be waived in writing by the City Manager, if no actual or potential conflict is involved.

(c) Consultant represents and warrants that it has not paid or agreed to pay any compensation, contingent or otherwise, direct or indirect, to solicit or procure this Agreement or any rights/benefits hereunder.

(d) Neither Consultant, nor any of Consultant's subcontractors performing any services on this Project, shall bid for, assist anyone in the preparation of a bid for, or perform any services pursuant to, any other contract in connection with this Project unless fully disclosed to and approved by the City Manager, in advance and in writing. Consultant and any of its subcontractors shall have no interest, direct or indirect, in any other contract with a third party in connection with this Project unless such interest is in accordance with all applicable law and fully disclosed to and approved by the City Manager, in advance and in writing. Notwithstanding any approval given by the City Manager under this provision, Consultant shall remain responsible for complying with Section 25(a), above.

(e) If Consultant should subcontract all or any portion of the work to be performed or services to be provided under this Agreement, Consultant shall include the provisions of this Section 25 in each subcontract and require its subcontractors to comply therewith.

(f) This Section 25 shall survive expiration or termination of this Agreement.

26. All Plans, drawings, Specifications, reports, logs, and other documents prepared

## AGREEMENT FOR COMPREHENSIVE GENERAL PLAN UPDATE AND ENVIRONMENTAL REPORT

by the Consultant in its performance under this Agreement shall, upon completion of the project, be delivered to and be the property of the City, provided that the Consultant shall be entitled, at its own expense, to make copies thereof for its own use.

27. The laws of the State of California shall govern the rights, obligations, duties, and liabilities of the parties to this Agreement, and shall also govern the interpretation of this Agreement. Venue shall be vested in the Superior Court of the State of California, County of Riverside.

28. Supplementary General Provisions. (For projects that are funded by Federal programs). 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.

**AGREEMENT FOR COMPREHENSIVE GENERAL PLAN  
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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.



**AGREEMENT FOR COMPREHENSIVE GENERAL PLAN  
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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).

**SIGNATURE PAGE FOLLOWS**

IN WITNESS HEREOF, the parties have each caused their authorized representative to execute this Agreement.

City of Moreno Valley

Dyett & Bhatia, Inc.

BY: \_\_\_\_\_  
Thomas M. DeSantis, City Manager

BY: \_\_\_\_\_

Name: \_\_\_\_\_

TITLE: \_\_\_\_\_  
(President or Vice President)

\_\_\_\_\_  
Date

\_\_\_\_\_  
Date

BY: \_\_\_\_\_

Name: \_\_\_\_\_

TITLE: \_\_\_\_\_  
(Corporate Secretary)

\_\_\_\_\_  
Date

<p><b><u>INTERNAL USE ONLY</u></b></p> <p>APPROVED AS TO LEGAL FORM:</p> <p>_____ City Attorney</p> <p>_____ Date</p> <p>RECOMMENDED FOR APPROVAL:</p> <p>_____ Department Head <i>(if contract exceeds 15,000)</i></p> <p>_____ Date</p>
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Attachment: Agreement for Project Related Services Dyett & Bhatia [Revision 1] (3743 : AUTHORIZATION TO AWARD PROJECT-RELATED

**EXHIBIT A**

SCOPE OF WORK

# 5 PROPOSED SCOPE OF SERVICES

This section outlines our proposed work program for the City of Moreno Valley Comprehensive General Plan Update (GPU), and EIR. The program is organized into nine tasks, including preparation of a Climate Action Plan. In addition, there is an Optional Task at the end of the scope to prepare a General Plan/Zoning Consistency Framework, in order to expedite the update and adoption of a Zoning Code consistent with the General Plan.

The task-by-task descriptions that follow present our approach to community outreach, data collection, alternatives analysis, policy formulation and preparation of documents. Each task description includes a purpose statement at the beginning in italics followed by a detailed description of deliverable formats and content.

Initials in parentheses identify the lead firm for each sub-task:

- D&B: Dyett & Bhatia, Urban and Regional Planners
- F&P: Fehr and Peers, Transportation Planners
- RECON: RECON Environmental, Environmental Consultants
- KMA: Keyser Marston Associates, Market Demand/Fiscal Analysis
- VMA: VMA Communications, Public Outreach and Facilitation
- UFS: Urban Field Studio, Architecture and Urban Design
- TKE: TKE Engineering

## Phase I: Project Initiation, Visioning, and Issue Identification

### TASK 1: PROJECT INITIATION, VISIONING, AND ISSUE IDENTIFICATION

*Objective: The consultant team will engage with City staff and other appropriate representatives to understand key issues, organize background materials and data, and clarify the work plan.*

- 1-A Conduct a Kick-Off Meeting with City Staff/Bus Tour (Team).** Meet with key staff members to discuss their ideas and aspirations for the project. At this meeting, data sources will be identified, roles and responsibilities (including those of the Project Manager and Creative Writer) will be clarified, and communication protocols will be established. Following the kickoff meeting, we will tour the planning area with staff.
- 1-B Review Background Information (Team).** The consultants will review materials including the current General Plan, 2014-2021 Housing Element, Specific Plans, and any other relevant plans/documents, such as regional planning documents, major development projects, and public

facility plans. The consultants will also become familiar with existing conditions and community character, and the history of community input processes to date.

- 1-C Prepare GIS Database (D&B).** We will use pertinent documents and GIS data provided by City staff to prepare base maps showing existing roads and rights-of-way and surrounding land uses. Additional maps will be produced as part of the existing conditions analysis (Task B).
- 1-D Detailed Public Participation Program and GPAC Formation (D&B, VM).** A public participation program will be developed in coordination with City staff, using the components identified in the following tasks. The program will outline topics and estimated dates for all public meetings, public workshops, decision maker meetings, and other outreach tools, as well as strategies for noticing and communication. 10 hard copies and 1 electronic copy of both the Draft and Final Public Participation Program will be provided. During this task, we will also assist the City with formation of the GPAC as needed.
- 1-E Project Logo (D&B).** To set the foundation for the community engagement effort and project-related materials (print and digital), D&B will design a logo to uniquely identify the Moreno Valley GPU. The logo will be used on all project documents and outreach materials. We will develop a few logos for the City to choose between.
- 1-F Project Website Materials (D&B).** D&B will prepare a webpage that the City will maintain on its website. The site will meet four primary purposes: 1. Provide general information about the project, such as purpose, schedule, "General Plan 101", and FAQs; 2. Serve as a regularly updated library of project documents, presentations, and meeting materials as they are completed; 3. Alert the public to upcoming meetings and other means of participation; and 4. Provide opportunities to engage and provide input in creative and convenient ways at various points in the process. Social media and online engagement platforms (e.g. online survey) will link to and be accessed from this site.
- 1-G Monthly Progress Reports (D&B).** Throughout the process, monthly progress reports will be prepared to provide updates on project status and identify any potential risks to the scope or budget.

Meetings	Products
<ul style="list-style-type: none"> <li>• Kickoff Meeting and tour with staff</li> </ul>	<ul style="list-style-type: none"> <li>• Public Participation Program</li> <li>• Draft and Final Logo</li> <li>• Project Website Materials</li> <li>• Monthly Progress Reports</li> </ul>

## TASK 2: VISION AND ISSUE IDENTIFICATION

*Objective: The objective of this task is to engage the community in strategic visioning and priority setting. The team will work to identify and understand community concerns to establish a coordinated and realistic direction for the future. Leveraging our extensive experience in community visioning efforts, we will lead a community outreach program that reaches and engages a broad range of citizens, generates a constructive dialogue, and addresses the core attributes that a general plan can shape: land use, transportation, fiscal and economic health, physical character, and community identity. We will engage the community on specific aspects of the GPU, including their preferred direction for major land use changes, circulation facilities, and others.*

- 2-A GPAC Meeting #1 (D&B).** At this first meeting, GPAC members will be introduced to the GPU. GPAC's role for the GPU, and overall meeting schedule with topics for each meeting will be reviewed. City staff and Consultant will describe the effort, timeline and milestones, and get feedback from decision-makers on (1) What they see as key priorities and issues, and (2) Ideas on outreach to stakeholders, community workshop, and any questions they want to see included as part of the community survey.
- 2-B Kickoff Workshop with Planning Commission/City Council (D&B).** In a joint session of the Planning Commission and City Council, we will kick off the project with decision makers and seek their input on vision, goals, and priorities for the GPU overall and any identified key issues in particular.
- 2-C Stakeholder Identification and Interviews (D&B).** Representatives of public agencies, major property owners, cultural groups, Planning Commission and City Council members, etc. will be interviewed. Our budget provides for up to 16 small group meetings of 3-4 interviewees each over a three-day period. This will also provide an opportunity to speak directly with landowners and/or businesses in areas where land use changes are being considered. Comments and input from the stakeholder meetings will be summarized in a memorandum. City staff will help identify stakeholders for this task.
- 2-D Tribal Outreach (D&B).** Pursuant to SB 18 and AB 52, we will provide support for the City's notification of the Native American Heritage Commission of the planning process and assist the City in contacting tribes with interests in the planning area.
- 2-E Media Relations/E-Updates (VMA).** VMA will ensure that the City utilizes available and popular media forums. Additional research will be completed to identify which sources Moreno Valley residents use, particularly via social media or online, with attention paid to Spanish media outlets. VMA will prepare press/e-news releases approximately six or seven times over the duration of the project to be distributed to local media and posted on the project website and other appropriate outlets. VMA will also design (print and mail will be provided by D&B if necessary) meeting notices, display ads, and provide social media content for the City to post on its Nextdoor and Facebook pages to announce key milestones and community workshops. VMA will design a template in MailChimp to send out e-updates.
- 2-F E-Newsletter #1 (D&B).** The kickoff newsletter will introduce the process, and invite community members to participate in the workshop and take the survey. We will provide an email-ready file to the City. If the City has a mailing list and can provide this in an appropriate format, D&B will send out the newsletter electronically using software such as Mailchimp.
- 2-G Community Workshop #1: Vision, Issues, and Priorities (VMA, D&B).** The first workshop will be held at the inception of the GPU process to introduce the planning effort and encourage participants to articulate the issues challenging the community, express values about what is important, and think in visionary terms about opportunities for the future. The project team will conduct the workshop using visual and interactive tools to engage the community in a discussion about existing conditions and the future of the city. We strongly believe that depicting information graphically with maps and images makes the work more easily understood, more engaging for participants, and more concise. Our highly-skilled in-house graphics staff has extensive experience with GIS, graphic design, and 3D modeling and will prepare high-quality visual material for use in the process. Results of the workshop, and the online engagement component, will be summarized in a memo and will be the foundation for a Vision Statement. D&B will provide content (maps, photos and text) for the workshop posters. VMA will print the maps, and design and print flyers and posters used at the workshop. The same materials can be used at the pop-up events.
- 2-H Online Survey #1 (D&B).** D&B will design and conduct an online visioning survey using Maptionnaire (which enables people to draw or add notes on maps with a Google maps background), Survey Monkey, or a similar platform. The survey will be announced at the workshop, through online and social media outlets, and the City's email databases. The survey will be designed to help people identify and rank their top issues and priorities for the city's future. The survey will use visuals and maps to help community members participate in the survey in a fun, engaging manner.
- 2-I Additional Outreach Meetings (11) (VMA).** VMA will work with the consultant team and City staff to plan and design outreach campaigns for up to 11 additional neighborhood meetings or pop-up events. Leaving these meetings flexible will allow us to strategically adapt to any changes and opportunities throughout the process. For example, there may be a special event in the City that occurs at the time of a major milestone in the GPU process where a GPU booth at the event may help attract

more participants to the planning process. Or there may be particular neighborhood groups, businesses, practitioners, strategic advisors, or other stakeholders that we may want to engage at strategic times. GPU booths can also “piggyback” on standing events or meetings, such as farmers markets, back-to-school nights, parent meetings, sport league opening days, or ethnic celebrations. Spanish translation will be provided, as needed. VMA will conduct up to 10 additional neighborhood or pop-up meetings at strategic times to educate, rally and encourage local participation in the GPU effort.

- 2-J **Community Vision and Guiding Principles (D&B).** Results from the initial outreach activities will be synthesized in the form of a graphics-rich, visually-engaging Community Vision and Guiding Principles document with images, maps, and photos to illustrate the vision. The vision will be aspirational, and the Guiding Principles will confirm existing goals in the current General Plan or outline how these will be modified and tailored to reflect the specific issues of this update. This standalone document will also be incorporated into the General Plan Update.
- 2-K **GPAC Meeting #2 (D&B).** At this second meeting of GPAC, D&B will present the results of the survey and community workshops, present a working draft of Vision and Guiding Principles, and get feedback for finalizing these.
- 2-L **Joint Meeting of City Council and Planning Commission #2.** At this joint meeting of decision-making bodies, Consultant will present results of the outreach, as well as the findings of existing conditions analysis (from Task 3). The emerging Vision and Guiding Principles will be presented and feed-back used for finalizing this. Ideas will be sought for alternatives.

Meetings	Products
<ul style="list-style-type: none"> <li>• GPAC Meetings #1 and #2</li> <li>• Planning Commission and City Council Joint Study Sessions (2)</li> <li>• Stakeholder Interviews (up to 16 individual or small group meetings over three days)</li> <li>• Community Workshop #1</li> </ul>	<ul style="list-style-type: none"> <li>• Stakeholder Interview Memorandum</li> <li>• E-Newsletter #1</li> <li>• Community Workshop Memorandum</li> <li>• Online Survey, and Results Memorandum</li> <li>• Community Vision &amp; Guiding Principles (Drafts for GPAC and for Decision Maker Review, and Final)</li> </ul>

### TASK 3: EXISTING CONDITIONS

*Objective: The objective of this task will be to comprehensively assess the city’s existing land use characteristics, economic position, circulation network, environmental resources and constraints, and assess likely future growth and development capacity. This assessment will inform the identification of key issues and opportunities that the GPU should address. Data collected will be used to prepare the EIR environmental settings. We will prepare findings in a concise and user-friendly reports, emphasizing maps and graphics that present physical data clearly.*

Information compiled will be outlined in formats as follows:

- **Technical Background Reports.** Separate technical reports will be prepared for each of the topics, described in more detail in Task 3-A.
  - **Environmental Conditions Report.** For environmental topics not covered in technical reports, an Environmental Conditions Report will be prepared, emphasizing maps so as to be useful for planning purposes. Details of this are in Task 3-B
  - **Land Use and Built Form Report.** This report will cover land use, urban design, disadvantaged communities, and environmental justice, as outlined in Task 3-C
  - **Economic Analysis Report.** Described in Task 3-D.
- 3-A **Technical Reports. (RECON, F&P).** To inform preparation of the Existing Conditions, Opportunities, and Challenges Report (Task 3-C) and the EIR (Task 8), technical reports on the following topics will be prepared. 10 hard copies and 1 electronic copy of each report will be provided. These reports may be prepared at the existing conditions stage, or following preferred plan preparation, to enable more informed work which can then be reflected in the GPU and the EIR.
- **Air Quality (RECON).** RECON will prepare a technical study detailing existing air quality conditions and regulatory controls, including those from the CARB and the SCAQMD. The report will present a program-level assessment to determine potential impacts to air quality from implementing projects that could occur as a result of adoption of the General Plan update. The study will identify significance thresholds; evaluate construction emissions based on typical construction scenarios; provide a quantitative operational emissions analysis based on proposed land uses and trip generation data; evaluate the potential for localized CO “hot spots” based on intersection volumes; provide a qualitative analysis of toxic air contaminants (TACs) and odors; a cumulative impact analysis; and evaluate consistency with regional air quality plans. While it is understood that environmental review may occur as future project-specific development proposals are initiated, the study will provide a mitigation framework that can be used to inform and guide future project specific analysis.

The existing condition portion of this effort would be provided concurrent with items included in Task 3B, with modeling and analysis occurring after the proposed land use plan is selected and the transportation analysis results are available.

- *Biological Resources (RECON)*. RECON biologists will compile data to document the biological resources present within the City. This will be based on a review of recent aerial photography to identify any areas within the city that may support biological resources that are regulated by state and federal statutes or should otherwise be addressed as part of CEQA compliance. RECON proposes to investigate and assess the character of these areas through a review of available information including GIS data available from the County of Riverside and data from the California Natural Diversity Data Base which contains records of the occurrences of special status habitats and plant and animal species in the vicinity of the city. RECON will conduct a visual field reconnaissance in select areas to verify the potential for sensitive resources potentially subject to state and federal regulations and CEQA review. Once a land use map is selected the analysis phase of this report will be completed. This will allow for an analysis focus within areas where planned land uses may impact sensitive resources, MSHCP Conservation Area Cores, criteria cells, and/or wildlife corridors. The analysis will address potential impacts to important resource areas such as the nearby San Jacinto Wildlife Area, Mystic Lake, and the March Air Reserve Base property in the western portion of the City. All of this analysis will be presented relative to the Multiple Species Habitat Conservation Plan (MSHCP) for western Riverside County. For example, the Moreno Valley is partially located within Subunits 1, 2, 3, and 4 of the MSHCP, Reche Canyon/Badlands Area Plan and the analysis will evaluate whether implementation of the proposed plan can meet the conservation targets for this area. Evaluation of subunit and cell group conservation objectives would be included. The analysis will identify potentially significant impacts and will develop a mitigation framework that could be applied to future development within the Plan area.
- *Circulation (F&P)*. The analysis will be completed in two phases, with the first phase assessing existing traffic conditions using pre-existing traffic count data supplemented by strategic additional counts for up to 100 locations (15 intersections and 85 roadway segments). Results of the Pedestrian Study recently completed by the City will be summarized and focus areas will be highlighted and included in the General Plan Update. The analysis will also consider opportunities for innovative design and program solutions to improve the mobility, efficiency, connectivity, and safety of the transportation system, such as traffic calming devices, roundabouts, traffic circles, curb extensions, separated bicycle infrastructure, pedestrian scramble intersections, high visibility pedestrian treatments and infrastructure, and traffic signal

coordination. Existing constraints with respect to the roadway network and connectivity in Moreno Valley will be identified and potential opportunities developed for incorporating the requirements of AB 1358 (Complete Streets) and SB 743 (vehicle miles traveled).

F&P will develop study guidelines to meet SB 743 mandate for the use of vehicle miles traveled (VMT) as the method of measuring traffic impacts of the new land use. This will include conducting an educational workshop on SB 743 for City staff, summarizing the recommendations from WRCOG's SB 743 Implementation Pathway project, and what the City's options for level of service are moving forward. F&P will then provide recommendations on thresholds of significance and draft new traffic impact study guidelines for CEQA projects that use VMT as the metric for transportation impacts, and will assist the City in adopting the guidelines and thresholds of significance by the City Council by either resolution or ordinance. This task assumes F&P attendance at decision-maker meetings for adoption of the thresholds.

The second phase of the analysis will be conducted after selection of the General Plan land use map. F&P will summarize the previously developed Existing Conditions analysis and any updated future conditions analysis in a technical Traffic Study. Sub-tasks within this effort will include:

- Intersection and roadway Level of Service (LOS) analysis
- Pedestrian analysis
- VMT analysis
- Review of existing designated truck routes to include select classification counts to determine truck percentages and recommendations for new / modified truck routes
- Consistency with Riverside County's Congestion Management Program (CMP)
- Determination of adequate emergency vehicle access
- Identification of any conflicts with adopted plans or policies regarding alternative travel modes

If impacts are identified, F&P will identify potential mitigations. As with most General Plans, it is assumed that the roadway system will be designed so that the General Plan is self-mitigating in that there is sufficient capacity in the roadway network to accommodate any projected growth (or that policies reflect the anticipated service levels that will occur). If this self-mitigation is not the case, additional mitigation measures (where feasible) will be identified for any deficient analysis locations. If necessary, the General Plan will be updated to reflect these additional mitigation measures should any be identified.

- *Neighborhood Character (D&B, UFS)*. D&B and UFS will prepare a technical report on urban

design and neighborhood character, including an analysis of the existing street grid and architecture in different neighborhoods.

- *Noise (RECON)*. RECON will prepare a noise technical study. To create a baseline, measurements of ambient noise at up to 15 locations throughout the City will be taken. Existing noise sources will be identified along with areas considered to be sensitive to excessive noise. Existing City, State and federal regulations governing noise will be summarized. The analysis will consider the effect of stationary and mobile source noise resulting from build-out of the GPU. Data required to complete noise modeling will be taken from the transportation analysis and will include existing and future volumes on local roadways and freeways. Potential impacts to noise sensitive receptors will be evaluated in addition to potential impacts associated with construction noise. Noise sources are anticipated to include freeway noise, road noise along heavily traveled roadways in addition to noise associated with MARB operations. Warehousing noise can also pose an issue where they are located in proximity to sensitive receptors and the analysis will consider whether the proposed GPU includes adequate policy framework to address potential noise impacts associated with warehouse development.
- *Traffic and Circulation (F&P)*. Please see the description of the existing conditions analysis of traffic and circulation in Task 3C below.

**3-B Environmental Conditions Report (RECON; D&B).** For some specific environmental topics not covered by technical reports, an Environmental Conditions Report will be prepared, emphasizing mapped information. These will be as follows:

- *Public Safety (D&B)*. D&B will prepare a study based on information from the City, Police and Fire Departments, and existing plans and report on public safety service standards, staffing, budget, opportunities, and constraints.
- *Parks, Schools, and Public Facilities (D&B)*. D&B will research parkland and recreational open space availability and accessibility; areas with deficits; and potential opportunities for expansion. Additional public facilities, including schools, libraries, and cultural and civic facilities will also be assessed. GIS-based analysis of accessibility to parks and public facilities will be conducted.
- *Infrastructure and Utilities (TKE)*. Summarize wet utilities (water, wastewater, recycled water, storm drainage) capacities given existing and already planned growth, and issues in the city. Summarize status of existing plans for these efforts.

**3-C Existing Conditions, Opportunities, and Constraints Report (D&B, Team).** A report will be prepared providing a detailed analysis of baseline conditions, and identifying prevailing opportunities and constraints for the GPU. This will set the stage for alternatives analysis and policy formulations. 10 hard copies and 1 electronic copy will be provided. The report will contain extensive graph-

ics, using maps and charts, along with supporting text, and will address the following topic areas:

- *Executive Summary (Team)*. The executive summary will highlight the report's key findings in a summary matrix that will include planning implications, opportunities, challenges, and constraints.
- *Community Overview (D&B, KMA)*. This section will feature a community snapshot that includes housing, population, social, and other relevant demographics, as well as neighborhood crime statistics.
- *Land Use (D&B)*. The land use and urban design analysis will catalogue existing land uses and building typologies in and around the planning area based on available GIS information from the City, County Assessor's records (to be provided by City) and focused windshield surveys; highlight historical growth patterns; contain an inventory of planned development by land use based on available data; and review existing zoning, General Plan, and other regulations. Opportunity sites will be identified at the parcel level based on fieldwork and land value analysis to determine realistic opportunities for new development.
- *Disadvantaged Communities/Risks (D&B)*. Per requirements of SB 1000, the analysis will also include identification of disadvantaged communities, and analysis of health risks and other topics in those communities. Disadvantaged Unincorporated Communities will also be identified, and public services to these communities will be assessed, per SB 244.
- *Fire Protection (RECON)*. Existing regulations applicable to fire protection will be summarized. Various fire hazard zones within the City as identified by the California Department of Forestry and Fire Protection (CalFire) with its Fire Resource and Assessment Program (FRAP) mapping will be identified. Existing City fire stations and resources will be identified, as well as areas of existing and future concern for fire protection and fuel modification.
- *Geology and Seismicity (RECON)*. The City is located in a seismically active area and will need to consider adequate protection from natural disaster (e.g., earthquakes, liquefaction, ground acceleration, and ground rupture). RECON will complete literature reviews to identify potential geologic and seismic issues such as strong ground shaking associated with nearby active faults (i.e., San Jacinto Fault splays in the eastern portion of the City), and the secondary seismic hazards of liquefaction, and slope stability. Other local geologic issues include expansive soils (i.e., soils with high shrink-swell potential). RECON will prepare a description of existing soil and geologic conditions in the City based on available data. Existing regulations and plans applicable to geology and seismicity such as the City's Municipal Code and Local Hazard Mitigation Plan will be summarized. No geological fieldwork is proposed.



- *Hazardous Materials (RECON)*. RECON will conduct a search of available databases (e.g. Regional Water Quality Control Board and the Department of Toxic Substances Control Envirostor database) to identify hazardous material sites in the City. RECON will further characterize the general types of hazmat sites and identify those that would have the most critical influence on land uses and planning in the City. Airport hazards and mapping will be identified from the March Air Reserve Base (MARB)/March Inland Port (MIP) Airport Land Use Compatibility Plan (ALUCP).
  - *Hydrology, Flooding, and Watersheds (RECON)*. RECON will provide a summary of existing conditions related to hydrology, flooding and watersheds in Moreno Valley. This will include a summary of existing regulations addressing flooding, hydrology and water quality. Important natural and man-made drainages in the City will be identified in addition to areas of potential flooding. The overall watershed characteristics of the region and City will be described. Information related to water quality concerns and impaired water bodies will be provided.
  - *Infrastructure (RECON)*. A summary of the City's water and sewer infrastructure that supports existing land uses will be identified. Major deficiencies that would need to be eliminated to serve future land uses would be identified. Existing service provider facility plans would be reviewed such as the Edgemont Water Master Plan. This information will be based on a review of secondary source information and technical information to be provided by TKE.
- 3-D Market Analysis (KMA)**. KMA will provide an overview of the market characteristics exhibited by the residential, office, industrial, hospitality and retail uses in the market area. Based on the assessment of current market conditions KMA will identify development opportunities and constraints for these land uses. To that end, KMA will:
- Review real estate market conditions including: sales prices, sales activity/absorption in the region, current rents, marketplace voids and recent/proposed developments.
  - Collect population, household and employment growth projections for the market area and region.
  - Review current retail sales in the City, Market area and County.
  - Review existing employment and business patterns in the County and the market area to gain an understanding of the mix of jobs suited for new development and the demand they could generate.
  - Summarize countywide employment patterns and identify key industries with strong pay levels.
  - Prepare a surplus/leakage analysis for the market area to identify the type and scope of retail development that could be supported in new development.
- 3-E Prepare Economic Development Strategies/Policy Framework (KMA)**. KMA will assist in the identification of economic and financial strategies that can be used to promote the City's economic development goals. The strategies that will be considered (a number of which are likely already utilized by the City) include:
- Identify mechanisms to promote key "opportunity" industries.
  - Assessment district formation for operation and maintenance of public improvements.
  - Expedited development processing and revised development fees to accelerate desired projects.
  - Property tax increment or site specific public revenues
  - Tax-exempt bonds/Low Income Housing Tax Credits (low income housing projects).
  - Enhanced Infrastructure Financing Districts
  - Available grant programs from agencies such as: SCAG, Riverside Transit Agency (RTA), the local TUMF development impact fees, State Cap- and-Trade/California Air Resources Board funds and those available from the Strategic Growth Council, just to name a few, will be identified for providing infrastructure for improved road and highway systems, transit, bicycle and pedestrian infrastructure and other necessary public facilities.
- 3-F Present Background Reports and Analysis to GPAC/Brainstorm Land Use/Transportation Ideas (GPAC Meetings #3)**. This is expected to be a three to four hour workshop, where results of the assessment and key emerging issues will be presented. The bulk of the time will be reserved for hands-on brainstorming for land use/transportation ideas that encapsulate the community's long-range vision. The discussion will also be used to start fleshing out concepts and policies for key topics, as well as incorporation in General Plan policy.
- 3-G. Present Existing Conditions, Opportunities, and Challenges Report Findings to Decision-makers (D&B; Team)**. *This will be done as part of Task 2.L*

Meetings	Products
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- GPAC Meeting #3
- Technical Reports
- Existing Conditions, Opportunities, and Challenges Report (Draft and Final)
- Economic Development Strategies/Policy Framework

## Phase 2: Options and Strategies

### TASK 4: ALTERNATIVES

*Objective: In this task, we will formulate three plans illustrating alternative land use, circulation patterns, and community design for the city, focused on opportunity sites identified in the existing conditions research. Additionally, a comprehensive evaluation of the alternative plans will be conducted, so informed decisions can be made. This will include analysis of traffic impacts, infrastructure, fiscal impacts and population/employment growth.*

**4-A Preliminary Alternative Plans (D&B, UFS).** D&B, with technical assistance from UFS, will prepare up to three alternatives for land use, circulation, and community design in “sketch plan” form. The alternatives will reflect findings from the issues, opportunities, and constraints determined in Task 3; incorporate feedback from community members and decision makers during the previous tasks; and offer real choices for future growth and development. Alternatives will focus on alternative land uses and mixes, building intensity, and locations for potential redevelopment and intensification, and explore issues related to the establishment of town centers, revitalization of key corridors, neighborhood conservation, and economic development. They will incorporate any relevant recommendations from the Nason Study and Healthy Community planning efforts.

Concepts related to connectivity and transportation will be also explored.

**4-B Finalized Alternatives (D&B).** Preliminary alternatives will be refined following the review of City Staff.

**4-C Alternatives Evaluation (Team).** We will quantify the draft alternatives’ impacts. Relative merits and disadvantages of the alternatives will be assessed, and a short report prepared discussing the findings and implications. 10 hard copies and 1 electronic copy will be provided. Topics will include:

- *Land Use, Population, and Employment (D&B).* Comparative impacts in terms of population, jobs/housing balance, and other factors of concern will be prepared in narrative and tabular form.
- *Economic and Fiscal Implications (KMA).* A fiscal impact analysis will be prepared for up to three land use alternatives with an emphasis on development options within key target areas and

along important corridors. The focus of the fiscal analysis will be on the General Fund revenues and costs, but may include other funds based on discussion with city finance and key service provider staff, such as the Gas Tax Road Fund, park and recreation funds and other services, as identified. KMA will estimate the gross annual recurring tax revenues and subvention revenues to be generated by the build out of the land use plan, which are allocated to the City’s General Fund over 20 years (excludes non-General Fund Revenues). The major revenues anticipated to be quantified, include the following:

- City’s share of annual property tax revenues generated by the area;
- City’s subvention revenues (e.g., motor vehicle in-lieu fees);
- City’s share of sales tax revenues generated by the residential and commercial uses;
- Other revenue sources, and;
- Transient occupancy tax revenues, if any.

The second focus of the analysis is the assessment of annual General Fund operating and maintenance costs related to providing services such as police protection, public works, parks and recreation, and general administration, etc. The major steps or tasks to identify costs are:

- Review and analyze the City’s budget, and other written materials to identify the cost experience and current annual operating expenses incurred by the City in serving its existing population. Identify applicable service standards in the General Plan.
- Prepare a set of basic cost and revenue derived from the City’s budget.
- *Transportation (F&P).* Future traffic forecasts for each of the three alternatives will be generated using a traffic model, which will incorporate the future regional socio-economic data and infrastructure assumptions from the 2016 SCAG Regional Transportation Plan (RTP). Additional detail and refinements will be added within the City of Moreno Valley. The choice of model (RIV-TAM or SCAG) will be made jointly with City staff. A high level assessment of the three alternatives will be performed. Additional detailed analysis, including analysis of innovative traffic calming solutions to support the land use, circulation and design alternatives, will be performed.
- *Infrastructure and Utilities (TKE).* TKE will evaluate up to three alternatives and up to six potential town center sites, preparing high-level utility demand forecasts and identifying upgrades necessary to accommodate town center development for the purposes of evaluating benefits, trade-offs and priorities.

**4-C Media Relations/Announcements (VMA).** Press release/e-mails/social media text announcing draft alternatives and the upcoming alternatives workshop will be prepared.

- 4-D E-Newsletter #2 (D&B). The Community Vision and Guiding Principles, and the alternatives will be introduced, and community members invited to participate in upcoming workshop and survey.
- 4-E Citywide Workshop #2 on Alternatives (VMA, D&B). VMA and D&B will facilitate a second city-wide workshop as an opportunity to present draft land use alternatives and design concepts for realizing the community’s vision. (D&B will present the technical material, while VMA will facilitate.) We anticipate that this exercise will provide an important opportunity for community members and stake-holders to confirm areas for growth and revitalization and areas for preservation. Community members will also be able to comment about how the city’s major opportunity areas should change and revitalize to support the needs of the community and businesses, and ensure the continual provision of high quality services and infrastructure in the future. Interactive exercises, small group discussions, or stations will be organized to get feedback. D&B will provide content (maps, photos and text) for the workshop posters. VMA will print the maps, and design and print the flyer and poster used at the workshop.
- 4-F Online Survey #2 (D&B). D&B will design and conduct a second online survey using Maptionnaire, Survey Monkey, or a similar platform. The survey will be announced at the workshop, through online and social media outlets, and the City’s email databases. The survey will be designed to help people identify preferences among the alternatives. The survey will use visuals and maps to help community members participate in the survey in a fun, engaging manner.

Meetings	Products
<ul style="list-style-type: none"> <li>• GPAC Meeting #4</li> <li>• Citywide Workshop #2</li> <li>• Planning Commission Study Session</li> </ul>	<ul style="list-style-type: none"> <li>• Preliminary and Refined Alternatives</li> <li>• Draft and Final Alternatives Report</li> <li>• E-Newsletter #2</li> <li>• Online Survey on Alternatives Results Memo</li> </ul>

- 4-G GPAC Meeting #4. At this meeting the alternatives and community reaction will be reviewed with GPAC, and ideas sought for a Preferred Plan.
- 4-H Planning Commission Briefing on Alternatives (D&B). Planning Commissioners will be briefed on the alternatives, their impacts, and community and GPAC reaction to them, so that they can provide specific direction on formulating a Preferred Plan.

## TASK 5: PREFERRED PLAN AND KEY GOALS

*Objective: In this task, we will identify the preferred land use plan, and develop a framework for policy development, community enhancement, economic development, and circulation.*

- 5-A Prepare Preliminary Preferred Plan (D&B, UFS). Following the public input and decision maker direction, a preliminary Preferred Plan will be prepared. This will be reviewed with staff and refined as needed. The Preferred Plan will encompass land use, community/urban design, open space, and transportation/connectivity components. 10 hard copies and 1 electronic copy will be provided.
- 5-B GPAC Meeting #5 on Preliminary Preferred Plan (D&B). The preliminary Preferred Plan will be reviewed and refined by the GPAC before commencement of public engagement.
- 5-C Prepare Recommended Preferred Plan and Key Policies (D&B). The preliminary Preferred Plan will be revised to produce a Recommended Preferred Plan in the form of a series of maps and key goals that support the new plan and respond to any gaps or needed updates identified. 10 hard copies and 1 electronic copy will be provided.
- 5-D Present Preferred Plan to Planning Commission. The Preferred Plan will be presented to the Planning Commission at one meeting for preliminary approval and a recommendation for review by the City Council.
- 5-E Present Preferred Plan to the City Council. The Preferred Plan will be presented to the City Council at one meeting for preliminary approval. This decision-maker approved Preferred Plan will provide the basis for development of detailed GPU policies.

Meetings	Products
<ul style="list-style-type: none"> <li>• GPAC Meeting #5</li> <li>• Planning Commission/ City Council Study Sessions</li> </ul>	<ul style="list-style-type: none"> <li>• Preliminary Preferred Plan</li> <li>• Fiscal Impact Analysis Technical Memo</li> <li>• Draft and Final Preferred Plan</li> </ul>

## Phase III: Draft and Final Documents

### TASK 6: DRAFT GENERAL PLAN

*Objective: Prepare the Draft General Plan. Decision-maker approval of a Preferred Plan and key goals (Task 5) will establish a strong foundation to build detailed GPU policies. D&B will strive for brevity and clarity that enables all interested persons to easily see what commitments the City is making, what it*

hopes to accomplish, and whether a proposed project is consistent with the Community Vision. We will include both “guiding policies” (or goals) and “implementing policies,” the latter forming a concrete, realistic, and feasible basis for implementing ordinances or amendments to existing ordinances. Preparation of the Draft General Plan will be conducted in parallel with the Draft EIR, so that any necessary mitigation can be folded into Plan policies to ensure that the Plan is largely “self-mitigating”, although the EIR may include some mitigations that may be applied at project level.

**6-A Prepare Outline (D&B).** A detailed outline for the General Plan (including a list of figures) will be prepared and reviewed with City staff. Topics that will be covered in each chapter will be identified, and a “mock-up” section will be prepared for staff approval.

**6-B Review of Existing General Plan Goals, Objectives, and Policies (D&B, Team as needed).** Per the RFP, City staff has already conducted a review of the existing General Plan goals and objectives, and concluded that “nearly all” have been implemented, no longer apply, or need attention. Rather than going through each policy and deciding which one to keep, our team will craft the new General Plan from whole cloth; where existing goals, objectives, or policies are incorporated or reworded, this will be noted in parentheses. If desired, we can then work “backward” to assemble a matrix of existing goals, objectives, and policies, and check boxes for whether these have been kept, modified, or not carried over.

**6-C (1) Administrative Draft Housing Element (D&B, with VMA).** An Administrative Draft Housing Element will be prepared for staff review. This will include all State requirements; specific focus areas for Woodland include:

- *Housing Needs Assessment.* With input from City staff, review the existing Housing Element and identify information that requires updating with readily available information. We will identify current demographic trends, housing characteristics, and the presence of special needs groups. This information will be used to identify and determine the extent of housing need.
- *Constraints and Resources.* We will update the detailed constraints analysis included in the City’s existing Housing Element, as necessary, based on changes since 2014, identifying any constraints to housing development related to infrastructure availability and environmental conditions.
- *Sites Inventory.* Consistent with State law a sites inventory will be developed that identified that individual parcels, along with potential units at each parcel. This will require revisiting and reconfirming vacant and underutilized sites, buildout assumptions, and calculations. County Assessor data will be used as an initial screen, with aerial photographs and field work, to determine underutilized land, existing uses on potential sites, and

possible constraints. It is anticipated that City staff will help with this task.

- *Housing Plan.* With input from City staff, evaluate the existing Housing Element to determine the need to modify existing programs, introduce new programs, and eliminate obsolete programs in view of the recent state law changes affecting redevelopment. We will describe the role of energy conservation in reducing long-term housing costs and relate to the proposed Climate Action Plan.

(2) **Housing Forum (VMA).** State housing law requires that communities specifically reach out to groups most affected by housing supply and cost, such as the disabled, elderly, large households, and homeless. We would participate in a housing forum of stakeholders, including affordable and market-rate developers and social service providers.

(3) **Prepare and Present Preliminary Draft Housing Element, Planning Commission Meeting #4.** After responding to City staff comments, the public review draft will be presented for review by the Planning Commission before it is modified (as needed) and sent to HCD.

(4) **Send Housing Element to HCD.** Respond to comments and incorporate changes based on decision-maker direction so the Draft Housing Element can be submitted to HCD for review. Coordinate with HCD to gain certification, recognizing that it may take two rounds of review to obtain certification. Revise the Housing Element to respond to HCD comments and prepare a final draft for adopted hearings.

**6-D Prepare Administrative Draft General Plan (Team).**

Each element of the GPU will include background information, goals and implementing policies, and monitoring and evaluation requirements. The implementing policies constitute the General Plan Implementation Program; if desired, these policies could be consolidated into a stand-alone document/matrix for monitoring and evaluation purposes. For each element, meetings with key figures from each department will be arranged as needed. A preliminary General Plan list of elements is described as follows; if desired, the General Plan elements can be structured by “themes” – see for example, the draft [Redlands General Plan](#).

- *Overview and Vision (D&B).* A proactive, aspirational vision, building on Vision and Guiding Principles, will be outlined. Overview of General Plan provided.
- *Land Use Element (D&B).* This element will provide direction on future land uses in the city, as well as conservation and sensitive infill in existing neighborhoods. The element will identify the location and intensity of uses, and provide policies that would result in developments that are appropriate to Moreno Valley’s character and setting, integrated with economic development and revitalization strategies. Topics in the element may include:

- Land use classifications; density/intensity standards (including land use diagram)
  - Population and job holding capacity and jobs/housing balance
  - Key land use strategies and policies for residential, commercial, and industrial areas
  - Policies on Sphere of Influence expansion; specific plan areas
  - *Community Design Element (UFS)*. This may be combined with Land Use or be a standalone element. It will focus on urban design, with goals to enhance community identity and livability, promote town centers, and achieve improved corridor and neighborhood design. Topics may include:
    - Design of town centers and new mixed-use areas
    - Urban design policies for neighborhood design, key corridors identity
    - Design of buildings and districts to promote walkability
    - Improving public realm and city identity
  - *Circulation Element (F&P)*. This element will be closely coordinated with the Community Development Element. The element will update both the Existing and Future Circulation Plan for major roadways within the City as well as identify active transportation opportunities and policies. The impact criteria will be updated to incorporate SB 743 (VMT) and the roadway cross-sections will consider alternative designations based on Complete Streets requirements. Included will be:
    - Existing and Future Circulation Plans
    - Updated Roadway classifications
    - Updated impact criteria incorporating VMT measures as well as/instead of Level of Service (LOS) criteria.
  - *Parks, Recreation, and Open Space Element (D&B)*. This Element will be closely coordinated with the Community Design and Circulation elements. Included will be:
    - Open space for conservation
    - Park standards (size and distribution)
    - Location of new parks and open spaces
    - Key policies and programs for new parkland development
  - *Safety Element (D&B)*. The Safety Element would address:
    - Seismic, geologic and soils hazards
    - Fire hazards
    - Hazardous materials
    - Flooding and drainage
    - Emergency management
    - Noise
  - *Conservation Element (D&B; RECON Support)*. This element will seek to enhance the City's natural resources. Topics to be addressed include:
    - Water quality, watershed management, wastewater, and water conservation;
    - Soils
    - Air quality
    - Greenhouse gases
    - Climate change per SB 379
  - *Economic Development Element (D&B)*. Based on the Economic Development Strategies/Policy Framework prepared in Task 3, D&B will prepare a new Economic Development Element to complement the City's Strategic Plan and Economic Development Action Plan. Goals and policies will aim to diversify employment opportunities, improve quality of life with public amenities and services, retain and attract businesses, improve efficiency of entitlement and permitting processes, ensure sound fiscal management.
  - *Healthy Community Element (D&B)*. D&B will review the Healthy Community Element being prepared by City staff, and make any necessary revisions to ensure consistency with the overall GPU document. Any needed supplemental figures (such as accessibility and walkability) will be prepared and added to the Draft General Plan
  - *Environmental Justice Element (D&B)*. This element will seek to ensure equitable planning processes and outcomes. Topics to be addressed include:
    - Environmental justice per SB 1000
    - Disadvantaged unincorporated communities, as appropriate, per SB 244
    - Community engagement
    - Public health, including pollution-related health concerns and walkability
  - *Implementation and Monitoring (D&B)*. The General Plan implementing policies will constitute the Implementation Program for the General Plan; if so desired, these can be assembled into an independent document/matrix, so implementation can be tracked or included programs easily prioritized. In addition, statutory requirements for annual GPU reports will be included. Major capital improvements resulting from the GPU—parks, streets, water/wastewater system improvements—can also be compiled into a list, so that the City can prioritize timing and improvements.
- 6-E Fiscal Analysis of General Plan (KMA)**. A fiscal analysis of the General Plan will be prepared over the 20-year period and at General Plan build-out and explained in a technical memo. Key fiscal indicators will be presented, including: surplus (deficit), revenue/cost ratio, and the distribution of revenue sources by various land uses. This analysis will be closely coordinated with the Economic Development Element being developed for the General Plan.
- 6-F Public Facility and Infrastructure Financing Strategy (TKE, KMA)**. This task will entail a review of the current 5-year Capital Improvement Program (CIP) in order to identify the existing needs and sources of capital funding. As part of the GPU process, it is assumed that

major capital infrastructure needs will be identified at an order-of-magnitude level for capital assessment purposes. In addition to ongoing funding sources, a preliminary evaluation of recent legislation will be made, such as an Enhanced Infrastructure Financing District (EIFD) and the applicability of recently passed State affordable housing legislation. Additionally, available grant programs from agencies such as: SCAG, Riverside Transit Agency (RTA), the local TUMF development impact fees, State Cap- and-Trade/California Air Resources Board funds and those available from the Strategic Growth Council, just to name a few, will be identified for providing infrastructure for improved road and highway systems, transit, bicycle and pedestrian infrastructure and other necessary public facilities.

- 6-G **GPAC Meetings (D&B).** Key GPU goals and policies will be reviewed with the GPAC in up to three meetings. It is expected that the GPAC will focus on the big picture, rather than wordsmithing.
- 6-H **Public Review Draft General Plan (D&B, Team).** Following review by City staff and the GPAC, D&B will incorporate feedback on the Administrative Draft and prepare a Public Review Draft General Plan.
- 6-I **Media Relations/Announcements (VMA).** Press release/e-mails/social media text announcing the Public Review Draft General Plan and the upcoming open houses will be prepared.
- 6-J **I. E-Newsletter #3 (D&B).** The Draft General Plan will be introduced, and the community invited to visit one of the upcoming open houses.
- 6-K **Workshops/Open Houses on Draft General Plan (VMA, D&B).** For the project’s final community events, we propose an “unveiling” of the General Plan at two open house style workshops. We envision that this event would be theme-based, where the consultant team will share the key concepts of each General Plan element. This event will provide the opportunity to describe to the public how their input and involvement helped shape the General Plan, and provide an opportunity for further refinement prior to the public hearings. Comments received would be summarized in a short memorandum. D&B will provide content (maps, photos and text) for the workshop posters. D&B will provide content (maps, photos and text) for the workshop posters. VMA will design and print the maps, flyer and poster used at the workshop.

Meetings	Products
<ul style="list-style-type: none"> <li>• GPAC Meetings # 6 to # 9</li> <li>• Open House Workshops (2)</li> </ul>	<ul style="list-style-type: none"> <li>• General Plan Outline</li> <li>• Administrative Draft General Plan</li> <li>• Public Review Draft General Plan</li> <li>• Fiscal Analysis of General Plan</li> <li>• Financing Strategy</li> <li>• Media Announcements</li> <li>• E-Newsletter #3</li> <li>• Summary of Open House Comments</li> </ul>



## TASK 7: CLIMATE ACTION PLAN

The following describes the scope of work for a Climate Action Plan (CAP), which will update and build off of the existing Energy Efficiency and Climate Action Strategy. The CAP will be designed to meet the latest State requirements and guide- lines, and closely synchronized with General Plan.

- 7-A **CAP Kickoff Meeting (D&B).** D&B will meet/conduct kickoff phone meeting with City staff to discuss their ideas for the project, and key issues and opportunities. Roles and responsibilities will be clarified, and communication protocols will be established. Agreement will be pursued on the scope of emissions activities to include in the CAP, key assumptions to be used in forecasts and targets, and parties responsible for providing needed emissions data.
- 7-B **Prepare Community GHG Inventory (D&B).** D&B will review the 2010 GHG emissions inventory prepared by the City for the Energy Efficiency and Climate Action Strategy. D&B will develop the 2018 (or 2019) community inventory, consistent with the ICLEI – Local Governments for Sustainability (ICLEI) U.S. Community Protocol for Accounting and Reporting of Greenhouse Gas Emissions (2013). A unified set of socioeconomic data (population, jobs by industry, and households by type) is required to support inventory development. D&B will work with the City to make any needed adjustments to external datasets/information collected for the General Plan prior to beginning inventory work.  
  
The community inventory will be compiled by emissions sector, using information from the City and other utility providers, South Coast Air Quality Management District and other regional agencies, and vehicle miles traveled (VMT) and other transportation data generated from the General Plan process.

- 7-C **Establish GHG Reduction Targets (D&B).** D&B will produce a memo presenting GHG emission reduction targets based on State requirements for staff review. The CAP would need to demonstrate compliance with the statewide GHG target for 2030 (40) percent below 1990 levels per Executive Order B-30- 15), as well as for the General Plan 2040 horizon year (derived from 80 percent below 1990 levels by 2050 per Executive Order S-3-05 and in consideration of EO B-55-18 To Achieve Carbon Neutrality, establishing a new statewide goal “to achieve carbon neutrality as soon as possible, and no later than 2045, and achieve and maintain net negative emissions thereafter.”). It would reflect guide- lines established in the 2017 Cli-

mate Change Scoping Plan prepared by the California Air Resources Board (CARB). The Scoping Plan recommends that local governments target 6 metric tons carbon dioxide equivalent (MTCO<sub>2e</sub>) per capita per year in 2030 and 2 MTCO<sub>2e</sub> per capita per year in 2050 in their CAPs.

**7-D Develop and Evaluate Candidate Strategies (D&B with KMA).** D&B will compile and evaluate candidate GHG mitigation programs. Potential measures will be drawn from existing City policies, recent EIRs and CAPs from other cities, and best practices throughout California. The D&B team is already scoped to prepare a baseline General Plan GHG forecast for the General Plan EIR. This forecast will be reviewed, and will provide the basis for any further reduction strategies. The range of programs will address:

- Energy efficiency and conservation
- Increased use of alternative energies in transportation and buildings (such as building insulation and solar energy)
- Waste prevention, reduction, and diversion
- Education and motivation

As feasible, land use density and mix and strategies to enhance alternative transportation (pedestrian, bicycle, and transit) would have already been considered/ included in the Draft General Plan, these will not be reviewed. In addition to programs that may result in GHG reduction from new development, strategies to reduce emissions from existing development will also be explored. The list of potential/candidate programs will be submitted to City staff for approval prior to further evaluation.

Using the screened list of potential programs provided by the City, the consulting team will work with City staff to evaluate each program against:

- Degree of local jurisdictional control;
- Ease of implementation and enforcement, roughly estimated (low, moderate, high);
- Private and City cost of implementation, roughly estimated (low, moderate, high); and
- Co-benefits of the measure, such as cost savings or air quality benefits.

D&B will provide estimates of the GHG reduction potential of each program, generating a 2030 and 2040 reduction estimate as measured in MTCO<sub>2e</sub>.

It is assumed that about 15 to 20 measures would be evaluated in detail. Additionally, KMA will identify funding sources and mechanisms that could be utilized to implement the GHG reduction measures identified and evaluated in the Plan. For a variety of federal, state, local, and other potential funding sources, the Funding Strategy will identify eligible projects and programs, funding amounts, and schedules for application and award of funds. Funding sources will be linked to specific GHG reduction programs and projects to be included in the Plan.

D&B will deliver a summary of methodology and a matrix with each potential program and its 2030 and 2040 reduction potential. D&B will confirm that the sum of these reductions can reach the target selected by the City in Task 7C. If the sum does not reach the target, then D&B will select additional mitigation measures from the original program mix or other sources to be evaluated by D&B for GHG reduction potential until the citywide target can be met.

**7-E Outline Preferred Strategy (D&B).** D&B and City staff will work together to select a suite of feasible mitigation measures and a related implementation program.

- Determine Program Mix. D&B will prepare a brief memo recommending a set of mitigation measures, based on the program evaluations and final emissions reduction target. City staff will review the evaluations and recommendations and determine which measures to recommend for adoption. The program mix selected will need to be able to feasibly achieve the selected target(s). This program mix selection will occur a single time without multiple iterations.
- Set Implementation Strategy. City staff and D&B will work together to determine an implementation strategy for the City's selected mitigation program mix. Factors to consider will include:
  - Required and optional measures;
  - City actions vs. private actions; and
  - Measures that may only be triggered by certain conditions (project size, type, etc.).

Selection of the preferred approach will be led by the City with D&B participating in up to two conference calls. The selected program mix will be combined with the preferred approach into a working Preferred Strategy document that will evolve into the Draft CAP.

**7-F Planning Commission Meeting on Preferred CAP Strategy (D&B).** Emission reductions targets and (any) needed strategies will be reviewed with the Planning Commission. If no additional strategies beyond those resulting from other General Plan measures are needed, a list of potential strategies for future and likely emission reduction ranges from them will be included.

**7-G Administrative Draft Climate Action Plan (D&B).** D&B will prepare an Administrative Draft CAP, using the materials and strategies developed in sub- tasks A-D above. The CAP will include:

- Purpose and goals described in public-friendly terms, with an emphasis on articulating expected community benefits of implementing the CAP;
- An overview of global climate change and GHGs, including State and federal policies and regulatory actions;
- A summary of the City's GHG emissions inventory and reduction target(s);
- A comprehensive, citywide strategy to manage and reduce future GHG emissions, including targets;

- The roster of GHG emission reduction measures, each including estimated reduction impact and other evaluative factors;
- An implementation and monitoring program, with clear thresholds and methods of compliance established; and
- Recommendations for administration, time-line/ phasing, and prioritization of next steps.

7-H **Public Review Draft Climate Action Plan (D&B).** Comments from the City on the Administrative Draft will be provided as one consolidated set. D&B will then produce a Public Review Draft.

7-I **Public Meetings.** It is anticipated that any public or additional decision maker meetings on the CAP would occur in conjunction with other General Plan tasks; therefore, no separate meetings for the CAP are included in the scope.

7-J **Adopted CAP (D&B).** Following City Council action, D&B will produce a final CAP.

Meetings	Products
<ul style="list-style-type: none"> <li>• Kick-off Meeting</li> <li>• Planning Commission Meeting</li> </ul>	<ul style="list-style-type: none"> <li>• GHG Emissions Inventory</li> <li>• Memo on GHG target(s)</li> <li>• List of Potential Strategies</li> <li>• Program Evaluation Matrix/Preferred Strategy</li> <li>• Administrative Draft CAP</li> <li>• Public Review Draft CAP</li> <li>• Adopted CAP</li> </ul>

## TASK 8: DRAFT AND FINAL GENERAL PLAN EIR

*Prepare the Draft Program Environmental Impact Report (EIR) for the General Plan, incorporating public review and feedback. Respond to comments received on the draft EIR to produce a Final EIR. The intention will be to prepare the Draft EIR and Draft General Plan simultaneously, so that to the greatest extent possible, significant impacts may be mitigated through Plan policies, creating a “self-mitigating” plan.*

8-A **Notice of Preparation for the EIR, and EIR Scoping Meetings (RECON).** RECON is proposing to prepare a Program EIR that will cover all potential environmental issues consistent with the CEQA Guidelines. RECON will prepare a Notice of Preparation (NOP) for the EIR for City review, and RECON will finalize after appropriate revisions. Preparation of an initial study is included as an optional task as it is not required if the NOP acknowledges all CEQA issue areas will be addressed in the EIR. RECON will also prepare public notice for and conduct two EIR Scoping Meetings (east and west locations).

8-B **EIR Outline and Thresholds/ Significance Criteria (RECON).** RECON will draft an outline for the EIR and thresholds and significance criteria following CEQA

Guidelines, and modify these as needed based on City staff review. These criteria will be based on CEQA Guidelines, Appendix G, standards used by the City, discussions with team members, and our team’s experience in developing appropriate thresholds and guidelines for evaluating potential environmental impacts associated with implementation of planning documents.

8-C **Administrative Draft EIR (RECON, D&B).** An Administrative Draft EIR will be prepared in compliance with all relevant CEQA requirements. Existing conditions analysis and technical reports from Task 3 will be the basis for environmental settings and analysis discussions, as applicable. RECON will coordinate preparation of EIR sections with the General Plan policies to recognize policies that would assist in reducing environmental impacts. The Program EIR will evaluate overall build-out of the General Plan and will present a mitigation framework that can be implemented at the project level to maximize future project streamlining under CEQA. While future environmental reviews would be anticipated for project specific developments consistent with the General Plan, the City would have the option to utilize streamlining provisions such as CEQA Guidelines Section 15183.

EIR subjects to be evaluated and team member roles are summarized as follows:

- *Land Use, Population, and Housing (D&B).* Analysis will consider potential changes in land uses that could divide established communities, displace existing housing or population, or conflict with existing plans.
- *Transportation (RECON).* RECON will summarize the results of the F&P transportation analysis completed under Task 3 so that it is easily understood by the layperson. Existing condition information will be presented including existing roadway and intersection conditions. Intersection and roadway analysis, pedestrian analysis, VMT analysis, identification of truck routes will be covered. Consistency with transportation plans will be addressed including consistency with Riverside County’s Congestion Management Program (CMP) and other plans addressing alternatives modes of travel. If significant impacts are identified, potential mitigations will be identified.
- *Visual Resources (D&B).* D&B will prepare an assessment of visual resource and aesthetic impacts of the proposed plan. The assessment will include: description of the regional visual character and area-specific landscape viewshed units (which comprise the baseline conditions for assessing aesthetic impacts); an overview of applicable policies and guidelines regarding visual resources; an impact analysis that will focus on changes in key public views, scenic corridors, and overall visual character resulting from potential changes to the urban form; and recommendations and mitigation measures to lessen potential visual impacts, if any. The visual resources assessment



will follow standards of professional practice for aesthetic analysis.

- *Biological Resources (RECON)*. RECON will summarize the results of the Biological Resources Technical Study (see Task 3.B) to evaluate listed or otherwise sensitive plant and animal species within the City as well as natural drainages and wildlife movement corridors within and connected to the City. This analysis will address consistency with the County's MSHCP for western Riverside County, including evaluation of consistency with criteria cells. Appropriate thresholds of significance, analysis, and a mitigation framework will be included, as needed. It is assumed that future development projects would be required to provide site specific evaluations of consistency the MSCHP and provide appropriate mitigations.
- *Cultural Resources (RECON)*. RECON will conduct a program-level cultural resource assessment of the plan area in order to identify and mitigate any potential impacts to historical, archaeological resources pursuant to CEQA. The scope of this assessment will include cultural resource record searches, a Sacred Lands File search, and a review of historic and geologic maps, historic photographs, and local historical archives. This background research will be used to develop a historical overview, identify known cultural resources, and assess the cultural sensitivity of the plan area. RECON will analyze the potential impacts of the GPU proposals against the CEQA significance thresholds for historical and archaeological resources. A mitigation framework will be provided that can be applied to future development projects to mitigate impacts to potential resources on a project-level. RECON is available to provide technical support and guidance to the City to ensure appropriate tribal consultation is completed. Any tribal concerns will be fully addressed in the environmental analysis.
- *Geology, Soils and Seismicity (RECON)*. RECON will build upon the existing conditions information provided in Task 3.C to document the existing geology conditions in the City and consider adequate protection from natural disaster (e.g., earthquakes, liquefaction, ground acceleration, and ground rupture) in the GPU. Seismic issues include strong ground shaking associated with nearby active faults (i.e., San Jacinto Fault splays in the eastern portion of the City), and the secondary seismic hazards of liquefaction, and slope stability. Other local geologic issues include expansive soils (i.e., soils with high shrink-swell potential).

A description of existing soil and geologic conditions in the City based available data will be provided. This EIR section will also address the potential for significant impacts to Paleontological resources as a result of build out of the General Plan. Paleontological data would be obtained from existing paleontological resource mapping as documented in the current General Plan EIR. The section will provide an analysis and identify a

mitigation framework as appropriate to minimize significant impacts.

- *Hydrology and Water Quality (RECON)*. RECON will evaluate the proposed GPU for compatibility with current regulatory requirements regarding water quality and storm water management. This section will build upon the existing condition data provided under Task 3.B. Major natural and man-made drainage channels and features in the City will be identified, as well as their connectivity to upstream and down- stream resources. Potential sources of non-point stormwater run-off will be identified and a mitigation framework will be provided to reduce potential impacts to receiving waters. Policies provided in the proposed Elements and standard City requirements will be evaluated as to their effect of mitigating or avoiding any potentially significant effects. The efforts in this section will be based on readily available information, and will not entail site-specific analysis of hydrologic and drainage conditions.
- *Public Services and Facilities (RECON)*. The impact of the proposed GPU on existing schools, fire and police service, emergency medical services, library services, and solid waste disposal will be described and quantified. This section will build up on the existing conditions information provided in Task 3.C. RECON will identify increased service demand where service agencies can provide impact generation factors to be applied. To prepare this section, RECON will consult with affected service agencies. Policies provided in the proposed Land Use Element and standard City requirements will be evaluated as to their effect of mitigating or avoiding any potentially significant effects. A mitigation framework will be proposed if needed to reduce any significant effects.
- *Air Quality (RECON)*. RECON will conduct a program- level assessment of air quality impacts based on the technical study identified in Task 3.B. The EIR section will determine the potential impacts to air quality from projects that could occur as a result of adoption of the GPU with the understanding that subsequent environmental review may occur as future project-specific development proposals are initiated. The EIR will include analysis of the current regulatory setting; existing air quality conditions; City goals policies and objectives related to air quality resources; significance thresholds; a qualitative construction emissions analysis; quantitative operational emissions analysis; localized CO hotspots analysis; qualitative analysis of toxic air contaminants (TACs) and odors; cumulative impact analysis; consistency with regional air quality plans; and provide a mitigation framework if necessary.
- *Energy (RECON)*. This section will present information related to energy consumption in the City and will discuss applicable plans and policies in place that address energy conservation. An analysis of the project's potential inefficient or wasteful use of energy will be discussed. Policies provided

in the proposed Elements, regulatory framework, and standard City requirements will be evaluated as to their effect of mitigating or avoiding any potentially significant effects.

- *Greenhouse Gas Emissions (RECON)*. RECON will present existing conditions related to greenhouse gas emissions (GHG) including presentation of the results of the GHG inventory completed as part of Task 7 and a discussion of existing Federal, State and Local regulations addressing GHG emissions. Policies of the adopted General Plan, the Energy Efficiency and Climate Action Plan (EECAP), and other significant plans, goals, objectives, and policies related to GHG emissions will be described. RECON will conduct a program-level assessment to determine the potential impacts from GHG emissions due to implementing land use development projects that could occur as a result of adoption of the GPU. RECON will model GHG emissions associated with build-out of the existing General Plan in addition to emissions anticipated with build-out of the proposed General Plan and will evaluate the GHG implications of the proposed General Plan in relation to consistency with existing State and local policy frameworks. RECON will assess the ability of proposed CAP policies to address the GHG emission reductions for future development. RECON will also evaluate potential GHG impacts from up to three alternatives as required by CEQA.
- *Hazards, Hazardous Materials (RECON)*. RECON will build on the existing conditions information provided in Task 3.C to evaluate public health and safety impacts. This section will describe any known locations of hazardous conditions from database searches, activities known to have produced hazardous wastes or soil contamination or to have caused releases of hazardous materials in the study area. The potential conflicts with emergency plans will be evaluated. Hazards associated with fire will be addressed in a separate wildfire section. Policies provided in the proposed Elements, regulatory framework, and standard City requirements will be evaluated as to their effect of mitigating or avoiding any potentially significant effects. A mitigation framework will be proposed if necessary to reduce any significant effects.
- *Noise (RECON)*. The noise section of the EIR will summarize the results of the Noise Technical Report provided under Task 3.C. The analysis will address existing noise conditions and will identify the projected noise conditions within the City with build-out of the GP. Noise contours along roadways, freeways and rail lines will be provided based on projected traffic volumes to identify areas where future noise levels may require additional evaluation. Noise generated by off-road equipment and on-road vehicles during demolition, construction, and operational activities associated with future GP development would be assessed. RECON will assess noise impacts with reference to the change in noise levels at noise-sensitive locations and with reference to noise/

land use compatibility guidelines contained in the proposed Elements. Policies provided in the proposed GPU and standard City requirements will be evaluated as to their effect of mitigating or avoiding any potentially significant effects. Based on City noise standards and the analysis provided, a mitigation framework will be provided that can be applied to future development projects consistent with the General Plan.

- *Utilities and Service Systems (RECON)*. RECON will evaluate potential impacts associated with utilities and service systems (water, sewer, electricity, natural gas, solid waste collection). Service demands resulting from the proposed Land Use Element will be quantified, and the impact of project development on existing utility systems will be described. RECON will consult with the City and service providers to determine whether the project will have a significant effect on potable water supplies and to determine infrastructure capacity. Policies provided in the proposed General Plan and standard City requirements will be evaluated as to their effect of mitigating or avoiding any potentially significant effects. A mitigation framework will be proposed if needed to reduce any significant effects.
  - *Recreation (RECON)*. RECON will evaluate if potential impacts of General Plan implementation on parks, open space, and recreation facilities in the EIR. Policies provided in the proposed Elements and standard City requirements will be evaluated as to their effect of mitigating or avoiding any potentially significant effects. A mitigation framework will be proposed if needed to reduce any significant effects.
  - *Wildfire (RECON)*. This section will build up on the existing conditions data compiled in Task 3.C. RECON will present the existing conditions in the City related to wildfire hazards and will provide a discussion of existing regulations that address fire protection. An analysis of the proposed GPU to increase fire result or result in land uses that could be exposed to wildfire risk will be evaluated. Policies provided in the proposed General Plan and standard City requirements will be evaluated as to their effect of mitigating or avoiding any potentially significant effects. A mitigation framework will be proposed if needed to reduce any significant effects.
  - *Alternatives (Team)*. Up to three alternatives, including the No Project Alternative will be analyzed in the EIR. These alternatives will be analyzed at a level of detail allowing comparison with the proposed GPU, but not at an equal level of detail to the proposed project. The EIR will identify an environmentally superior alternative.
- 8-D Draft Program EIR (RECON). Based on one round of comments on the Administrative Draft EIR from City staff RECON will prepare the Draft EIR for public review. RECON will submit a screencheck copy of the Draft EIR to the City for a final review prior to distribution and RECON will incorporate any final minor edits.

- 8-E **Notice of Availability of Program EIR (RECON).** RECON will prepare the Notice of Availability (NOA) of Program EIR for City review and comment. The NOA will be finalized incorporating any City comments and the City will distribute the NOA to appropriate parties. RECON will be responsible for submitting the Draft EIR and Notice of Completion (NOC) to the State Clearinghouse.
  
- 8-F **Prepare Final Program EIR (RECON, D&B).** Following the 45-day public review period, RECON, with assistance from D&B, and team members, as necessary, will review all public comments received, compile public comments and prepare written responses to each comment. Where appropriate, revisions to the Draft EIR will be incorporated in strikeout underline format to address changes needed to the EIR to appropriately address public comments. RECON will prepare an administrative draft Final EIR that includes bracketed public comment letters, responses to comments corresponding to bracketed letters, and any necessary edits to the EIR in strikeout underline format. Upon one round of City review of public comments and EIR revisions, RECON will incorporate edits and prepare the Final EIR. This task also includes preparation of CEQA Findings, a MMRP and a Statement of Overriding Considerations, if needed. One round of staff review of findings and MMRP is included in the scope of work.

Meetings	Products
<ul style="list-style-type: none"> <li>• Scoping Meeting</li> </ul>	<ul style="list-style-type: none"> <li>• Initial Study and Notice of Preparation</li> <li>• Administrative Draft Master EIR</li> <li>• Notice of Completion</li> <li>• Draft Program EIR and Technical Appendices</li> <li>• Administrative Draft Final EIR</li> <li>• Program Final EIR</li> </ul>

## TASK 9: HEARINGS AND ADOPTION

*The objective of this task is to conduct public review and successfully take the Draft General Plan and related environmental documentation through the public hearing process. Following public review by the City Council, documents will be revised to incorporate specific text and diagram changes made by the City Council for adoption.*

- 9-A **Hearing Draft General Plan (D&B, Team as necessary).** Based on comments received on the Public Review Draft General Plan, a Hearing Draft General Plan will be prepared.
  
- 9-B **Public Hearings (D&B).** The Hearing Draft General Plan will be presented at hearings before the Planning Commission and City Council. It is assumed that two meetings are required at both the Planning Commission and the City Council. We will closely coordinate with City staff prior to the hearings to ensure that our presentations respond to specific questions and issues likely to be encountered during the hearings.
  
- 9-C **Prepare City Council-Approved Plan Update (D&B).** Following adoption, we will prepare the final versions of the General Plan, incorporating the final direction from the City Council. The City will be provided with 25 full-color, bound hard copies of the final documents and a PDF version on 75 CDs, as well as electronic versions suitable for posting on the City’s website. In addition, D&B will provide the City with 25 hard copies, as well as PDF and JPEG versions of the Land Use Element Exhibit (at a 1” to 2,000’ scale); editable GIS files for all maps and data files; and editable files for all graphic illustrations.
  
- 9-D **Prepare Final General Plan Implementation Program (D&B).** After adoption of the General Plan, the implementation program (consisting of the General Plan Implementing Policies) will be provided to City staff in a table format. The City will be provided with 10 hard copies and 1 electronic copy.

Meetings	Products
<ul style="list-style-type: none"> <li>• Planning Commission Hearings (2)</li> <li>• City Council Hearings (2)</li> </ul>	<ul style="list-style-type: none"> <li>• Hearing Draft General Plan</li> <li>• Adopted General Plan Land Use Element Exhibit, and data files</li> <li>• Final Implementation Program</li> </ul>

**EXHIBIT B**CITY - SERVICES TO BE PROVIDED  
TO CONSULTANT

1. Furnish the Consultant all in-house data which is pertinent to services to be performed by the Consultant and which is within the custody or control of the City, including, but not limited to, copies of record and off-record maps and other record and off-record property data, right-of-way maps and other right-of-way data, pending or proposed subject property land division and development application data, all newly developed and pertinent design and project specification data, and such other pertinent data which may become available to the City.
2. Provide timely review, processing, and reasonably expeditious approval of all submittals by the Consultant.
3. Provide timely City staff liaison with the Consultant when requested and when reasonably needed.

**EXHIBIT C**

## TERMS OF PAYMENT

1. This work is to be performed for a “Not-to-Exceed” fee.
2. The Consultant shall provide a “Payment Schedule” indicating the fee for individual tasks with a “Not-to-Exceed” fee which shall be the sum of all tasks.
3. The Consultant's compensation shall not exceed \$1,498,500.00 (detailed Cost Breakdown attached below as Exhibit “F”).
4. Tasks shall include, but not be limited to, all Professional Consultant Services necessary to complete the work covered by the Proposal.
5. The Consultant will obtain, and keep current during the term of this Agreement, the required City of Moreno Valley business license. Proof of a current City of Moreno Valley business license will be required prior to any payments by the City. Any invoice not paid because the proof of a current City of Moreno Valley business license has not been provided will not incur any fees, late charges, or other penalties. Complete instructions for obtaining a City of Moreno Valley business license are located at:  
[http://www.moval.org/city\\_hall/departments/fin-man-serv/b-license.shtml](http://www.moval.org/city_hall/departments/fin-man-serv/b-license.shtml)
6. The Consultant will electronically submit an invoice to the City once a month for progress payments along with documentation evidencing services completed to date. The progress payment is based on actual time and materials expended in furnishing authorized professional services during the preceding calendar month. At no time will the City pay for more services than have been satisfactorily completed and the City's determination of the amount due for any progress payment shall be final. The consultant will submit all original invoices to Accounts Payable staff at  
[AccountsPayable@moval.org](mailto:AccountsPayable@moval.org)

Accounts Payable questions can be directed to (951) 413-3073.

Copies of invoices may be submitted to the Planning Division at

[planning@moval.org](mailto:planning@moval.org) or calls directed to (951) 413-3206.

- The Consultant agrees that City payments will be received via Automated Clearing House (ACH) Direct Deposit and that the required ACH Authorization form will be completed prior to any payments by the City. Any invoice not paid because the completed ACH Authorization Form has not been provided will not incur any fees, late charges, or other penalties. The ACH Authorization Form is located at:  
  
[http://www.moval.org/city\\_hall/forms.shtml#bf](http://www.moval.org/city_hall/forms.shtml#bf)
  - The minimum information required on all invoices is:
    - A. Vendor Name, Mailing Address, and Phone Number
    - B. Invoice Date
    - C. Vendor Invoice Number
    - D. City-provided Reference Number (e.g. Project, Activity)
    - E. Detailed work hours by class title (e.g. Manager, Technician, or Specialist), services performed and rates, explicit portion of a contract amount, or detailed billing information that is sufficient to justify the invoice amount; single, lump amounts without detail are not acceptable.
7. The City shall pay the Consultant for all invoiced, authorized professional services within thirty (30) days of receipt of the invoice for same.
8. Detailed Cost Breakdown attached below as Exhibit "F"

**EXHIBIT D**

**INSURANCE REQUIREMENTS**

**Minimum Scope of Insurance**

Coverage shall be at least as broad as:

1. The most current version of Insurance Services Office (ISO) Commercial General Liability Coverage Form CG 00 01, which shall include insurance for “bodily injury,” “property damage” and “personal and advertising injury” with coverage for premises and operations, products and completed operations, and contractual liability.
2. The most current version of Insurance Service Office (ISO) Business Auto Coverage Form CA 00 01, which shall include coverage for all owned, hired, and non-owned automobiles or other licensed vehicles (Code 1- Any Auto).
3. Workers’ Compensation insurance as required by the California Labor Code and Employer’s Liability Insurance.
4. Professional Liability (Errors and Omissions) insurance appropriate to Consultant’s profession.

**Minimum Limits of Insurance**

Consultant shall maintain limits of liability of not less than:

1. General Liability:
  - \$1,000,000 per occurrence for bodily injury and property damage
  - \$1,000,000 per occurrence for personal and advertising injury
  - \$2,000,000 aggregate for products and completed operations
  - \$2,000,000 general aggregate
2. Automobile Liability:
  - \$1,000,000 per accident for bodily injury and property damage
3. Employer’s Liability:
  - \$1,000,000 each accident for bodily injury
  - \$1,000,000 disease each employee
  - \$1,000,000 disease policy limit

Attachment: Agreement for Project Related Services Dyett & Bhatia [Revision 1] (3743 : AUTHORIZATION TO AWARD PROJECT-RELATED

4. Professional Liability (Errors and Omissions):

\$1,000,000 per claim/occurrence  
 \$2,000,000 policy aggregate

**Umbrella or Excess Insurance**

In the event Consultant purchases an Umbrella or Excess insurance policy(ies) to meet the "Minimum Limits of Insurance," this insurance policy(ies) shall "follow form" and afford no less coverage than the primary insurance policy(ies).

**Deductibles and Self-Insured Retentions**

Consultant shall be responsible for payment of any deductibles contained in any insurance policy(ies) required hereunder and Consultant shall also be responsible for payment of any self-insured retentions. Any deductibles or self-insured retentions must be declared to, and approved by, the City Manager or his/her designee. At the option of the City Manager or his/her designee, either (i) the insurer shall reduce or eliminate such deductibles or self-insured retentions as respects City, CSD, Housing Authority and each of their officers, officials, employees, agents and volunteers; or (ii) Consultant shall provide a financial guarantee, satisfactory to the City Manager or his/her designee, guaranteeing payment of losses and related investigations, claim administration and defense expenses. At no time shall City be responsible for the payment of any deductibles or self-insured retentions.

**Other Insurance Provisions**

The General Liability and Automobile Liability insurance policies are to contain, or be endorsed to contain, the following provisions:

1. City, CSD, Housing Authority and each of their officers, officials, employees, agents and volunteers are to be covered as additional insureds.
2. The coverage shall contain no special limitations on the scope of protection afforded to City, CSD, Housing Authority and each of their officers, officials, employees, agents and volunteers.
3. Consultant's insurance coverage shall be primary and no contribution shall be required of City.

The Workers' Compensation insurance policy is to contain, or be endorsed to contain, the following provision: Consultant and its insurer shall waive any right of subrogation against City, CSD, Housing Authority and each of their officers, officials, employees, agents and volunteers.



If the Professional Liability (Errors and Omissions) insurance policy is written on a claims-made form:

1. The retroactive date must be shown, and must be before the effective date of the Agreement or the commencement of work by Consultant.
2. Insurance must be maintained and evidence of insurance must be provided for at least 3 years after any expiration or termination of the Agreement or, in the alternative, the policy shall be endorsed to provide not less than a 3-year discovery period.
3. If coverage is canceled or non-renewed, and not replaced with another claims-made policy form with a retroactive date prior to the effective date of the Agreement or the commencement of work by Consultant, Consultant must purchase extended reporting coverage for a minimum of 3 years following the expiration or termination of the Agreement.
4. A copy of the claims reporting requirements must be submitted to City for review.
5. These requirements shall survive expiration or termination of the Agreement.

All policies of insurance required hereunder shall be endorsed to provide that the coverage shall not be cancelled, non-renewed, reduced in coverage or in limits except after 30 calendar day written notice by certified mail, return receipt requested, has been given to City. Upon issuance by the insurer, broker, or agent of a notice of cancellation, non-renewal, or reduction in coverage or in limits, Consultant shall furnish City with a new certificate and applicable endorsements for such policy(ies). In the event any policy is due to expire during the work to be performed for City, Consultant shall provide a new certificate, and applicable endorsements, evidencing renewal of such policy not less than 15 calendar days prior to the expiration date of the expiring policy.

### **Acceptability of Insurers**

All policies of insurance required hereunder shall be placed with an insurance company(ies) admitted by the California Insurance Commissioner to do business in the State of California and rated not less than "A-VII" in Best's Insurance Rating Guide; or authorized by the City

Manager or his/her designee.

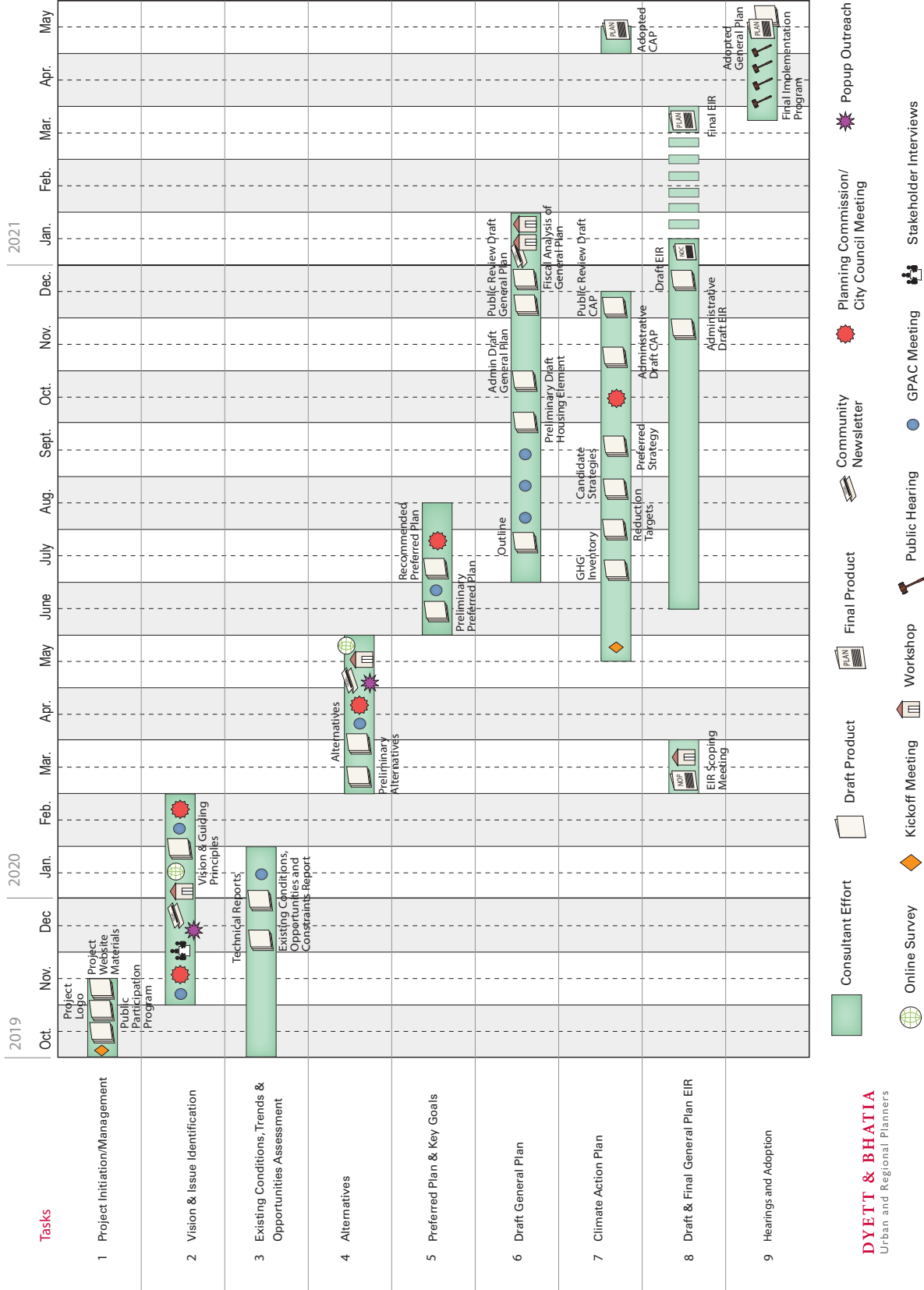
### Verification of Coverage

Consultant shall furnish City with all certificate(s) and **applicable endorsements** effecting coverage required hereunder. All certificates and **applicable endorsements** are to be received and approved by the City Manager or his/her designee prior to City's execution of the Agreement and before work commences.

PROPOSAL FOR CITY OF MORENO VALLEY

Proposed Schedule

City of Moreno Valley Comprehensive General Plan Update & EIR



DYETT & BHATIA  
Urban and Regional Planners

Attachment: Agreement for Project Related Services Dyett & Bhatia [Revision 1] (3743 : AUTHORIZATION TO AWARD PROJECT-RELATED

PROPOSAL FOR CITY OF MORENO VALLEY

Moreno Valley Comprehensive General Plan Update and EIR

HOURS BY TASK

September 17, 2019

	Task 1	Task 2	Task 3	Task 4	Task 5	Task 6	Task 7	Task 8	Task 9	TOTAL
	Project Initiation and Ongoing Project Management	Vision and Issue Identification	Existing Conditions Analysis, Trends, and Opportunities Assessment	Alternatives Exploration	Preferred Plan and Key Goals	Draft General Plan Update	Climate Action Plan	Environmental Impact Report	Final General Plan and Hearings	
<b>Dyett &amp; Bhatia</b>										
Andrew Hill, Principal	180	79	98	92	64	220	40	32	32	837
Rajeev Bhatia, Principal	48	30	24	18	18	48	8			194
Senior Associate	32	27	148	84	80	148	8		30	557
Associate	98	105	200	124	120	424	120	40	40	1271
Planner/Urban Designer	24	72	248	148	110	556	325	80	64	1627
GIS Specialist	64	40	72	92	48	148	48	32	16	560
Project Assistant/Graphic Designer	16	57	56	48	40	98	32	16	32	395
<b>Sub-Total</b>	<b>462</b>	<b>410</b>	<b>846</b>	<b>606</b>	<b>480</b>	<b>1642</b>	<b>581</b>	<b>200</b>	<b>214</b>	<b>5441</b>
<b>Recon Environmental</b>										
Principal	2			4				20		26
Environmental Project Director	4			16				311		331
Senior Environmental Planner	4			12				294		310
Associate Environmental Planner				5				145		150
Principal Biologist				5				35		40
Associate Biologist								86		86
Assistant Biologist								30		30
Cultural Env. Project Director								41		41
Cultural Associate								76		76
Senior Air Quality/GHG Specialist								66		66
Associate Air Quality/GHG Specialist								88		88
Assistant Environmental Planner								216		216
Associate Noise Specialist								54		54
Senior Noise Specialist								56		56
GIS Specialist								128		128
Production Supervisor								86		86
Resource Monitor I								34		34
<b>Sub-Total</b>	<b>10</b>	<b>0</b>	<b>0</b>	<b>42</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>1766</b>	<b>0</b>	<b>1818</b>
<b>Fehr &amp; Peers</b>										
Principal	12		24	24		60		8	12	140
Associate	12		39	27		80		50	12	220
Transportation Planner			99	99		104		60		362
GIS / Support	2		48	16		48		40	2	156
<b>Sub-Total</b>	<b>26</b>	<b>0</b>	<b>210</b>	<b>166</b>	<b>0</b>	<b>292</b>	<b>0</b>	<b>158</b>	<b>26</b>	<b>878</b>
<b>Keyser Marston</b>										
Senior Principal	8		26	68		16	12			130
Senior Associate	4		44	44		32	24			148
Senior Analyst	2		76	26						104
<b>Sub-Total</b>	<b>14</b>	<b>0</b>	<b>146</b>	<b>138</b>	<b>0</b>	<b>48</b>	<b>36</b>	<b>0</b>	<b>0</b>	<b>382</b>
<b>VMA Communications</b>										
Valerie Martinez, Principal	1	20		12		2				35
Senior Associate	4	61		21		36				122
Associate		134		36		56				226
Graphic Designer		55		15		30				100
<b>Sub-Total</b>	<b>5</b>	<b>270</b>	<b>0</b>	<b>84</b>	<b>0</b>	<b>124</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>483</b>
<b>TKE Engineering</b>										
Principal in Charge	12		4	4						20
Project Manager	24		36	24						84
Associate Engineer										0
Assistant Engineer	8		88	48						144
AutoCAD Technician			48	36						84
Clerical	8		16	8						32
<b>Sub-Total</b>	<b>52</b>	<b>0</b>	<b>192</b>	<b>120</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>364</b>
<b>Urban Field Studio</b>										
Frank Fuller, Principal			8	4	4	16				32
Jane Lin, Principal/Project Manager	8		16	32	24	80			8	168
<b>Sub-Total</b>	<b>8</b>	<b>0</b>	<b>24</b>	<b>36</b>	<b>28</b>	<b>96</b>	<b>0</b>	<b>0</b>	<b>8</b>	<b>200</b>
<b>TOTAL HOURS</b>	<b>577</b>	<b>680</b>	<b>1418</b>	<b>1192</b>	<b>508</b>	<b>2202</b>	<b>617</b>	<b>2124</b>	<b>248</b>	<b>9566</b>

Attachment: Agreement for Project Related Services Dyett & Bhatia [Revision 1] (3743 : AUTHORIZATION TO AWARD PROJECT-RELATED

**Moreno Valley Comprehensive General Plan Update and EIR**

**BUDGET BY TASK**

September 17, 2019

	Hourly Rate	Task 1 Project Initiation and Ongoing Project Management	Task 2 Vision and Issue Identification	Task 3 Existing Conditions Analysis, Trends, and Opportunities Assessment	Task 4 Alternatives Exploration	Task 5 Preferred Plan and Key Goals	Task 6 Draft General Plan Update	Task 7 Climate Action Plan	Task 8 Environmental Impact Report	Task 9 Final General Plan and Hearings	TOTAL
<b>Dyett &amp; Bhatia</b>											
Andrew Hill, Principal	\$220	\$39,600.00	\$17,380.00	\$21,560.00	\$20,240.00	\$14,080.00	\$48,400.00	\$8,800.00	\$7,040.00	\$7,040.00	\$184,140.00
Rajeev Bhatia, Principal	240	11,520.00	7,200.00	5,760.00	4,320.00	4,320.00	11,520.00	1,920.00	0.00	0.00	46,560.00
Senior Associate	160	7,680.00	4,800.00	3,840.00	2,880.00	2,880.00	7,680.00	1,280.00	0.00	0.00	31,040.00
Associate	140	13,720.00	14,700.00	28,000.00	17,360.00	16,800.00	59,360.00	16,800.00	5,600.00	5,600.00	177,940.00
Planner/Urban Designer	125	3,000.00	9,000.00	31,000.00	18,500.00	13,750.00	69,500.00	40,625.00	10,000.00	8,000.00	203,375.00
GIS Specialist	125	8,000.00	5,000.00	9,000.00	11,500.00	6,000.00	18,500.00	6,000.00	4,000.00	2,000.00	70,000.00
Project Assistant/Graphic Designer	95	1,520.00	5,415.00	5,320.00	4,560.00	3,800.00	9,310.00	3,040.00	1,520.00	3,040.00	37,525.00
Direct Cost (printing)		60.00	120.00	2,400.00	1,870.00	3,650.00	3,650.00			8,700.00	20,450.00
Other Direct Cost (travel, delivery, etc)		1,600.00	7,200.00	1,200.00	1,800.00	1,800.00	2,800.00	800.00		2,400.00	19,600.00
<b>Sub-Total</b>		<b>\$86,700.00</b>	<b>\$70,815.00</b>	<b>\$108,080.00</b>	<b>\$83,030.00</b>	<b>\$67,080.00</b>	<b>\$230,720.00</b>	<b>\$79,265.00</b>	<b>\$28,160.00</b>	<b>\$36,780.00</b>	<b>\$790,630.00</b>
<b>Recon Environmental</b>											
Principal	\$218	\$436.00	\$0.00	\$0.00	\$872.00	\$0.00	\$0.00	\$0.00	\$4,360.00	\$0.00	\$5,668.00
Environmental Project Director	198	792.00	0.00	0.00	3,168.00	0.00	0.00	0.00	61,578.00	0.00	65,538.00
Senior Environmental Planner	177	708.00	0.00	0.00	2,124.00	0.00	0.00	0.00	52,038.00	0.00	54,870.00
Associate Environmental Planner	145	0.00	0.00	0.00	725.00	0.00	0.00	0.00	21,025.00	0.00	21,750.00
Principal Biology	218	0.00	0.00	0.00	1,090.00	0.00	0.00	0.00	7,630.00	0.00	8,720.00
Associate Biology	145	0.00	0.00	0.00	0.00	0.00	0.00	0.00	12,470.00	0.00	12,470.00
Assistant Biology	110	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3,300.00	0.00	3,300.00
Cultural Env. Project Director	198	0.00	0.00	0.00	0.00	0.00	0.00	0.00	8,118.00	0.00	8,118.00
Cultural Associate	218	0.00	0.00	0.00	0.00	0.00	0.00	0.00	16,568.00	0.00	16,568.00
Senior Air Quality/GHG Specialist	177	0.00	0.00	0.00	0.00	0.00	0.00	0.00	11,682.00	0.00	11,682.00
Associate Air Quality/GHG Specialist	145	0.00	0.00	0.00	0.00	0.00	0.00	0.00	12,760.00	0.00	12,760.00
Assistant Environmental Planner	110	0.00	0.00	0.00	0.00	0.00	0.00	0.00	23,760.00	0.00	23,760.00
Associate Noise Specialist	145	0.00	0.00	0.00	0.00	0.00	0.00	0.00	7,830.00	0.00	7,830.00
Senior Noise Specialist	177	0.00	0.00	0.00	0.00	0.00	0.00	0.00	9,912.00	0.00	9,912.00
GIS Specialist	120	0.00	0.00	0.00	0.00	0.00	0.00	0.00	15,360.00	0.00	15,360.00
Production Supervisor	100	0.00	0.00	0.00	0.00	0.00	0.00	0.00	8,600.00	0.00	8,600.00
Resource Monitor I	70	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,380.00	0.00	2,380.00
Direct Cost (record search, printing, mailing, travel etc.)									11,000.00		11,000.00
<b>Sub-Total</b>		<b>\$1,936.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$7,979.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$290,371.00</b>	<b>\$0.00</b>	<b>\$300,286.00</b>
<b>Fehr &amp; Peers</b>											
Principal	\$285	\$3,420.00	\$0.00	\$6,840.00	\$6,840.00	\$0.00	\$17,100.00	\$0.00	\$2,280.00	\$3,420.00	\$39,900.00
Associate	185	2,220.00	0.00	7,215.00	4,995.00	0.00	14,800.00	0.00	9,250.00	2,220.00	40,700.00
Transportation Planner	135	0.00	0.00	13,365.00	13,365.00	0.00	14,040.00	0.00	8,100.00	0.00	48,870.00
GIS / Support	130	260.00	0.00	6,240.00	2,080.00	0.00	6,240.00	0.00	5,200.00	260.00	20,280.00
Direct Cost: Traffic Counts		545.00		15,000.00							15,000.00
Other Direct Costs				1,704.50	1,114.00				1,241.50	545.00	7,759.00
<b>Sub-Total</b>		<b>\$6,445.00</b>	<b>\$0.00</b>	<b>\$50,364.50</b>	<b>\$28,394.00</b>	<b>\$0.00</b>	<b>\$54,789.00</b>	<b>\$0.00</b>	<b>\$26,071.50</b>	<b>\$6,445.00</b>	<b>\$172,509.00</b>
<b>Keyser Marston</b>											
Senior Principal	\$280	\$2,240.00	\$0.00	\$7,280.00	\$19,040.00	\$0.00	\$4,480.00	\$3,360.00	\$0.00	\$0.00	\$36,400.00
Senior Associate	188	750.00	0.00	8,250.00	8,250.00	0.00	6,000.00	4,500.00	0.00	0.00	27,750.00
Senior Analyst	150	300.00	0.00	11,400.00	3,900.00	0.00	0.00	0.00	0.00	0.00	15,600.00
Direct Cost											0.00
<b>Sub-Total</b>		<b>\$3,290.00</b>	<b>\$0.00</b>	<b>\$26,930.00</b>	<b>\$31,190.00</b>	<b>\$0.00</b>	<b>\$10,480.00</b>	<b>\$7,860.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$79,750.00</b>
<b>VMA Communications</b>											
Valerie Martinez, Principal	\$200	\$200.00	\$4,000.00	\$0.00	\$2,400.00	\$0.00	\$400.00	\$0.00	\$0.00	\$0.00	\$7,000.00
Senior Associate	150	600.00	9,150.00	0.00	3,150.00	0.00	5,400.00	0.00	0.00	0.00	18,300.00
Associate	85	0.00	11,390.00	0.00	3,060.00	0.00	4,760.00	0.00	0.00	0.00	19,210.00
Graphic Designer	115	0.00	6,325.00	0.00	1,725.00	0.00	3,450.00	0.00	0.00	0.00	11,500.00
Direct Cost			6,699.00		3,548.00		4,048.00				14,295.00
<b>Sub-Total</b>		<b>\$800.00</b>	<b>\$37,564.00</b>	<b>\$0.00</b>	<b>\$13,883.00</b>	<b>\$0.00</b>	<b>\$18,058.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$70,305.00</b>
<b>TKE Engineering</b>											
Principal in Charge	\$160	\$1,920.00	\$0.00	\$640.00	\$640.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$3,200.00
Project Manager	150	3,600.00	0.00	5,400.00	3,600.00	0.00	0.00	0.00	0.00	0.00	12,600.00
Associate Engineer	130	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Assistant Engineer	120	960.00	0.00	10,560.00	5,760.00	0.00	0.00	0.00	0.00	0.00	17,280.00
AutoCAD Technician	110	0.00	0.00	5,280.00	3,960.00	0.00	0.00	0.00	0.00	0.00	9,240.00
Clerical	75	600.00	0.00	1,200.00	600.00	0.00	0.00	0.00	0.00	0.00	2,400.00
Direct Cost											0.00
<b>Sub-Total</b>		<b>\$7,080.00</b>	<b>\$0.00</b>	<b>\$23,080.00</b>	<b>\$14,560.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$44,720.00</b>
<b>Urban Field Studio</b>											
Frank Fuller, Principal	235	\$0.00	\$0.00	\$1,880.00	\$940.00	\$940.00	\$3,760.00	\$0.00	\$0.00	\$0.00	\$7,520.00
Jane Lin, Principal/Project Manager	185	1,480.00	0.00	2,960.00	5,920.00	4,440.00	14,800.00	0.00	0.00	1,480.00	31,080.00
Direct Cost		300.00		400.00		600.00				400.00	1,700.00
<b>Sub-Total</b>		<b>\$1,780.00</b>	<b>\$0.00</b>	<b>\$5,240.00</b>	<b>\$6,860.00</b>	<b>\$5,980.00</b>	<b>\$18,560.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$1,880.00</b>	<b>\$40,300.00</b>
<b>TOTAL FEE</b>		<b>\$108,031.00</b>	<b>\$108,379.00</b>	<b>\$213,694.50</b>	<b>\$185,896.00</b>	<b>\$73,060.00</b>	<b>\$332,607.00</b>	<b>\$87,125.00</b>	<b>\$344,602.50</b>	<b>\$45,105.00</b>	<b>\$1,498,500.00</b>

Attachment: Agreement for Project Related Services Dyett & Bhatia [Revision 1] (3743 : AUTHORIZATION TO AWARD PROJECT-RELATED



## Report to City Council

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**TO:** Mayor and City Council  
 Mayor and City Council Acting in its Capacity as  
 President and Members of the Board of Directors of the  
 Moreno Valley Community Services District (CSD)

**FROM:** Patti Solano, Parks & Community Services Director

**AGENDA DATE:** October 1, 2019

**TITLE:** APPROVE AND EXECUTE FIRST AMENDMENT TO THE  
 AGREEMENT WITH THINK TOGETHER, INC. FOR  
 OPERATION OF THE CITY'S FY 19/20 AFTER SCHOOL  
 EDUCATION AND SAFETY (ASES) EXPANDED  
 LEARNING PROGRAM

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### **RECOMMENDED ACTION**

#### **Recommendations:**

1. Authorize the Executive Director to execute the First Amendment to the Agreement with Think Together, Inc. to utilize additional per-student funding authorized in the California State Budget for Fiscal Year 2019/20 for the After School Education and Safety (ASES) program.
2. Authorize the Executive Director to execute any subsequent related Extensions or Amendments to the Agreement, subject to the approval of the City Attorney.
3. Authorize the budget adjustment as set forth in the Fiscal Impact section of this report, to appropriate the additional 69 cents of State funding per student for the ASES Expanded Learning Program, totaling an additional \$474,692.40.

### **SUMMARY**

The First Amendment to the current Think Together contract is needed to utilize \$474,692.40 in additional per-student funding awarded by the California Department of Education to the City's ASES expanded learning program for Fiscal Year 2019/20.

## **DISCUSSION**

The City, in partnership with the Moreno Valley Unified School District (MVUSD) and the Val Verde Unified School District (VVUSD), has received an increase in ASES grant funding for Fiscal Year 2019/20. This increase was approved in the California State Budget for Fiscal Year 2019/20, increasing the per-student rate per day by 69 cents, from \$8.19 to \$8.88. Prior to this, the daily rate had not increased since July of 2017.

## **ALTERNATIVES**

1. Approve the recommended actions as presented in this staff report. ***Staff recommends this alternative as it will allow the City, in partnership with MVUSD and VVUSD, to continue to offer a quality ASES Expanded Learning Program to the most children, fully utilizing all grant funds.***
2. Do not authorize the recommended actions as presented in this staff report. ***Staff does not recommend this alternative as it will not allow full use of ASES grant funding and limit the number of children served.***

## **FISCAL IMPACT**

The budget adjustment will allocate the additional funding received from the California Department of Education for Fiscal Year 2019/20 in Fund 2202 (ASES Grant). **All grant funds must be used for ASES expanded learning program expenditures. There is no impact to the General Fund.**

Description	Fund	GL Account No.	Type (Rev/Exp)	FY 19/20 Budget	Proposed Adjustments	FY 19/20 Amended Budget
Grant Award	ASES	2202-50-92-75312-486000	Rev	\$5,651,100	\$474,692	\$6,125,792
Contributions In Kind (1/3 Match Requirement)	ASES	2202-50-92-75312-582012	Rev	\$1,883,700	\$158,230	\$2,041,930
Donated Goods & Svc (1/3 Match Requirement)	ASES	2202-50-92-75312-625025	Exp	\$1,883,700	\$158,230	\$2,041,930
Grant Program Expenditures	ASES	2202-50-92-75312-various	Exp	\$5,651,100	\$474,692	\$6,125,792

## **NOTIFICATION**

Posting of the agenda

## **PREPARATION OF STAFF REPORT**

Prepared By:  
Sandra Brieño  
Senior Management Analyst

Department Head Approval:  
Patti Solano  
Director of Parks & Community Services

**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.

**CITY COUNCIL STRATEGIC PRIORITIES**

- 1. Economic Development
- 2. Public Safety
- 3. Library
- 4. Infrastructure
- 5. Beautification, Community Engagement, and Quality of Life
- 6. Youth Programs

Objective 6.2: Improve health, wellness and fitness for Moreno Valley youth through recreation and sports programs.

**ATTACHMENTS**

- 1. 19-20 First Amendment to Agreement with Attachments

**APPROVALS**

Budget Officer Approval	<u>✓ Approved</u>	9/19/19 3:09 PM
City Attorney Approval	<u>✓ Approved</u>	9/25/19 4:42 PM
City Manager Approval	<u>✓ Approved</u>	9/26/19 8:41 AM



**FIRST AMENDMENT TO AGREEMENT  
FOR THINK TOGETHER, INC. CONTRACT**

The First Amendment to Agreement is by and between the **Community Services District of the City of Moreno Valley**, hereinafter referred to as “CSD,” and **Think Together, Inc.** hereinafter referred to as “Contractor.” This First Amendment to Agreement is made and entered into effective on the date the CSD signs this Amendment.

RECITALS:

Whereas, the CSD and Contractor entered into an Agreement for ASES Expanded Learning Program Services,” hereinafter referred to as “Agreement,” dated July 8, 2019.

Whereas, the Contractor is providing ASES Expanded Learning Program Services.

Whereas, it is desirable to amend the Agreement to expand the scope of the work to be performed by the Contractor as is more particularly described in Section 1 of this First Amendment.

SECTION 1 AMENDMENT TO ORIGINAL AGREEMENT:

1.1 The Agreement termination date is not extended by this Amendment, unless the termination date is further extended by an Amendment to the Agreement.

1.2 Exhibit “A” to the Agreement is hereby amended by adding to the scope of work section described in “Exhibit A – First Amendment,” entitled “SCOPE OF SERVICES”, paragraph 21, item e.

1.3 Exhibit “C” to the Agreement is hereby amended as described in “Exhibit C – First Amendment,” entitled “TERMS OF PAYMENT”, paragraphs 1 and 2, and renumbered.

**FIRST AMENDMENT TO AGREEMENT FOR ASES Expanded Learning Program Services**

1.4 Schedule "A" to the Agreement is hereby amended as described in "Schedule A – First Amendment", entitled "PAYMENT SCHEDULE", to reflect the updated compensation for FY 2019/20.

**SECTION 2**

2.1 Except as otherwise specifically provided in this Amendment, all other terms and conditions of the Agreement shall remain in full force and effect.

**SIGNATURE PAGE TO FOLLOW**

FIRST AMENDMENT TO AGREEMENT FOR ASES Expanded Learning Program Services

IN WITNESS HEREOF, the parties have each caused their authorized representative to execute this Agreement.

Community Services District  
of the City of Moreno Valley

Think Together, Inc.

By: \_\_\_\_\_  
Thomas M. DeSantis,  
Executive Director

By: \_\_\_\_\_  
Printed Name: \_\_\_\_\_

Date: \_\_\_\_\_

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

Date: \_\_\_\_\_

<b><u>INTERNAL USE ONLY</u></b>
APPROVED AS TO FORM:
_____
City Attorney
_____
Date
RECOMMENDED FOR APPROVAL:
_____
Department Head
_____
Date

By: \_\_\_\_\_

Printed Name: \_\_\_\_\_

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

Date: \_\_\_\_\_

Attachments: Exhibit A – First Amendment – Scope of Services  
Exhibit C – First Amendment – Terms of Payment  
Schedule A – First Amendment – Payment Schedule

Attachment: 19-20 First Amendment to Agreement with Attachments (3763 : APPROVE AND EXECUTE FIRST AMENDMENT TO THE

## FIRST AMENDMENT TO AGREEMENT FOR ASES Expanded Learning Program Services

**EXHIBIT A – FIRST AMENDMENT**SCOPE OF SERVICES

1. The Agreement between the Moreno Valley Community Services District (CSD) and the Contractor shall be for management and operation of the ASES Expanded Learning Program core funding grant awarded to the City by the California Department of Education (CDE), whereupon the Contractor shall:
2. Provide After School Expanded Learning program services to 27 fully funded on-site elementary (approximately 84 students per site) and middle schools (approximately 112 students per site) in Moreno Valley Unified School District.
3. Provide After School Expanded Learning program services to 16 fully funded on-site elementary (approximately 84 students per site) and middle schools (approximately 112 students per site) in the Val Verde Unified School District.
4. Support the CSD and its collaborating partners by effectively executing all stated requirements to meet each of the ASES Program CA (EC) Certified Assurances.
5. Provide academic assistance, homework support, educational enrichment and recreational programs pursuant to ASES program requirements, ensuring a high-quality program consistent with the guidelines established by the CDE, the CSD and the Contractor.
6. Provide program services for each school year of the grant period beginning immediately upon school release, until at least 6 pm, for a minimum of 3 hours per day, and 15 hours per week, or as per ASES grant requirements.
7. Provide all staffing, recruitment, management, supervision, training, and recruitment for program operation, and other tasks necessary to manage its employees, including cross-training for Site Coordinators and other site staff.
8. Recruit, train, and supervise volunteers to enhance the adult to student ratios in the program.
9. Work collaboratively with the CSD on governance, operational management and evaluation.
  - a. Provide a comprehensive annual program evaluation plan to the CSD. As required, attend and participate in collaborative evaluation meetings. Evaluation plan shall include but not be limited to attendance tracking; collection of teacher, parent and participant surveys, and data entry of survey results. Evaluation will be completed by the Contractor in accordance with CDE guidelines and submitted to the CSD a minimum of ten (10) calendar days prior to CDE due dates.
  - b. Attend and participate in regularly scheduled governance and operations meetings.
10. Supply the CSD with any and all reporting information required via written notification to the CSD by the CDE or U.S. Department of Education in a timely manner and in advance of deadlines, a minimum of ten (10) calendar days prior to CDE due dates, and additional reports as follows:
  - a. Provide monthly attendance report updates to the CSD by the 20<sup>th</sup> of the month for the previous month of program;

## FIRST AMENDMENT TO AGREEMENT FOR ASES Expanded Learning Program Services

- b. Provide quarterly expenditure reports on operations to the CSD by October 20<sup>th</sup>, January 20<sup>th</sup>, April 20<sup>th</sup>, and July 20<sup>th</sup> every year;
  - c. Provide semiannual attendance reports to the CSD by January 20<sup>th</sup>, and July 20<sup>th</sup> every year;
  - d. Provide an annual report on operations to the CSD for July 1<sup>st</sup> through June 30<sup>th</sup> of every year by the following July 20<sup>th</sup>.
  - e. Maintain and provide accurate inventory tracking and closing reports to the CSD by July 30<sup>th</sup> of every year.
  - f. Maintain and provide access to all records used in the preparation of above reports for a period of five years. Such records shall include, but are not limited to, records which fully disclose the amount and disposition of funds, the total cost of the activity for which funds are used, the share of the cost provided from other sources and other such records as will facilitate an effective audit. The Contractor shall maintain such records for five years after the completion of the activities for which the funds were used.
11. Adhere to proper management and fiscal accountability practices including utilization of an accrual method of accounting.
  12. Provide the necessary resources to support the CSD during Federal Program Monitoring of the ASES Program.
  13. Provide all materials, tools and equipment required to perform the services under the agreement. Equipment and supplies purchased by the Contractor with ASES grant funds shall be owned by the CSD.
  14. Seek regular input from school site principals regarding performance evaluations, priorities, alignment with the regular school day, and recommendations for retaining and terminating a site coordinator or other site staff.
  15. Establish and maintain ongoing communication between Contractor staff and school staff regarding student needs and progress, including but not limited to attendance at school-day meetings and opportunities for staff development and/or one-on-one meetings with teachers.
  16. Coordinate ASES activities with school staff to assure program supports current academic goals of teachers and administrators.
  17. Provide academic assistance and other activities specifically supporting (but not duplicating) daytime curriculum and academic goals.
  18. Complete site emergency plans consistent with district protocols and provide related staff training.
  19. Foster communication with and involvement of parents through various means, including parent orientations, parent handbooks, development and distribution of periodic newsletters, and hosting, at a minimum, one parent night per year (can be in conjunction with the school PTO).
  20. Be responsible to garner and provide cash or in-kind local funds in the amount necessary to meet the ASES Match Requirement, as determined by the award contract, in conjunction with the value of: school facility use, snacks/meals, school staff time, volunteer time, etc.

## FIRST AMENDMENT TO AGREEMENT FOR ASES Expanded Learning Program Services

21. Use reasonable best efforts to enhance programming and support long-term financial stability by:
  - a. Independently seeking and utilizing additional resources from public and private fundraising.
  - b. Working collaboratively with the CSD and district partners to seek and secure additional funding from area businesses, community and service organizations, churches, foundations and other relevant sources.
  - c. Coordinating or assisting with community-based fundraising events.
  - d. Seeking to utilize earned income from any separate fee-based programs as a source of matching funds.
  - e. Executing requests for enhanced programming services, as requested by the CSD, contingent upon availability of additional funding from the CSD.
22. Comply with the requirements of *CA Education Code (EC)* section 45125.1 with respect to fingerprinting of employees who may have contact with the CSD program's pupils. If at any time during the term of the agreement the Contractor is notified by the U.S. Department of Justice or otherwise becomes aware that any employee performing services under the agreement has been arrested or convicted of a violent or serious felony listed in California Penal Code section 667.5 (c) or section 1192.7(c), respectively, Contractor agrees to immediately notify the CSD and remove said employee from performing services.
23. Obtain Department of Justice and FBI Live Scan Reports for employees. Contractor shall comply with all fingerprinting, background check and testing requirements under state and federal law including but not limited to the fingerprint requirements in Education Code section 45125.1 and the testing requirements in Education Code section 49406 (tuberculosis) as to each employee/intern or other person which the Contractor proposes to provide services to CSD.
24. Comply with all federal statutes relating to nondiscrimination, including (a) Title VI of the Civil Rights Act of 1964 (45 United States Code [USC] sections 2000d through 2000d-4) prohibiting discrimination on the basis of race, color, or national origin; Title XI of the Education Amendments of 1972 (20 USC sections 1681-1683) prohibiting discrimination on the basis of sex; Section 504 of the Rehabilitation Act of 1973 (20 USC Section 794) prohibiting discrimination on the basis of handicap; and The Age Discrimination Act (42 USC Section 6101, et seq.) prohibiting discrimination on the basis of age.

## FIRST AMENDMENT TO AGREEMENT FOR ASES Expanded Learning Program Services

**EXHIBIT C – FIRST AMENDMENT**TERMS OF PAYMENT

1. The Contractor's compensation shall not exceed \$ 5,980,792.40 annually.
2. The CSD has been awarded ASES grant funds in the amount of \$6,125,792.40 per year for the grant cycle covering Fiscal Years 2019/20 through 2021/22. The City will retain a portion for administrative costs and allocate the remaining portion of the grant to the contractor for program services, in 10 equal monthly payments, as follows.
  - a. FY 19/20 City retains \$160,000, Contractor compensation \$5,965,792.40
  - b. FY 20/21 City retains \$170,000, Contractor compensation \$5,955,792.40
  - c. FY 21/22 City retains \$175,000, Contractor compensation \$5,950,792.40

If grant funds remain after applying the City's administrative costs, the contractor may be allocated remaining funds for provision of enhanced programming services (per Scope of Services item 21.e).

3. The Contractor will obtain, and keep current during the term of this Agreement, the required City of Moreno Valley business license. Proof of a current City of Moreno Valley business license will be required prior to any payments by the CSD. Any invoice not paid because the proof of a current City of Moreno Valley business license has not been provided will not incur any fees, late charges, or other penalties. Complete instructions for obtaining a City of Moreno Valley business license are located at: [http://www.moval.org/do\\_biz/biz-license.shtml](http://www.moval.org/do_biz/biz-license.shtml)

4. The Contractor will electronically submit an invoice to the CSD on a monthly basis for progress payments along with documentation evidencing services completed to date. The progress payment is based on actual time and materials expended in furnishing authorized professional services since the last invoice. At no time will the CSD pay for more services than have been satisfactorily completed and the CSD's determination of the amount due for any progress payment shall be final. The Contractor will submit all original invoices to Accounts Payable staff at [AccountsPayable@moval.org](mailto:AccountsPayable@moval.org)

Accounts Payable questions can be directed to (951) 413-3073.

Copies of invoices may be submitted to the Parks & Community Services Department at

<sandrab@moval.org> or calls directed to (951) 413-3726.

5. The Contractor agrees that CSD payments will be received via Automated Clearing House (ACH) Direct Deposit and that the required ACH Authorization form will be completed prior to any payments by the CSD. Any invoice not paid because the completed ACH Authorization Form has not been provided will not incur any fees, late charges, or other penalties. The ACH Authorization Form is located at:

## FIRST AMENDMENT TO AGREEMENT FOR ASES Expanded Learning Program Services

[http://www.moval.org/city\\_hall/forms.shtml#bf](http://www.moval.org/city_hall/forms.shtml#bf)

6. The minimum information required on all invoices is:
  - A. Contractor Name, Mailing Address, and Phone Number
  - B. Invoice Date
  - C. Contractor Invoice Number
  - D. City-provided Reference Number (e.g. Project, Activity)
  - E. Detailed work hours by class title (e.g. Manager, Technician, or Specialist), services performed and rates, explicit portion of a contract amount, or detailed billing information that is sufficient to justify the invoice amount; single, lump amounts without detail are not acceptable.
7. The CSD shall pay the Contractor for all invoiced, authorized professional services within thirty (30) days of receipt of the invoice for same.
8. Reimbursement for Expenses. Contractor shall not be reimbursed for any expenses unless authorized in writing by CSD.
9. Maintenance and Inspection. Contractor shall maintain complete and accurate records with respect to all costs and expenses incurred under this Agreement. All such records shall be clearly identifiable. Contractor shall allow a representative of CSD during normal business hours to examine, audit, and make transcripts or copies of such records and any other documents created pursuant to this Agreement. Contractor shall allow inspection of all work, data, documents, proceedings, and activities related to the Agreement for a period of five (5) years from the date of final payment under this Agreement.



**Schedule A - FIRST AMENDMENT  
PAYMENT SCHEDULE**

Payments are to be made in ten monthly installments, due on the 1st of each month from September 1 through June 1, based on the compensation rate for that fiscal year. The schedule for 2019/20 is as follows:

School Name	Components	Amount Awarded	Total Payment to THINK Together	Monthly Payment Amount (x10)
			(after \$160,000 carve-out)	10%
Armada Elementary	ASES After School Base	\$ 133,169.40	\$ 129,691.14	\$ 12,969.11
Badger Springs Middle	ASES After School Base	177,559.20	172,921.51	17,292.15
Bear Valley Elementary	ASES After School Base	133,169.40	129,691.14	12,969.11
Box Springs Elementary	ASES After School Base	133,169.40	129,691.14	12,969.11
Butterfield Elementary	ASES After School Base	133,169.40	129,691.14	12,969.11
Chaparral Hills Elementary	ASES After School Base	133,169.40	129,691.14	12,969.11
Cloverdale Elementary	ASES After School Base	133,169.40	129,691.14	12,969.11
Creekside Elementary	ASES After School Base	133,169.40	129,691.14	12,969.11
Edgemont Elementary	ASES After School Base	133,169.40	129,691.14	12,969.11
Hendrick Ranch Elementary	ASES After School Base	133,169.40	129,691.14	12,969.11
Hidden Springs Elementary	ASES After School Base	133,169.40	129,691.14	12,969.11
Honey Hollow Elementary	ASES After School Base	133,169.40	129,691.14	12,969.11
La Jolla Elementary	ASES After School Base	133,169.40	129,691.14	12,969.11
Landmark Middle	ASES After School Base	177,559.20	172,921.52	17,292.15
March Middle	ASES After School Base	177,559.20	172,921.51	17,292.15
Midland Elementary	ASES After School Base	133,169.40	129,691.14	12,969.11
Moreno Valley Elementary	ASES After School Base	133,169.40	129,691.14	12,969.11
Mountain View Middle	ASES After School Base	177,559.20	172,921.51	17,292.15
Palm Middle	ASES After School Base	177,559.20	172,921.51	17,292.15
Ramona Elementary	ASES After School Base	133,169.40	129,691.14	12,969.11
Ridgecrest Elementary	ASES After School Base	133,169.40	129,691.14	12,969.11
Seneca Elementary	ASES After School Base	133,169.40	129,691.14	12,969.11
Serrano Elementary	ASES After School Base	133,169.40	129,691.14	12,969.11
Sugar Hill Elementary	ASES After School Base	133,169.40	129,691.14	12,969.11
Sunnymead Elementary	ASES After School Base	133,169.40	129,691.14	12,969.11
Sunnymead Middle	ASES After School Base	177,559.20	172,921.52	17,292.15
Sunnymeadows Elementary	ASES After School Base	133,169.40	129,691.14	12,969.11
Towngate Elementary	ASES After School Base	133,169.40	129,691.14	12,969.11
Avalon Elementary	ASES After School Base	133,169.40	129,691.14	12,969.11
Columbia Elementary	ASES After School Base	133,169.40	129,691.14	12,969.11
Lakeside Middle	ASES After School Base	177,559.20	172,921.52	17,292.15
Lasselle Elementary	ASES After School Base	133,169.40	129,691.14	12,969.11
Manuel L Real Elementary	ASES After School Base	133,169.40	129,691.14	12,969.11
Mary McLeod Bethune Elementary	ASES After School Base	133,169.40	129,691.14	12,969.11
May Ranch Elementary	ASES After School Base	133,169.40	129,691.14	12,969.11
Mead Valley Elementary	ASES After School Base	133,169.40	129,691.14	12,969.11
Rainbow Ridge Elementary	ASES After School Base	133,169.40	129,691.14	12,969.11
Sierra Vista Elementary	ASES After School Base	133,169.40	129,691.14	12,969.11
Tomas Rivera Middle	ASES After School Base	177,559.20	172,921.52	17,292.15
Triple Crown Elementary	ASES After School Base	133,169.40	129,691.14	12,969.11
Val Verde Elementary	ASES After School Base	133,169.40	129,691.14	12,969.11
Victoriano Elementary	ASES After School Base	133,169.40	129,691.14	12,969.11
Vista Verde Middle	ASES After School Base	177,559.20	172,921.52	17,292.15
		<b>\$ 6,125,792.40</b>	<b>\$ 5,965,792.40</b>	<b>596,579.24</b>

Attachment: 19-20 First Amendment to Agreement with Attachments (3763) : APPROVE AND EXECUTE FIRST AMENDMENT TO THE