

## **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**

**November 5, 2019**

**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**  
**November 5, 2019**

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

**SPECIAL PRESENTATIONS**

1. Business Spotlight
  
2. National Animal Shelter 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  
NOVEMBER 5, 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**

Father Joseph P. Thuruthel, St. Christopher 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 - CLOSED SESSION - OCT 15, 2019 4:30 PM

**Recommendation:** Approve as submitted.

- A.3. MINUTES - CITY COUNCIL - REGULAR MEETING - OCT 15, 2019 6:00 PM

**Recommendation:** Approve as submitted.

- A.4. COUNCIL DISCRETIONARY EXPENDITURE REPORTS FOR FISCAL YEAR 2019/2020 FROM JULY 1, 2019 THROUGH SEPTEMBER 30, 2019 (Report of: City Clerk)

**Recommendation:**

1. Receive and file the Fiscal Year 2019/2020 Council Discretionary Expenditure Report for July 1, 2019 through September 30, 2019.

- A.5. 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>     |
|-------------------|-----------------|-----------------|
| Zainab Alkhamaisi | Member          | Ending 06/30/22 |

A.6. LIST OF PERSONNEL CHANGES (Report of: Human Resources)

**Recommendation:**

1. Ratify the list of personnel changes as described.

A.7. PAYMENT REGISTER - AUGUST 2019 (Report of: Financial & Management Services)

**Recommendation:**

Receive and file the Payment Register.

A.8. RECEIVE THE ANNUAL AB1600 COMPLIANCE REPORT FOR FISCAL YEAR 2018-19 (Report of: Financial & Management Services)

**Recommendations:**

1. Receive and file the Annual AB 1600 Compliance Report for FY 2018-19 in compliance with California Government Code sections 66006 and 66001.
2. Approve the finding that staff has demonstrated a continuing need to hold unexpended Development Impact Fees.

A.9. RECEIPT OF QUARTERLY INVESTMENT REPORT FOR THE QUARTER ENDED SEPTEMBER 30, 2019 (Report of: Financial & Management Services)

**Recommendation:**

1. Receive and file the Quarterly Investment Report for quarter ended September 30, 2019, in compliance with the City's Investment Policy.

A.10. Authorization to Submit Grant Proposal under SB 2, Building Homes and Jobs Act (Report of: Community Development)

**Recommendation:**

1. Adopt Resolution No. 2019-XX, authorizing City staff to submit an application for State Bill (SB) 2 Planning Grants Program Funds in the amount of \$ 625,000 for several projects, and authorizing the City Manager to execute an agreement to accept grant funds.

A.11. SECOND READING AND ADOPTION OF 2019 CALIFORNIA BUILDING CODES, CALIFORNIA CODE OF REGULATIONS, TITLE 24, INCORPORATING THE LATEST EDITIONS OF THE MODEL CODES WITH AMENDMENTS (ORD. NO. 962) (Report of: Community Development)

1. That the City Council conduct second reading by title only and adopt Ordinance No. 962.

A.12. PEN17-0036 – ACCEPT DEVELOPMENT IMPACT FEES (DIF) IMPROVEMENT CREDIT AGREEMENT #D19-001 FOR PHELAN DEVELOPMENT LOCATED AT THE SOUTHEAST CORNER OF NANDINA AVENUE AND INDIAN STREET DEVELOPER: INDIAN & NANDINA JP/FG, LLC (Report of: Public Works)

**Recommendations:**

1. Accept and approve the Development Impact Fees Improvement Credit Agreement #D19-001 (DIF Agreement) for PEN17-0036 improvements.
2. Authorize the City Manager to execute the DIF Agreement.

A.13. AUTHORIZATION TO AWARD CONTRACT TO KTU&A FOR DRACAEA AVENUE NEIGHBORHOOD GREENWAY CORRIDOR STUDY (AGMT NO. 2019-xxx) (Report of: Public Works)

**Recommendations:**

1. Approve Agreement No. 2019-XXX for Professional Consultant Services to KTU&A to complete a Neighborhood Greenway Corridor Study and authorize the City Manager to execute a contract, subject to the approval by the City Attorney;
2. Authorize the issuance of a Purchase Order to KTU&A, in the amount of \$164,912.00 when the contract has been signed by all parties; and
3. Authorize the Public Works Director to execute any subsequent related amendments to the Agreement for Professional Consultant Services with KTU&A, not to exceed the project's budget amount, subject to the approval by the City Attorney.
4. Authorize a budget adjustment as set forth in the Fiscal Impact section of this report.

- A.14. APPROVE AND EXECUTE AGREEMENT WITH TOWNSEND PUBLIC AFFAIRS, INC. FOR GOVERNMENT RELATIONS AND LOBBYING SERVICES (Report of: City Manager)

**Recommendation:**

1. Approve the two-year Agreement for Government Relations and Lobbying Services with Townsend Public Affairs, Inc.
2. Authorize the City Manager to execute the agreement for Government Relations and Lobbying Services with Townsend Public Affairs, Inc.

- A.15. APPROVE FUNDING FOR AUDIO VISUAL EQUIPMENT FOR THE CIVIC CENTER AMPHITHEATER AND PARK (Report of: Parks & Community Services)

**Recommendation:**

1. Approve the proposed budget amendment, as contained in the Fiscal Impact section of this report, for installation of permanent audio visual equipment for the Civic Center Park and Amphitheater.

**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 OCT 15, 2019 4:30 PM (See A.2)

**Recommendation:** Approve as submitted.

- B.3. MINUTES - REGULAR MEETING OF OCT 15, 2019 6:00 PM (See A.3)

**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 - CLOSED SESSION OF OCT 15, 2019 4:30 PM (See A.2)

**Recommendation:** Approve as submitted.

C.3. MINUTES - REGULAR MEETING OF OCT 15, 2019 6:00 PM (See A.3)

**Recommendation:** Approve as submitted.

C.4. PROPOSED SALE OF HOUSING AUTHORITY PROPERTY (Report of: Economic Development)

**Recommendations: That the Housing Authority:**

1. Approve the sale of approximately 8.19 net acres of real property listed below by Assessor's Parcel Number.

291-191-007  
291-191-008  
291-191-009  
291-191-010  
291-191-011  
291-191-012  
291-191-013  
291-191-025  
291-191-026  
291-191-027  
291-191-028  
291-191-029

2. Authorize the Mayor, acting in his capacity as the Chairman of the Board of Directors of the Moreno Valley Housing Authority, to execute the attached Purchase & Sale Agreement and Escrow Instructions.

**D. CONSENT CALENDAR - BOARD OF LIBRARY TRUSTEES – NONE**

**E. CONSENT CALENDAR - PUBLIC FINANCING AUTHORITY – NONE**

**F. PUBLIC HEARINGS**

Questions or comments from the public on a Public Hearing matter are limited to five minutes per individual and must pertain to the subject under consideration.

Those wishing to speak should complete and submit a GOLDENROD speaker slip to the Sergeant-at-Arms.

- F.1. PUBLIC HEARING TO ADOPT SUBSTANTIAL AMENDMENT #1 TO THE FISCAL YEAR 2019-20 ACTION PLAN (Report of: Financial & Management Services)

**RECOMMENDED ACTION**

**Recommendations: That the City Council:**

1. Conduct a Public Hearing to allow public comment on the proposed Substantial Amendment #1 to the FY 2019-2020 Annual Action Plan.
2. Review and adopt the proposed Substantial Amendment #1 to the FY 2019-2020 Annual Action Plan.
3. Authorize a budget amendment as set forth in the fiscal impact section and authorize the Chief Financial Officer to allocate grant funds between HUD-approved grant activities.

- F.2. PUBLIC HEARING FOR THE ANNUAL ACTION PLAN FOR PROGRAM YEAR 2020-21 & TO ADOPT 2020-21 OBJECTIVES AND POLICIES (Report of: Financial & Management Services)

**Recommendations: That the City Council:**

1. Conduct a Public Hearing to allow for the public to comment on the needs of low-and-moderate income residents in Moreno Valley.
2. Approve the proposed CDBG, HOME, and ESG Grant Objectives and Policies for the 2020-2021 Program Year.

- F.3. PROPOSAL FOR A GENERAL PLAN AMENDMENT, ZONE CHANGE, AND PLOT PLAN FOR THE COURTYARDS AT COTTONWOOD PROJECT, AN 80 UNIT AFFORDABLE RESIDENTIAL DEVELOPMENT WITH 1 MANAGERS UNIT ON 8.37 ACRES, LOCATED AT THE NORTHEAST CORNER OF COTTONWOOD AVENUE AND INDIAN STREET (Report of: Community Development)

**Recommendations: That the City Council:**

1. **ADOPT** Resolution 2019-XX: A Resolution of the City Council of the City of Moreno Valley **CERTIFYING** the Mitigated Negative Declaration prepared for General Plan Amendment (PEN19-0108), Zone Change (PEN19-0109), and Plot Plan (PEN19-0110) has been completed in compliance with the California Environmental Quality Act, and **ADOPTING** the Mitigation Monitoring and Reporting Program prepared for Plot Plan PEN19-0110; and

2. **ADOPT** Resolution 2019-XX: **APPROVING** General Plan Amendment application (PEN19-0108) to change the land use designation of a 6.79-acre portion of the site from Residential 5 to Residential 10, and of a 1.59-acre portion of the project site from Residential 5 to Public Facilities based on the findings contained in the resolution; and
3. **INTRODUCE** and conduct the first reading by title only of Ordinance No. XXX, approving a Zone Change (PEN19-0109) to revise the zoning designation on the official city Zoning Atlas from Residential 5 (R5) District to Residential 10 (R10) District and Public (P) District for the areas described in the Ordinance, based on the findings contained in the Ordinance; and
4. **ADOPT** Resolution No. 2019-XX, **APPROVING** Plot Plan application (PEN19-0110) based on the findings contained in the Resolution, and subject to the conditions of approval included as Exhibit A; and; and
5. **SCHEDULE** the second reading and adoption of Ordinance No. XXX for the next regular City Council meeting.

F.4. PUBLIC HEARING REGARDING PROPOSED SALE OF HOUSING AUTHORITY PROPERTY PER RESOLUTION HA 2019-03 (Report of: Economic Development)

**Recommendations: That the Housing Authority:**

1. Conduct a public hearing and determine if there are any protests to the sale of approximately 8.19 acres of real property listed below by Assessor's Parcel Number and authorize the sale of that property in absence of any protest.
  - 291-191-007
  - 291-191-008
  - 291-191-009
  - 291-191-010
  - 291-191-011
  - 291-191-012
  - 291-191-013
  - 291-191-025
  - 291-191-026
  - 291-191-027
  - 291-191-028
  - 291-191-029
2. In the event of a protest, overrule such protest with a four-fifths super majority vote consistent with Government Code Section 37425 and authorize the sale of the property.

## **G. GENERAL BUSINESS**

- G.1. RESOLUTIONS APPROVING A FUNDING ALLOCATION AND SUPPORT FOR APPLICATION FOR LOW-INCOME HOUSING AND DISPOSITION AND CONVEYANCE OF PROPERTY BY AND BETWEEN CITY OF MORENO VALLEY AND COTTONWOOD APARTMENTS I, LP (Report of: Financial & Management Services)

**Recommendations: That the City Council and Housing Authority:**

1. Approve a Resolution of the City Council of the City of Moreno Valley, California approving a funding allocation and support for application for low-income housing tax credits to the California tax credit allocation committee for the Courtyard at Cottonwood apartments multifamily housing project.
2. Approve a Resolution approving the disposition and conveyance of property and support for application for low-income housing tax credits to the California tax credit allocation committee for the Courtyard at Cottonwood apartments multifamily housing project.

- G.2. Destination MoVal: Town Center (Development Concept for City-Owned Property at the Northwest Corner of Nason Street and Alessandro Boulevard) (Report of: City Manager)

**Recommendation: That the City Council:**

1. Direct staff to move forward with *Destination MoVal: Town Center* by seeking proposals for a Public Private Partnership to develop City-Owned property on the corner of Nason Street and Alessandro Boulevard.

## **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, PUBLIC FINANCING 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: October 31, 2019

**TO:**

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

**AGENDA DATE:** November 5, 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:** November 5, 2019

**TITLE:** NATIONAL ANIMAL SHELTER 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  
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**

**CLOSED SESSION – 4:30 PM  
October 15, 2019**

**CALL TO ORDER**

The Closed Session 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, and Housing Authority was called to order at 4:33 p.m. by Mayor Gutierrez in the Council Chamber located at 14177 Frederick Street, Moreno Valley, California.

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

**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 |

**PUBLIC COMMENTS ON MATTERS ON THE AGENDA ONLY**

Mayor Gutierrez opened the public comments portion of the meeting for items listed on the agenda only. There being no members of the public to come forward to speak, he closed the public comments.

**CLOSED SESSION**

City Attorney Koczanowicz announced that the City Council would recess to Closed Session to discuss the items as listed on the agenda and that staff did anticipate some reportable action.

Minutes Acceptance: Minutes of Oct 15, 2019 4:30 PM (CONSENT CALENDAR-CITY COUNCIL)

The Closed Session will be held pursuant to Government Code:

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

- a) Case: Scottie Martin et al vs. City of Moreno Valley
- Court: Riverside County Superior Court
- Case No: RIC1904328

2 SECTION 54956.8 - CONFERENCE WITH REAL PROPERTY NEGOTIATOR

- a) City Negotiators: Allen Brock, Michael Wolfe, P.E.
- Under Negotiation: Price and Terms of Payment
- APN: 312-020-025
- Owner: Maple Lane Group
- Owners Negotiator: Wes Fifield
- Site Address: N/A, Vacant Property
- Site Location: South of Iris Ave., East of Perris Blvd.
  
- b) City Negotiators: Allen Brock, Mike Lee
- Under Negotiation: Price and Terms of Payment
- APN: 486-280-044 & 486-280-059
- Negotiating Parties: Pacific Development Group II
- Site Location: SEC Alessandro and Lasselle
  
- c) City Negotiators: Allen Brock, Marshall Eyerman
- Under Negotiation: Price and Terms of Payment
- APN: 482-161-021
- Site Location: Cottonwood/Indian MVUSD Parking Lot

Mayor Gutierrez recessed the City Council to the City Manager's Conference Room, second floor, City Hall, for their Closed Session at 4:34 p.m.

Mayor Gutierrez reconvened the City Council in the Council Chamber from their Closed Session at 5:32 p.m.

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

City Attorney Koczanowicz announced that an agreement was reached on Item No. 2a, which will finalize the necessary process for acquisition of the property for the San Juan Bautista De Anza trail.

Minutes Acceptance: Minutes of Oct 15, 2019 4:30 PM (CONSENT CALENDAR-CITY COUNCIL)

## ADJOURNMENT

There being no further business to come before the City Council, Mayor Gutierrez adjourned the meeting at 5:33 p.m.

Submitted by:

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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

Approved by:

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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

**MINUTES**  
**CITY COUNCIL REGULAR MEETING OF THE CITY OF MORENO VALLEY**  
**October 15, 2019**

**CALL TO ORDER - 5:35 PM**

**SPECIAL PRESENTATIONS**

1. California Desert Protection Act Proclamation
2. EMERGING LEADERS COUNCIL ANNUAL REPORT (ORAL PRESENTATION)

Mayor Gutierrez thanked former ELC Mayor Giselle Tapia for her service on the committee.

Mayor Pro Tem Baca commended former ELC Mayor Tapia for her work and leadership.

Council Member Cabrera applauded former ELC Mayor Tapia for her dedication.

Council Member Thornton expressed her gratitude to former ELC Mayor Tapia for volunteering her time.

Mayor Gutierrez encouraged the City's youth to apply for appointment to the Emerging Leaders Council.

**MINUTES  
JOINT MEETING OF THE  
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MORENO VALLEY COMMUNITY SERVICES DISTRICT  
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COMMUNITY REDEVELOPMENT AGENCY OF THE  
CITY OF MORENO VALLEY  
MORENO VALLEY HOUSING AUTHORITY  
BOARD OF LIBRARY TRUSTEES**

**REGULAR MEETING – 6:00 PM  
October 15, 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 6:00 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 Frank Wright.

**INVOCATION**

Pastor Donny Wilson, Lighthouse Baptist 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                             |
|        | Regina Flores      | Senior Deputy City Clerk               |
|        | Marshall Eyerman   | Chief Financial Officer/City Treasurer |
|        | Martin Koczanowicz | City Attorney                          |

Minutes Acceptance: Minutes of Oct 15, 2019 6:00 PM (CONSENT CALENDAR-CITY COUNCIL)

Allen Brock  
 Mike Lee  
 Patty Nevins  
 Kevin Lamb  
 Abdul Ahmad  
 Kathleen Sanchez  
 Michael Wolfe

Assistant City Manager  
 Economic Development Director  
 Acting Community Development Director  
 Lieutenant Investigations  
 Fire Chief  
 Human Resources Director  
 Public Works Director/City Engineer

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

### Juan Munoz

1. Addressed complaints raised at a previous meeting regarding the approved Community Workforce Agreement.

### Louise Palomarez

1. Critical of Council Member Marquez.

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

Mayor Gutierrez opened the Consent Agenda items for public comments, which was received from Louise Palomarez (Supports Item No. A.4).

City Attorney Koczanowicz corrected Item No. A.10. The title for Mr. Jimenez is Maintenance Worker I.

|                  |   |
|------------------|---|
| <b>RESULT:</b>   | <b>APPROVED [UNANIMOUS]</b>   |
| <b>MOVER:</b>    | Ulises Cabrera, Council Member  |
| <b>SECONDER:</b> | Victoria Baca, Mayor Pro Tem  |
| <b>AYES:</b>     | Dr. Yxstian A. Gutierrez, Victoria Baca, David Marquez, Ulises Cabrera, Dr. Carla J. Thornton |

## **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 - Regular Meeting - Oct 1, 2019 6:00 PM

**Recommendation:** Approve as submitted.

A.3. MAYORAL APPOINTMENTS TO THE ARTS COMMISSION (Report of: City Clerk)

**Recommendation:**

1. Receive and confirm the following Mayoral appointments:

**ARTS COMMISSION**

| <u>Name</u>  | <u>Position</u> | <u>Term</u>     |
|--------------|-----------------|-----------------|
| Tami Drayton | Member          | Ending 06/30/22 |

| <u>Name</u>  | <u>Position</u> | <u>Term</u>     |
|--------------|-----------------|-----------------|
| Clay Drayton | Member          | Ending 06/30/22 |

A.4. APPROVE THE MOU BETWEEN THE CITY OF MORENO VALLEY AND RIVERSIDE COMMUNITY COLLEGE DISTRICT, ACTING ON BEHALF OF MORENO VALLEY COLLEGE TO SPONSOR THE MORENO VALLEY COLLEGE PROMISE INITIATIVE (AGMT. NO. 2019-467) (Report of: City Clerk)

Council Member Cabrera explained the purpose of the item and indicated his support.

Council Member Marquez proposed that the amount allocated be increased to \$100,000 and to make it a permanent item.

Mayor Gutierrez stated that the proposals would be discussed at an upcoming Finance Subcommittee meeting.

**Recommendations: That the City Council:**

1. Approve support for the Memorandum of Understanding between the City of Moreno Valley and the Riverside Community College District to extend support for the first year Moreno Valley resident students attending Moreno Valley College via the Promise Initiative.
2. Authorize the City Manager to execute the attached agreement with Moreno Valley College and authorize the one annual sponsorship of \$50,000 for fiscal year 2019-2020.

A.5. ADOPT RESOLUTION NO. 2019-57, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MORENO VALLEY, CALIF (Report of: Financial & Management Services)

Council Member Marquez asked why the City is still required to submit an annual plan if 90-95% of the utilities are underground.

Chief Financial Officer/City Treasurer Eyerma responded that the report does include additional items such as earthquake and flood risks, and emergency notification information.

**Recommendation:**

1. Adopt Resolution No. 2019-57, a Resolution of the City Council of the City of Moreno Valley, California, approving Wildfire Mitigation Plan 2019 for Moreno Valley Utility.

A.6. APPROVE 2020 ANNUAL SYSTEM RESOURCE ADEQUACY PLAN FOR MORENO VALLEY UTILITY (Report of: Financial & Management Services)

**Recommendations:**

1. Approve the Annual System Resource Adequacy Plan for 2020.
2. Appropriate additional funds of \$585,300 to fund the purchase of Resource Adequacy.

A.7. APPROVE AN EASEMENT DEED FOR EASTERN MUNICIPAL WATER DISTRICT (Report of: Public Works)

**Recommendation:**

1. Approve the Easement Deed for Eastern Municipal Water District (EMWD) and authorize the City Manager to sign the Easement Deed.

A.8. SECOND READING AND ADOPTION OF ORDINANCE SETTING THE PLANNING COMMISSION AT 7 MEMBERS (ORD. NO. 961) (Report of: City Attorney)

**Recommendation:**

1. Staff recommends that City Council conducts a second reading and adoption of Ordinance 961, amending Chapter 2.18 returning the Planning Commission to 7 members.

A.9. SECOND READING AND ADOPTION OF ORDINANCE PROHIBITING THE FEEDING OF BURROS (ORD. NO. 960) (Report of: City Attorney)

**Recommendation:**

1. Staff recommends that the City Council conduct the second reading, by title only, and adopt Ordinance 960, which would prohibit the feeding of wild burros in the City limits.

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.

**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 OCT 1, 2019 6:00 PM (See A.2)

**Recommendation:** Approve as submitted.

B.3. PURSUANT TO A LANDOWNER PETITION, ANNEX ONE PARCEL INTO COMMUNITY FACILITIES DISTRICT NO. 1 (PARK MAINTENANCE) — AS ANNEXATION NO. 2019-49 (RESO. NO. CSD 2019-24) (Report of: Public Works)

**Recommendation:**

1. Acting as the legislative body of Community Facilities District No. 1 (Park Maintenance) adopt Resolution No. CSD 2019-24, a Resolution of the Board of Directors of the Moreno Valley Community Services District of the City of Moreno Valley, California, ordering the annexation of territory for Annexation No. 2019-49 to its Community Facilities District No. 1 and approving the amended map for said District.

**C. CONSENT CALENDAR - HOUSING AUTHORITY**

C.1. RESOLUTION SETTING A PUBLIC HEARING TO CONSIDER THE SALE OF PROPERTY AT ALESSANDRO BOULEVARD AND DAY STREET (RESO. NO. HA 2019-03) (Report of: Economic Development)

**Recommendation: That the Housing Authority:**

1. Adopt the Resolution setting the time and place for the Housing

Authority's final action on the sale of the Property.

**D. CONSENT CALENDAR - BOARD OF LIBRARY TRUSTEES - NONE**

**E. CONSENT CALENDAR - PUBLIC FINANCING AUTHORITY - NONE**

**F. PUBLIC HEARINGS**

- F.1. ADOPTION OF 2019 CALIFORNIA BUILDING CODES, CALIFORNIA CODE OF REGULATIONS, TITLE 24, INCORPORATING THE LATEST EDITIONS OF THE MODEL CODES WITH AMENDMENTS (ORD. NO. 962) (Report of: Community Development)

Building and Safety Supervisor Verdugo provided the report.

Mayor Gutierrez opened the Public Hearing at 6:18 p.m.

There being no comments in support or opposition, Mayor Gutierrez closed the Public Hearing at 6:18 p.m.

**Recommendations: That the City Council:**

1. Conduct a Public Hearing to receive public input on the proposed Ordinance.
2. Introduce and conduct the first reading of Ordinance No. 962, amending Title 8 of the City of Moreno Valley Municipal Code by adding Chapters 8.28, 8.30, 8.32, 8.34, 8.38, and 8.44, and by repealing and replacing Chapters 8.20, 8.22, 8.23, 8.24, 8.26, 8.36 and adopting, as modified, the California Building Standards Code, California Code of Regulations, Title 24: including the 2019 California Administrative Code, the 2019 California Building Code, the 2019 California Residential Code, the 2019 California Electrical Code, the 2019 California Mechanical Code, the 2019 California Plumbing code, the 2019 California Energy Code, the 2019 California Historical Building Code, the 2019 California Existing Building Code, the 2019 California Green Building Code, the 2019 California Reference Standards Code, and the 2019 California Fire Code, and adopting other regulations relating to building and fire prevention requirements.
3. Schedule the second reading and adoption of Ordinance No. 962 for the next regular Council meeting.

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

F.2. PUBLIC HEARING FOR ONE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM MAIL BALLOT PROCEEDING (Report of: Public Works)

Public Works Director/City Engineer Wolfe provided the report.

Mayor Gutierrez opened the Public Hearing at 6:19 p.m.

There being no comments in support or opposition, Mayor Gutierrez closed the Public Hearing at 6:19 p.m.

**Recommend that the City Council:**

1. Conduct the Public Hearing and accept public testimony for the mail ballot proceeding for the National Pollutant Discharge Elimination System (NPDES) Residential Regulatory Rate to be applied to the property tax bill as identified herein;
2. Direct the City Clerk to open and count the returned NPDES ballot;

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

3. Verify and accept the results of the mail ballot proceeding as maintained by the City Clerk on the Official Tally Sheet and if approved, set the rate and impose the NPDES Residential Regulatory Rate, as applicable, on the Assessor's Parcel Number as mentioned;
4. Receive and file the Official Tally Sheet with the City Clerk's office.

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

**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) - None

Riverside Transit Agency (RTA) - Council Member Marquez

Council Member Marquez reported the following:

From June 1st to September 2nd, 198,453 students used the bus during RTA's 25 cent Youth Summer Fare promotion. This is a 5.3% increase over last year's event. Look for another 25 cent Youth Fare promotion later this year during the winter break.

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 October 7, 2019 include:

- WRCOG staff provided an update regarding the Regional Housing Needs Assessment (RHNA). City staff and WRCOG staff will be conducting further review of the detailed methodologies prior to a November 7<sup>th</sup> meeting of the Regional Council.
- The State Legislature passed numerous bills in the final weeks of the legislative session with several related to housing production. City staff will be reviewing the City's development review process and standards, and will update where appropriate.

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 October 7, 2019 include:

- Moreno Valley's MSHCP fee collection totaled \$118,041 (35 residential permits and 5.6 acres of Commercial/Industrial uses) in August 2019.

School District/City Joint Task Force - Council Member Cabrera

Council Member Cabrera reported the following:

The Joint Task Force met earlier today. In addition to City representatives, representatives from the Moreno Valley College, Moreno Valley Unified School District, and Think Together attended the meeting. Highlights include the following:

In collaboration with the City and the PGA, the First Tee program will begin on October 23 at the Cottonwood Golf Center for children ages 5-17. First Tee is an international youth development organization introducing the game of golf and its inherent values to kids and teens.

Day of the Dead featuring ArtFest will be held on Friday, October 25 from 6 to 9 p.m. at the Conference and Recreation Center. The event will feature the band Latin Nation, Michelada Garden, Classic Cars with altars, performance, vendors and more.

Think Together students will be participating in the National Lights on Afterschool Celebration at all Moreno Valley and Val Verde Unified School Districts' elementary and middle schools on October 24. This annual event celebrates the afterschool programs that keep kids safe, inspire them to learn, and help working families.

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

(Informational Oral Presentation - not for Council action)

Assistant City Manager Brock thanked the City Council for taking action to adopt the current California Building Code. Announced that this year's Annual Day of Service is occurring on November 2, 2019, with a beautification effort at Sunnymead Park and a donation center at the Senior Center.

## **I.3. CITY ATTORNEY'S REPORT**

(Informational Oral Presentation - not for Council action)

City Attorney Koczanowicz reported that he would be in attendance at the League of California Cities Conference for the next three days.

**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 Chief Ahmad, the City's firefighters, the Office of Emergency Management, and the Red Cross for their response to the recent fire.
2. Urged District 2 residents to obey evacuation orders.
3. Thanked Supervisor Hewitt for attending her recent Meet and Greet.
4. Attended a Hidden Springs community meeting and will attend again in February.

Council Member Marquez

1. Knows firsthand the difficulty of driving a bus after he had the opportunity to drive one with the RTA.
2. Attended the Light Up ceremony at Mountain View middle school.
3. Refuted the accusations made by a public speaker.
4. Encouraged residents to speak with him regarding his vote on particular items.

Council Member Cabrera

1. Announced that a meeting for the CTE Facilities grant is scheduled on October 24, 2019.
2. Reminded residents that employment opportunities are available for the upcoming census.
3. Remarked that the Inland Empire Complete Count Committee would hold a meeting on October 17, 2019.
4. Scheduled to attend the League of California Cities conference on October 17, 2019.
5. Lauded Council Member Thornton for her appointment to the Housing, Community and Economic Development Policy Committee.
6. Toured Landmark Middle School on October 8, 2019.
7. Canyon Springs High School is scheduled for a visit on October 17, 2019.

Mayor Pro Tem Baca

1. Stated that the City Council as well as the Executive Team will be in attendance at the League of California Cities conference.
2. Thanked the Carpenters Union for attending the City Council meeting.
3. Described a procedure Council Members may employ, for voting on the Consent Calendar when there are items they might object to.
4. Invited residents to attend the Dia De Los Muertos event.
5. Urged residents to attend the Veterans Scholarship Breakfast on November 1, 2019.

Mayor Gutierrez

1. Will be in attendance at the League of California Cities conference.
2. Notified residents of his Pancake Breakfast on November 5, 2019 at the Senior Center.

3. Thanked the Carpenters Union for attending the City Council meeting.
4. Remarked that he will attend the Dia De Los Muertos event.
5. Mentioned that the Town Center proposal will be scheduled for the meeting on November 5, 2019.

## ADJOURNMENT

There being no further business to come before the City Council, Mayor Gutierrez adjourned the meeting in memory of former City Council member Bonnie Flickinger at 6:44 p.m.

Submitted by:

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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:

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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:**

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

**AGENDA DATE:** November 5, 2019

**TITLE:** COUNCIL DISCRETIONARY EXPENDITURE REPORTS  
FOR FISCAL YEAR 2019/2020 FROM JULY 1, 2019  
THROUGH SEPTEMBER 30, 2019

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### **RECOMMENDED ACTION**

**Recommendation:**

1. Receive and file the Fiscal Year 2019/2020 Council Discretionary Expenditure Report for July 1, 2019 through September 30, 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 September 30, 2019. Each Council District receives an annual budget allocation of \$3,000 and the Mayor receives an annual budget allocation of \$6,000.

With the adoption of the current fiscal year budget and pursuant to Resolution No. 2019-27, unused monies from Fiscal Year 2018/2019 have been carried over to the current Fiscal Year as approved by the City Manager. The Discretionary Expenditure Reports now reflect the amended budget amount.

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 - Sept Discretionary Reports

**APPROVALS**

|                         |                   |                  |
|-------------------------|-------------------|------------------|
| Budget Officer Approval | <u>✓ Approved</u> | 10/30/19 5:53 PM |
| City Attorney Approval  | <u>✓ Approved</u> | 10/31/19 9:02 AM |
| City Manager Approval   | <u>✓ Approved</u> | 10/31/19 2:53 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 - September 30, 2019

| Date | Amount             | Description   |
|------|--------------------|---|
|      |                    | <b>No expenditures to report for July 2019</b>        |
|      |                    | <b>No expenditures to report for August 2019</b>      |
|      |                    | <b>No expenditures to report for September 2019</b>   |
|      | \$ -               | TOTAL Council Discretionary Expenditures for FY 19/20 |
|      | \$ 6,000.00        | FY 19/20 Adopted Budget Amount                        |
|      | \$ 692.00          | Carryover Budget Amount FY 18/19                      |
|      | <u>\$ 6,692.00</u> | FY 19/20 Amended Budget Amount                        |
|      | \$ 6,692.00        | FY 19/20 Budget Amount Remaining                      |

Source: Unaudited financial data from the City's accounting records.  
 Updated as of: 10/16/2019



**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 - September 30, 2019

| <b>Date</b> | <b>Amount</b>      | <b>Description</b>   |
|-------------|--------------------|--|
| 7/1/2019    | \$ 343.74          | FY 18/19 Prepaid Expense US Mayor's Conference             |
| 8/3/2019    | \$ 246.75          | Sponsorship Planning Permit Fees for Annual Backpack Event |
|             |                    | <b>No expenditures to report for September 2019</b>        |
|             | <u>\$ 590.49</u>   | TOTAL Council Discretionary Expenditures for FY 19/20      |
|             | \$ 3,000.00        | FY 19/20 Adopted Budget Amount                             |
|             |                    | Carryover Budget Amount FY 18/19                           |
|             | <u>\$ 3,000.00</u> | FY 19/20 Amended Budget Amount                             |
|             | \$ 2,409.51        | FY 19/20 Budget Amount Remaining                           |

Source: Unaudited financial data from the City's accounting records.  
 Updated as of: 10/16/2019



**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 - September 30, 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> |                    |   |
| 9/16/2019  | \$ 10.00           | Moreno Valley Elks POW/MIA Remembrance Dinner                     |
| 9/30/2019  | \$ 76.21           | Accessories for City Issued Equipment                             |
| 9/30/2019  | \$ 501.00          | Facility Use Sponsorship CalVets Pathways to Citizenship Workshop |
| 9/30/2019  | \$ 200.00          | Membership Fee LOCC African American Caucus                       |
|  | <u>\$ 915.79</u>   | TOTAL Council Discretionary Expenditures for FY 19/20             |
|  | \$ 3,000.00        | FY 19/20 Adopted Budget Amount                                    |
|  | <u>\$ 1,803.00</u> | Carryover Budget Amount FY 18/19                                  |
|  | <u>\$ 4,803.00</u> | FY 19/20 Amended Budget Amount                                    |
|  | \$ 3,887.21        | FY 19/20 Budget Amount Remaining                                  |

Source: Unaudited financial data from the City's accounting records.  
 Updated as of: 10/16/2019



**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 - September 30, 2019

| <b>Date</b> | <b>Amount</b>      | <b>Description</b>  |
|-------------|--------------------|---|
|             |                    | <b>No Expenditures to Report for July 2019</b>                |
|             |                    | <b>No Expenditures to Report for August 2019</b>              |
| 9/30/2019   | \$ 300.00          | Refreshments for Public Outreach "Let's Have Lunch With Dave" |
|             | <u>\$ 300.00</u>   | TOTAL Council Discretionary Expenditures for FY 19/20         |
|             | \$ 3,000.00        | FY 19/20 Adopted Budget Amount                                |
|             | \$ 433.00          | Carryover Budget Amount FY 18/19                              |
|             | <u>\$ 3,433.00</u> | FY 19/20 Amended Budget Amount                                |
|             | \$ 3,133.00        | FY 19/20 Budget Amount Remaining                              |

Source: Unaudited financial data from the City's accounting records.  
 Updated as of: 10/16/2019



**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 - September 30, 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>      |
|             |                    | <b>No expenditures to report for September 2019</b>   |
|             | <u>\$ 200.00</u>   | TOTAL Council Discretionary Expenditures for FY 19/20 |
|             | \$ 3,000.00        | FY 19/20 Adopted Budget Amount                        |
|             | \$ 1,726.00        | Carryover Budget Amount FY 18/19                      |
|             | <u>\$ 4,726.00</u> | FY 19/20 Amended Budget Amount                        |
|             | \$ 4,526.00        | FY 19/20 Budget Amount Remaining                      |

Source: Unaudited financial data from the City's accounting records.  
 Updated as of: 10/16/2019



## Report to City Council

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**TO:** Mayor and City Council

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

**AGENDA DATE:** November 5, 2019

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

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### **RECOMMENDED ACTION**

#### **Recommendation:**

1. Receive and confirm the following Mayoral appointment:

#### **TRAFFIC SAFETY COMMISSION**

| <u>Name</u>       | <u>Position</u> | <u>Term</u>     |
|-------------------|-----------------|-----------------|
| Zainab Alkhamaisi | Member          | Ending 06/30/22 |

### **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**

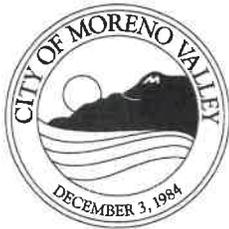
1. Economic Development
2. Public Safety
3. Library
4. Infrastructure
5. Beautification, Community Engagement, and Quality of Life
6. Youth Programs

**ATTACHMENTS**

- 1. Zainab Alkhamaisi\_Redacted

**APPROVALS**

|                         |                   |                  |
|-------------------------|-------------------|------------------|
| Budget Officer Approval | <u>✓ Approved</u> | 10/31/19 1:01 PM |
| City Attorney Approval  | <u>✓ Approved</u> | 10/31/19 3:03 PM |
| City Manager Approval   | <u>✓ Approved</u> | 10/31/19 3:04 PM |



# City of Moreno Valley Boards and Commissions

## Membership Application Form

CITY CLERK  
MORENO VALLEY  
RECEIVED  
19 OCT 10 PM 2:39  
For City Clerk's Use  
Stamp Date and Time Received

Name: Zainab Alkhamaisi  
Home Address: [REDACTED]

How long have you resided in Moreno Valley? 2003

**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: MVUSD Position: PTA Parents Assn  
Address: [REDACTED]

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

\*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 like to help

List any education, training, or special skills, you have which may be relevant or of particular benefit to this Board and/or Commission:  
resident in Moreno Valley

Explain briefly your understanding of what this Board and/or Commission does, including its powers and limitations.  
Street traffic

What do you hope to accomplish by your participation?  
maxim provement as a parent

Attachment: Zainab Alkhamaisi\_Redacted (3819 : 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:

District employ and PTA

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

Working for the Government

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

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

Date(s) of the meeting(s) attended: 10/2/19

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.

[Redacted Signature]

Signature

10/10/19

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.



## Report to City Council

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**TO:** Mayor and City Council

**FROM:** Kathleen Sanchez, Human Resources Director

**AGENDA DATE:** November 5, 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

**APPROVALS**

|                         |                   |                  |
|-------------------------|-------------------|------------------|
| Budget Officer Approval | <u>✓ Approved</u> | 10/30/19 5:31 PM |
| City Attorney Approval  | <u>✓ Approved</u> | 10/31/19 9:01 AM |
| City Manager Approval   | <u>✓ Approved</u> | 10/31/19 2:55 PM |

**City of Moreno Valley  
Personnel Changes  
November 5, 2019**

**New Hires**

Lee Withers, Parks Projects Coordinator, Parks and Community Services Department/Community Services

Keith Gemmell, Management Analyst, Economic Development Department

Angelica Aceves, Animal Services Assistant, Community Development Department/Animal Services Division

**Promotions**

None

**Transfers**

None

**Separations**

None



## **Report to City Council**

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**TO:** Mayor and City Council

**FROM:** Marshall Eyerman, Chief Financial Officer

**AGENDA DATE:** November 5, 2019

**TITLE:** PAYMENT REGISTER - AUGUST 2019

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### **RECOMMENDED ACTION**

#### **Recommendation:**

Receive and file the Payment Register.

### **SUMMARY**

The Payment Register is an important report providing transparency of financial transactions and payments for City activity for review by the City Council, the residents and businesses in Moreno Valley. The report is posted to the City's website as soon as it is available. The report is included in the City Council agenda as an additional means of distributing the report.

The payment register lists in alphabetical order all checks and wires in the amount of \$25,000 or greater, followed by a listing in alphabetical order of all checks and wires less than \$25,000. The payment register also includes the fiscal year-to-date (FYTD) amount paid to each vendor.

### **PREPARATION OF STAFF REPORT**

Prepared By:  
Dena Heald  
Financial Operations Division Manager

Department Head Approval:  
Marshall Eyerman  
Chief Financial Officer/City Treasurer

### **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. August 2019 Payment Register

**APPROVALS**

|                         |                   |                  |
|-------------------------|-------------------|------------------|
| Budget Officer Approval | <u>✓ Approved</u> | 10/01/19 2:05 PM |
| City Attorney Approval  | <u>✓ Approved</u> | 10/21/19 3:11 PM |
| City Manager Approval   | <u>✓ Approved</u> | 10/23/19 3:27 PM |



**City of Moreno Valley  
Payment Register  
For Period 8/1/2019 through 8/31/2019**

**CHECKS IN THE AMOUNT OF \$25,000 OR GREATER**

| <u>Vendor Name</u>                       | <u>Check/EFT Number</u> | <u>Payment Date</u> | <u>Inv Number</u> | <u>Invoice Description</u>                                      | <u>Payment Amount</u>        |
|--|-------------------------|---------------------|-------------------|---|------------------------------|
| ALFARO COMMUNICATIONS CONSTRUCTION, INC. | 237379                  | 08/05/2019          | 1                 | ALESSANDRO BLVD TRAFFIC SIGNAL AT GRANT ST, CONTRACTOR SERVICES | \$200,621.19                 |
| Remit to: COMPTON, CA                    |                         |                     |                   |   | <u>FYTD:</u> \$200,621.19    |
| ARCHITERRA DESIGN GROUP                  | 25613                   | 08/19/2019          | 25993             | CONCEPTUAL DESIGN OF AMPHITHEATER 6/25-7/24/19                  | \$71,733.23                  |
|  |                         | 08/19/2019          | 26075             | 3D PHOTO REALISTIC RENDERINGS-AMPHITHEATER                      |                              |
| Remit to: RANCHO CUCAMONGA, CA           |                         |                     |                   |   | <u>FYTD:</u> \$123,674.88    |
| CHASTANG FORD                            | 25520                   | 08/05/2019          | 40653             | 2019 FORD F-550 CREW CAB-VIN#1FDUF5GY9KDA18528                  | \$110,742.00                 |
|  |                         | 08/05/2019          | 40786             | 2019 FORD F-550 CREW CAB-VIN#1FD0W5GY2KEF19138                  |                              |
| Remit to: HOUSTON, TX                    |                         |                     |                   |   | <u>FYTD:</u> \$159,730.00    |
| COUNTY OF RIVERSIDE FIRE DEPT            | 25682                   | 08/26/2019          | 233382            | FIRE SERVICES CONTRACT-4TH QTR (FPARC-MV, 233136,18/19, Q4)     | \$4,124,955.84               |
| Remit to: PERRIS, CA                     |                         |                     |                   |   | <u>FYTD:</u> \$4,124,955.84  |
| COUNTY OF RIVERSIDE SHERIFF              | 25615                   | 08/19/2019          | SH00000035834     | CONTRACT LAW ENFORCEMENT BILLING #13 (05/23-6/30/19)            | \$3,828,987.55               |
| Remit to: RIVERSIDE, CA                  |                         |                     |                   |   | <u>FYTD:</u> \$10,502,412.97 |

Attachment: August 2019 Payment Register (3669 : PAYMENT REGISTER - AUGUST 2019)



**City of Moreno Valley  
Payment Register  
For Period 8/1/2019 through 8/31/2019**

**CHECKS IN THE AMOUNT OF \$25,000 OR GREATER**

| <u>Vendor Name</u>                          | <u>Check/EFT Number</u> | <u>Payment Date</u> | <u>Inv Number</u> | <u>Invoice Description</u>                     | <u>Payment Amount</u> |
|---|-------------------------|---------------------|-------------------|--|-----------------------|
| COUNTY OF RIVERSIDE,<br>AUDITOR- CONTROLLER | 237337                  | 08/05/2019          | MAR-2019          | TRANSMITTAL OF AB544 FROM PARKING CONTROL FEES | \$119,546.04          |
|   |                         | 08/05/2019          | FEB-2019          | TRANSMITTAL OF AB544 FROM PARKING CONTROL FEES |                       |
|   |                         | 08/05/2019          | MAY-2019          | TRANSMITTAL OF AB544 FROM PARKING CONTROL FEES |                       |
|   | 237385                  | 08/05/2019          | JAN-2019          | TRANSMITTAL OF AB544 FROM PARKING CONTROL FEES | \$59,784.90           |
|   |                         | 08/12/2019          | MAR-2019ADJ       | TRANSMITTAL OF AB544 FROM PARKING CONTROL FEES |                       |
|   |                         | 08/12/2019          | APR-2019          | TRANSMITTAL OF AB544 FROM PARKING CONTROL FEES |                       |
|   |                         | 08/12/2019          | FEB-2019ADJ       | TRANSMITTAL OF AB544 FROM PARKING CONTROL FEES |                       |
|   |                         | 08/12/2019          | JUNE-2019         | TRANSMITTAL OF AB544 FROM PARKING CONTROL FEES |                       |

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|                         |              |              |
|-------------------------|--------------|--------------|
| Remit to: RIVERSIDE, CA | <u>FYTD:</u> | \$179,330.94 |
|-------------------------|--------------|--------------|

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|                   |       |            |           |   |             |
|-------------------|-------|------------|-----------|---|-------------|
| DATA TICKET, INC. | 25522 | 08/05/2019 | 103056HH  | PARKING HANDHELD DEVICES LEASE, AIR TIME-CODE-JUNE 2019 | \$26,063.58 |
|                   |       | 08/05/2019 | 90390TPCA | THIRD PARTY COLLECTIONS-CODE-MAY 2018                   |             |
|                   |       | 08/05/2019 | 103056    | PARKING CITATION PROCESSING-CODE-JUNE 2019              |             |
|                   |       | 08/05/2019 | 100128    | ADMIN CITATION PROCESSING-CODE- MARCH 2019              |             |
|                   |       | 08/05/2019 | 103265    | ADMIN CITATION PROCESSING-ANIMAL SVCS- JUNE 2019        |             |
|                   |       | 08/05/2019 | 103265TPC | THIRD PARTY COLLECTIONS-ANIMAL SVCS-JUNE 2019           |             |
|                   |       | 08/05/2019 | 103267    | ADMIN CITATION PROCESSING-CODE-JUNE 2019                |             |
|                   |       | 08/05/2019 | 102944    | ADMIN CITATION PROCESSING-NPDES-JUNE 19                 |             |
|                   |       | 08/05/2019 | 103267TPC | THIRD PARTY COLLECTIONS-CODE-JUNE 2019                  |             |

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|                      |              |             |
|----------------------|--------------|-------------|
| Remit to: IRVINE, CA | <u>FYTD:</u> | \$64,867.30 |
|----------------------|--------------|-------------|

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Attachment: August 2019 Payment Register (3669 : PAYMENT REGISTER - AUGUST 2019)



**City of Moreno Valley  
Payment Register  
For Period 8/1/2019 through 8/31/2019**

**CHECKS IN THE AMOUNT OF \$25,000 OR GREATER**

| <u>Vendor Name</u>               | <u>Check/EFT Number</u> | <u>Payment Date</u> | <u>Inv Number</u> | <u>Invoice Description</u>                                | <u>Payment Amount</u>     |
|----------------------------------|-------------------------|---------------------|-------------------|---|---------------------------|
| DMS FACILITY SERVICES            | 25526                   | 08/05/2019          | RC-L114568        | JANITORIAL SVCS-PUBLIC SAFETY BUILDING-FEB 2019           | \$69,016.49               |
|                                  |                         | 08/05/2019          | RC-L115037        | JANITORIAL SVCS-PUBLIC SAFETY BUILDING-APR 2019           |                           |
|                                  |                         | 08/05/2019          | RC-L115451        | JANITORIAL SVCS-PUBLIC SAFETY BUILDING-JUNE 2019          |                           |
|                                  |                         | 08/05/2019          | RC-L115464        | JANITORIAL SVCS-LIBRARY BRANCH MALL-JUNE 2019             |                           |
|                                  |                         | 08/05/2019          | RC-L115447        | JANITORIAL SVCS-EMERGENCY OP'S CTR-JUNE 2019              |                           |
|                                  |                         | 08/05/2019          | L48029            | JANITORIAL SVCS-FIRE STATIONS (2, 48, 58, 6, 91, 99 & 65) |                           |
|                                  |                         | 08/05/2019          | RC-L114184        | JANITORIAL SVCS-PUBLIC SAFETY BUILDING-DEC 2018           |                           |
|                                  |                         | 08/05/2019          | RC-L114833        | JANITORIAL SVCS-PUBLIC SAFETY BUILDING-MAR 2019           |                           |
|                                  |                         | 08/05/2019          | RC-L113917        | JANITORIAL SVCS-PUBLIC SAFETY BUILDING-NOV 2018           |                           |
|                                  |                         | 08/05/2019          | RC-L115459        | JANITORIAL SVCS-COTTONWOOD GOLF CTR.-JUNE 2019            |                           |
|                                  |                         | 08/05/2019          | RC-L113604        | JANITORIAL SVCS-PUBLIC SAFETY BUILDING-OCT 2018           |                           |
|                                  |                         | 08/05/2019          | RC-L113446        | JANITORIAL SVCS-PUBLIC SAFETY BUILDING-SEPT 2018          |                           |
|                                  |                         | 08/05/2019          | RC-L114351        | JANITORIAL SVCS-PUBLIC SAFETY BUILDING-JAN 2019           |                           |
| Remit to: SOUTH PASADENA, CA     |                         |                     |                   |   | <u>FYTD:</u> \$77,541.49  |
| E. E. ELECTRIC, INC.             | 237340                  | 08/05/2019          | 2019040           | ALESSANDRO CROSSTOWN TIE-PROGRESS BILLING 4               | \$400,417.78              |
| Remit to: MIRA LOMA, CA          |                         |                     |                   |   | <u>FYTD:</u> \$696,671.15 |
| EASTERN MUNICIPAL WATER DISTRICT | 237520                  | 08/26/2019          | JULY-19 8/26/19   | WATER CHARGES   | \$200,889.07              |
|                                  |                         | 08/26/2019          | AUG-19 8/26/19    | WATER CHARGES   |                           |
| Remit to: LOS ANGELES, CA        |                         |                     |                   |   | <u>FYTD:</u> \$490,044.92 |

Attachment: August 2019 Payment Register (3669 : PAYMENT REGISTER - AUGUST 2019)



City of Moreno Valley  
Payment Register  
For Period 8/1/2019 through 8/31/2019

CHECKS IN THE AMOUNT OF \$25,000 OR GREATER

| <u>Vendor Name</u>                         | <u>Check/EFT Number</u> | <u>Payment Date</u> | <u>Inv Number</u> | <u>Invoice Description</u>        | <u>Payment Amount</u> |
|--|-------------------------|---------------------|-------------------|-----------------------------------|-----------------------|
| ENCO UTILITY SERVICES<br>MORENO VALLEY LLC | 25616                   | 08/19/2019          | 0406-TEMPMF-151   | METER FEES-TEMPORARY              | \$540,095.67          |
|  |                         | 08/19/2019          | 0405-MTS1-SP164   | METER FEES-REGULAR                |                       |
|  |                         | 08/19/2019          | 0405-1-248        | DISTRIBUTION CHARGES 6/25-7/23/19 |                       |

Attachment: August 2019 Payment Register (3669 : PAYMENT REGISTER - AUGUST 2019)



City of Moreno Valley  
Payment Register  
For Period 8/1/2019 through 8/31/2019

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|--|-------------------------|---------------------|-------------------|--|-----------------------|
| ENCO UTILITY SERVICES<br>MORENO VALLEY LLC | 25683                   | 08/26/2019          | 0402-MF-02291     | SOLAR SYSTEM INSPECTION                        | \$53,928.22           |
|  |                         | 08/26/2019          | 0402-MF-02282     | SOLAR SYSTEM INSPECTION                        |                       |
|  |                         | 08/26/2019          | 0402-MF-02283     | SOLAR SYSTEM INSPECTION                        |                       |
|  |                         | 08/26/2019          | 0402-MF-02284     | SOLAR SYSTEM INSPECTION                        |                       |
|  |                         | 08/26/2019          | 0402-MF-02285     | SOLAR SYSTEM INSPECTION                        |                       |
|  |                         | 08/26/2019          | 0402-MF-02286     | SOLAR SYSTEM INSPECTION                        |                       |
|  |                         | 08/26/2019          | C19-01-0719       | WA# C19-01-0719-STREETLIGHT REPAIR             |                       |
|  |                         | 08/26/2019          | 0402-MF-02288     | SOLAR SYSTEM INSPECTION                        |                       |
|  |                         | 08/26/2019          | 0402-MF-02289     | SOLAR SYSTEM INSPECTION                        |                       |
|  |                         | 08/26/2019          | 0402-MF-02281     | SOLAR SYSTEM INSPECTION                        |                       |
|  |                         | 08/26/2019          | 0402-MF-02292     | SOLAR SYSTEM INSPECTION                        |                       |
|  |                         | 08/26/2019          | 0402-MF-02293     | SOLAR SYSTEM INSPECTION                        |                       |
|  |                         | 08/26/2019          | 0402-MF-02296     | SOLAR SYSTEM INSPECTION                        |                       |
|  |                         | 08/26/2019          | 40-429A-03        | WA# 40-419A-MORENO VALLEY SELF STORAGE         |                       |
|  |                         | 08/26/2019          | 40-408A-08        | WA# 40-408A-RANCHO BELAGO PHASE 2              |                       |
|  |                         | 08/26/2019          | 40-410A-06        | WA# 40-410A-BELLA VISTA APT HOMES              |                       |
|  |                         | 08/26/2019          | 40-436A-01        | WA# 40-436A-BOULDER RIDGE SLS PH 2 & 3         |                       |
|  |                         | 08/26/2019          | 40-434A-01        | WA# 40-434A-CENTERPOINTE COMMERCE CENTER       |                       |
|  |                         | 08/26/2019          | 40-414B-03        | WA# 40-414B-DUKE REALTY NANDINA INDUSTRIAL CTR |                       |
|  |                         | 08/26/2019          | 40-416B-02        | WA# 40-416B-PROLOGIS INDIAN BUSINESS PARK      |                       |
|  |                         | 08/26/2019          | 40-425B-02        | WA# 40-425B-BOULDER RIDGE SLS                  |                       |
|  |                         | 08/26/2019          | 0402-MF-02300     | SOLAR SYSTEM INSPECTION                        |                       |
|  |                         | 08/26/2019          | 40-364B-05        | WA# 40-364B-CROSSTOWN TIE ALESSANDRO BLVD      |                       |
|  |                         | 08/26/2019          | 40-407B-03        | WA# 40-407B-INDIAN 12KV IC LINE EXTENSION      |                       |
|  |                         | 08/26/2019          | 40-365B-03        | WA# 40-365B-CROSSTOWN TIE HEACOCK ST           |                       |
|  |                         | 08/26/2019          | 40-374B-09        | WA# 40-374B-CACTUS COMMERCE, LP                |                       |
|  |                         | 08/26/2019          | 40-392B-02        | WA# 40-392B-BEAZER HOMES                       |                       |

Attachment: August 2019 Payment Register (3669 : PAYMENT REGISTER - AUGUST 2019)



City of Moreno Valley  
Payment Register  
For Period 8/1/2019 through 8/31/2019

CHECKS IN THE AMOUNT OF \$25,000 OR GREATER

| <u>Vendor Name</u>                                | <u>Check/EFT Number</u> | <u>Payment Date</u> | <u>Inv Number</u> | <u>Invoice Description</u>                               | <u>Payment Amount</u>       |
|---|-------------------------|---------------------|-------------------|--|-----------------------------|
| ENCO UTILITY SERVICES<br>MORENO VALLEY LLC        |                         | 08/26/2019          | 40-403B-06        | WA# 40-403B-RRMC SKILLED NURSING FACILITY                |                             |
|   |                         | 08/26/2019          | 0402-MF-02294     | SOLAR SYSTEM INSPECTION                                  |                             |
|   |                         | 08/26/2019          | 40-406B-02        | WA# 40-406B-02-BAY AVE LINE EXTENSION                    |                             |
|   |                         | 08/26/2019          | 0402-MF-02297     | SOLAR SYSTEM INSPECTION                                  |                             |
| Remit to: ANAHEIM, CA                             |                         |                     |                   |  | <u>FYTD:</u> \$1,034,378.34 |
| EXELON GENERATION COMPANY,<br>LLC                 | 25582                   | 08/12/2019          | MVEU-00081A       | POWER PURCHASE 7/1-7/31/19                               | \$763,472.00                |
| Remit to: BALTIMORE, MD                           |                         |                     |                   |  | <u>FYTD:</u> \$1,362,640.00 |
| FAIRBANK MASLIN MAULIN<br>METZ & ASSOCIATES, INC. | 237391                  | 08/12/2019          | 239218            | SURVEY ON SAMPLE OF MV VOTERS                            | \$29,750.00                 |
| Remit to: OAKLAND, CA                             |                         |                     |                   |  | <u>FYTD:</u> \$29,750.00    |
| FIRST INDUSTRIAL, LP                              | 237419                  | 08/12/2019          | REFUND 7/5/19     | REFUND EROSION CONTROL SECURITY DEPOSIT-PA13-0037        | \$90,437.50                 |
| Remit to: EL SEGUNDO, CA                          |                         |                     |                   |  | <u>FYTD:</u> \$90,437.50    |
| GOLDEN STAR TECHNOLOGY,<br>DBA: GST               | 237392                  | 08/12/2019          | INV34463          | CISCO FIREWALL REPLACEMENTS                              | \$30,530.90                 |
| Remit to: CERRITOS, CA                            |                         |                     |                   |  | <u>FYTD:</u> \$30,530.90    |
| GRID ALTERNATIVES                                 | 237430                  | 08/12/2019          | ARI0005927        | CDBG 18/19 SOLAR ENERGY ASSISTANCE PROGRAM-MAR/JUNE 2019 | \$30,140.09                 |
| Remit to: OAKLAND, CA                             |                         |                     |                   |  | <u>FYTD:</u> \$30,140.09    |

Attachment: August 2019 Payment Register (3669 : PAYMENT REGISTER - AUGUST 2019)



**City of Moreno Valley  
Payment Register  
For Period 8/1/2019 through 8/31/2019**

**CHECKS IN THE AMOUNT OF \$25,000 OR GREATER**

| <u>Vendor Name</u>                | <u>Check/EFT Number</u> | <u>Payment Date</u> | <u>Inv Number</u> | <u>Invoice Description</u>   | <u>Payment Amount</u>     |
|-----------------------------------|-------------------------|---------------------|-------------------|--|---------------------------|
| HOT LINE CONSTRUCTION, INC        | 25618                   | 08/19/2019          | 85359             | HEACOCK CROSSTOWN TIE PROJECT-PAY APPLICATION #4                           | \$26,237.80               |
| Remit to: IRVING, TX              |                         |                     |                   |  | <b>FYTD:</b> \$564,930.36 |
| LEIVAS, INC. DBA. LEIVAS LIGHTING | 25548                   | 08/05/2019          | 238346            | LANDSCAPE LIGHTING MAINTENANCE-JUNE 2019                                   | \$47,756.77               |
|                                   |                         | 08/05/2019          | 238347            | LIGHTING UPGRADES  |                           |
| Remit to: RIVERSIDE, CA           |                         |                     |                   |  | <b>FYTD:</b> \$48,716.77  |
| LEONIDA BUILDERS, INC             | 25549                   | 08/05/2019          | 1-Cyc7LibLn       | CYCLE 7 & LIBERTY LANE_CONTRACTOR SERVICES                                 | \$200,621.00              |
| Remit to: SANTA CLARITA, CA       |                         |                     |                   |  | <b>FYTD:</b> \$200,621.00 |
| LIBRARY SYSTEMS & SERVICES, LLC   | 25550                   | 08/05/2019          | INV1974           | LIBRARY CONTRACT SVCS & MATERIALS-MAIN & MALL-JULY 2019                    | \$315,795.80              |
|                                   |                         | 08/05/2019          | INV2106           | LIBRARY CONTRACT SVCS & MATERIALS-MAIN & MALL-AUG 2019                     |                           |
| Remit to: ROCKVILLE, MD           |                         |                     |                   |  | <b>FYTD:</b> \$315,795.80 |
| MIG, INC.                         | 237396                  | 08/12/2019          | 0058781           | CONSULTING-ENGAGE MOVAL/OUTREACH TOOLBOX-DISADVANTAGED COMMUNITIES-APR2019 | \$27,867.75               |
|                                   |                         | 08/12/2019          | 0059310           | CONSULTING-ENGAGE MOVAL/OUTREACH TOOLBOX-DISADVANTAGED COMMUNITIES-MAY2019 |                           |
|                                   |                         | 08/12/2019          | 0059507           | CONSULTING-ENGAGE MOVAL/OUTREACH TOOLBOX-DISADVANTAGED COMMUNITIES-JUN2019 |                           |
| Remit to: BERKELEY, CA            |                         |                     |                   |  | <b>FYTD:</b> \$27,867.75  |
| MORENO VALLEY UTILITY             | 237444                  | 08/19/2019          | AUG-19 8/19/19    | ELECTRICITY CHARGES  | \$94,038.35               |
| Remit to: HEMET, CA               |                         |                     |                   |  | <b>FYTD:</b> \$255,418.29 |

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**City of Moreno Valley  
Payment Register  
For Period 8/1/2019 through 8/31/2019**

**CHECKS IN THE AMOUNT OF \$25,000 OR GREATER**

| <u>Vendor Name</u>                 | <u>Check/EFT Number</u> | <u>Payment Date</u> | <u>Inv Number</u> | <u>Invoice Description</u>                                     | <u>Payment Amount</u>     |
|------------------------------------|-------------------------|---------------------|-------------------|--|---------------------------|
| PACIFIC UTILITY INSTALLATION, INC  | 25694                   | 08/26/2019          | 19947             | CONTRACTOR SERVICES FOR BAY AVE. LINE EXTENSION PROJECT        | \$51,300.00               |
| Remit to: ANAHEIM, CA              |                         |                     |                   |  | <b>FYTD: \$182,702.10</b> |
| PARSONS TRANSPORTATION GROUP, INC. | 25559                   | 08/05/2019          | 1907A589          | SR/60 MORENO BEACH PHASE 2, CONSULTANT SERVICES                | \$41,699.86               |
| Remit to: IRVINE, CA               |                         |                     |                   |  | <b>FYTD: \$102,140.25</b> |
| PERMA                              | 25624                   | 08/19/2019          | 2019-20 DWR PRGM  | INSURANCE PREMIUM FOR 2019-20 DEADLY WEAPON RESPONSE PROGRAM   | \$736,190.00              |
|                                    |                         | 08/19/2019          | 2019-20 GEN LIAB  | DEPOSIT PREMIUM FOR 2019-20 GENERAL LIABILITY PROGRAM          |                           |
|                                    |                         | 08/19/2019          | 2019-20 CYBER LB  | INSURANCE PREMIUM FOR 2019-20 CYBER LIABILITY COVERAGE PROGRAM |                           |
|                                    |                         | 08/19/2019          | 2019-20 PROP PRG  | INSURANCE PREMIUM FOR 2019-20 TOTAL PROPERTY PROGRAM           |                           |
|                                    |                         | 08/19/2019          | 2019-20 CRIME CV  | INSURANCE PREMIUM FOR 2019-20 CRIME COVERAGE PROGRAM           |                           |
| Remit to: PALM DESERT, CA          |                         |                     |                   |  | <b>FYTD: \$814,519.58</b> |
| PSOMAS                             | 25560                   | 08/05/2019          | 153802            | PAVEMENT REHAB FOR VARIOUS LOCAL ST CDBG 19/20, CONSULTANT     | \$56,914.16               |
|                                    |                         | 08/05/2019          | 152985            | PAVEMENT REHAB FOR VARIOUS LOCAL ST CDBG FY19/20, CONSULTANT   |                           |
| Remit to: LOS ANGELES, CA          |                         |                     |                   |  | <b>FYTD: \$105,912.93</b> |

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**City of Moreno Valley  
Payment Register  
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| <u>Vendor Name</u>          | <u>Check/EFT Number</u> | <u>Payment Date</u> | <u>Inv Number</u> | <u>Invoice Description</u>                                 | <u>Payment Amount</u>     |
|-----------------------------|-------------------------|---------------------|-------------------|--|---------------------------|
| RE ASTORIA 2 LLC            | 25561                   | 08/05/2019          | 00024             | RENEWABLE ENERGY-MV UTILITY-AUG18                          | \$78,044.40               |
|                             |                         | 08/05/2019          | 00033             | RENEWABLE ENERGY-MV UTILITY-MAY19                          |                           |
|                             | 25591                   | 08/12/2019          | 00035             | RENEWABLE ENERGY-MV UTILITY-JUL19                          | \$42,509.44               |
| Remit to: SAN FRANCISCO, CA |                         |                     |                   |  | <b>FYTD:</b> \$160,445.68 |
| SOUTHERN CALIFORNIA EDISON  | 237402                  | 08/12/2019          | JUL-19 8/12/19    | ELECTRICITY CHARGES  | \$48,345.07               |
|                             | 237447                  | 08/19/2019          | 729-6522 8/7/19   | ELECTRICITY CHARGES FOR ACQUIRED STREETLIGHTS              | \$97,967.43               |
|                             |                         | 08/19/2019          | JUL-19 8/19/19    | ELECTRICITY CHARGES  |                           |
|                             |                         | 08/19/2019          | 721-3449/JUL-19   | IFA CHARGES-SUBSTATION                                     |                           |
|                             |                         | 08/19/2019          | 717-8027 8/7/19   | ELECTRICITY CHARGES FOR ADDED STREETLIGHTS                 |                           |
|                             |                         | 08/19/2019          | 717-8456 8/7/19   | ELECTRICITY CHARGES FOR ADDED STREETLIGHTS                 |                           |
|                             |                         | 08/19/2019          | 707-6081/JUL-19   | ELECTRICITY CHARGES  |                           |
|                             |                         | 08/19/2019          | 717-7516 8/7/19   | ELECTRICITY CHARGES FOR ACQUIRED STREETLIGHTS              |                           |
|                             | 237525                  | 08/26/2019          | JUL-19 8/26/19    | ELECTRICITY CHARGES  | \$25,232.80               |
|                             |                         | 08/26/2019          | AUG-19 8/26/19    | ELECTRICITY CHARGES  |                           |
|                             |                         | 08/26/2019          | 587-9520/JUL-19   | ELECTRICITY-FERC CHARGES/MVU                               |                           |
|                             |                         | 08/26/2019          | 026-1608/JUL-19   | IFA & DISTRIBUTION UPGRADE CHARGES-KITCHING SUBSTATION     |                           |
| Remit to: ROSEMEAD, CA      |                         |                     |                   |  | <b>FYTD:</b> \$465,737.41 |
| SYNERGY COMPANIES           | 237361                  | 08/05/2019          | MVU RES DI 0419   | ENERGY AUDITS & INSTALLATION OF ENERGY EFFICIENCY MEASURES | \$198,476.14              |
|                             |                         | 08/05/2019          | MVU RES DI 0619   | ENERGY AUDITS & INSTALLATION OF ENERGY EFFICIENCY MEASURES |                           |
|                             |                         | 08/05/2019          | MVU RES DI 0519   | ENERGY AUDITS & INSTALLATION OF ENERGY EFFICIENCY MEASURES |                           |
| Remit to: HAYWARD, CA       |                         |                     |                   |  | <b>FYTD:</b> \$198,476.14 |

Attachment: August 2019 Payment Register (3669 : PAYMENT REGISTER - AUGUST 2019)



City of Moreno Valley  
Payment Register  
For Period 8/1/2019 through 8/31/2019

CHECKS IN THE AMOUNT OF \$25,000 OR GREATER

| <u>Vendor Name</u>                  | <u>Check/EFT Number</u> | <u>Payment Date</u> | <u>Inv Number</u> | <u>Invoice Description</u>                                       | <u>Payment Amount</u>       |
|-------------------------------------|-------------------------|---------------------|-------------------|--|-----------------------------|
| TENASKA ENERGY, INC                 | 25565                   | 08/05/2019          | MOREN0020190722   | ELECTRICITY POWER PURCHASE-MV UTILITY                            | \$419,105.62                |
|                                     | 25700                   | 08/26/2019          | MOREN0020190821   | ELECTRICITY POWER PURCHASE-MV UTILITY                            | \$611,356.60                |
| Remit to: ARLINGTON, TX             |                         |                     |                   |  | <b>FYTD:</b> \$1,489,140.17 |
| THE ADVANTAGE GROUP/ FLEX ADVANTAGE | 25566                   | 08/05/2019          | 201908            | AUGUST 2019 RETIREE MEDICAL BENEFIT BILLING                      | \$45,155.37                 |
| Remit to: TEMECULA, CA              |                         |                     |                   |  | <b>FYTD:</b> \$90,930.16    |
| TWRITE, INC.                        | 237409                  | 08/12/2019          | 19-00153          | CITY WEBSITE MAINTENANCE & SUPPORT SERVICES                      | \$36,444.25                 |
| Remit to: RIVERSIDE, CA             |                         |                     |                   |  | <b>FYTD:</b> \$36,444.25    |
| U.S. BANK/CALCARDS                  | 25568                   | 08/05/2019          | 07-29-19          | JULY 2019 CALCARD ACTIVITY                                       | \$281,014.96                |
| Remit to: ST. LOUIS, MO             |                         |                     |                   |  | <b>FYTD:</b> \$633,305.66   |
| UNITED STATES VETERANS INITIATIVE   | 237410                  | 08/12/2019          | 1 / ESG 18-19     | ESG - PAYMENT FOR JUL18-JUN19 EMERGENCY SHELTER PROGRAM SERVICES | \$50,669.70                 |
| Remit to: MARCH ARB, CA             |                         |                     |                   |  | <b>FYTD:</b> \$50,669.70    |
| WASTE MANAGEMENT                    | 237528                  | 08/26/2019          | 081919            | SOLID WASTE DELINQUENCIES PASS THRU, LESS FRANCHISE FEES         | \$31,549.16                 |
| Remit to: CORONA, CA                |                         |                     |                   |  | <b>FYTD:</b> \$31,549.16    |
| WELLS FARGO CORPORATE TRUST         | 25715                   | 08/28/2019          | W190801           | DEBT SERVICE-CFD NO. 87-1 2007, TOWNGATE, CFD NO. 5              | \$31,369.65                 |
| Remit to: LOS ANGELES, CA           |                         |                     |                   |  | <b>FYTD:</b> \$1,538,250.91 |

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|--|-------------------------|---------------------|-------------------|--|---------------------------|
| WEST COAST ARBORISTS, INC.                       | 25570                   | 08/05/2019          | 150177            | TREE TRIMMING SERVICES-PARKS TREE MAINT. PROGRAM                       | \$45,420.01               |
|  |                         | 08/05/2019          | 150178            | TREE TRIMMING SERVICES-PARKS TREE MAINT. PROGRAM                       |                           |
|  |                         | 08/05/2019          | 148100            | TREE TRIMMING SERVICES-PARKS TREE MAINT. PROGRAM                       |                           |
|  |                         | 08/05/2019          | 150176            | TREE TRIMMING SERVICES-PARKS TREE MAINT. PROGRAM                       |                           |
| Remit to: ANAHEIM, CA                            |                         |                     |                   |  | <u>FYTD:</u> \$74,926.49  |
| WHITNEY POINT SOLAR, LLC                         | 25705                   | 08/26/2019          | 517004            | RENEWABLE ENERGY-MV UTILITY-JUL 2019                                   | \$50,682.59               |
| Remit to: JUNO BEACH, FL                         |                         |                     |                   |  | <u>FYTD:</u> \$109,434.17 |
| WILLDAN ENGINEERING                              | 25571                   | 08/05/2019          | 002-21080         | PLAN CHECK & INSPECTION SERVICES FOR BLDG. & SAFETY DEPT.-MAY19        | \$133,767.91              |
|  |                         | 08/05/2019          | 002-21219         | PLAN CHECK & INSPECTION SERVICES FOR BLDG. & SAFETY DEPT.-JUN19        |                           |
| Remit to: ANAHEIM, CA                            |                         |                     |                   |  | <u>FYTD:</u> \$133,767.91 |
| WRCOG - WESTERN RIVERSIDE COUNCIL OF GOVERNMENTS | 25631                   | 08/19/2019          | JUL-2019 TUMF     | TUMF FEES COLLECTED 7/1-7/31/19-RESIDENTIAL MULTI-FAMILY               | \$343,504.00              |
| Remit to: RIVERSIDE, CA                          |                         |                     |                   |  | <u>FYTD:</u> \$441,107.00 |
| WRCRCA   | 237412                  | 08/12/2019          | JUL-2019 MSHCP    | MSHCP FEES COLLECTED FOR JULY 2019-RESIDENTIAL & COMMERCIAL/INDUSTRIAL | \$118,041.38              |
| Remit to: RIVERSIDE, CA                          |                         |                     |                   |  | <u>FYTD:</u> \$194,849.38 |
| ZOLL MEDICAL CORPORATION                         | 237550                  | 08/26/2019          | 2896813           | AUTOPULSE RESUSCITATION AUTOMATED CPR SYSTEMS (2)                      | \$30,307.92               |
| Remit to: CHELMSFORD, MA                         |                         |                     |                   |  | <u>FYTD:</u> \$30,307.92  |

**TOTAL AMOUNTS OF \$25,000 OR GREATER** **\$15,068,497.94**

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|----------------------------------|-------------------------|---------------------|-------------------|---|--------------------------|
| 4IMPRINT                         | 25576                   | 08/12/2019          | 7532424           | PREVENTATIVE MAINTENANCE SVCS-ICE BEAR UNITS 1/1-12/31/19 | \$2,031.21               |
| Remit to: OSHKOSH, WI            |                         |                     |                   |   | <u>FYTD:</u> \$2,031.21  |
| A & I REPROGRAPHICS              | 25577                   | 08/12/2019          | RC00067834        | REPROGRAPHIC MATERIALS-AMPHITHEATER PROJECT               | \$450.14                 |
| Remit to: ONTARIO, CA            |                         |                     |                   |   | <u>FYTD:</u> \$1,486.82  |
| ACCESS ELECTRIC SUPPLY           | 25509                   | 08/05/2019          | 40591             | CITY HALL RETROFIT PROJECT                                | \$10,344.00              |
| Remit to: MORENO VALLEY, CA      |                         |                     |                   |   | <u>FYTD:</u> \$10,344.00 |
| ADAMS INVESTIGATION SERVICES LLC | 237327                  | 08/05/2019          | 19-055            | INVESTIGATION SERVICES                                    | \$20,968.75              |
|                                  |                         | 08/05/2019          | 19-056            | INVESTIGATION SERVICES                                    |                          |
|                                  |                         | 08/05/2019          | 19-053            | INVESTIGATION SERVICES                                    |                          |
|                                  |                         | 08/05/2019          | 19-058            | INVESTIGATION SERVICES                                    |                          |
| Remit to: UPLAND, CA             |                         |                     |                   |   | <u>FYTD:</u> \$20,968.75 |
| ADLERHORST INTERNATIONAL LLC     | 25510                   | 08/05/2019          | 102217            | MONTHLY K-9 TRAINING (HERBIE) MAY 2017-JANUARY 2019       | \$3,675.00               |
| Remit to: RIVERSIDE, CA          |                         |                     |                   |   | <u>FYTD:</u> \$4,200.00  |
| ADMINSURE                        | 25678                   | 08/26/2019          | 12076             | WORKERS' COMP CLAIM ADMIN-JULY 2019                       | \$6,723.00               |
|                                  |                         | 08/26/2019          | 12154             | WORKERS' COMP CLAIM ADMIN-AUG 2019                        |                          |
|                                  |                         | 08/26/2019          | 12225             | WORKERS' COMP CLAIM ADMIN-SEPT 2019                       |                          |
| Remit to: ONTARIO, CA            |                         |                     |                   |   | <u>FYTD:</u> \$6,723.00  |

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|---|-------------------------|---------------------|-------------------|--|--------------------------|
| ADOPT A HIGHWAY LITTER REMOVAL SERVICE OF AMERICA | 25511                   | 08/05/2019          | 160525            | SIGN AND SET UP FEE  | \$18,959.26              |
|   |                         | 08/05/2019          | 160526            | STATE ROUTE 60-PERRIS & HEACOCK LITTER REMOVAL/ VEGETATION ABATEMENT 5/1-6/30/19 |                          |
|   |                         | 08/05/2019          | 159112            | STATE ROUTE 60-PIGEON PASS LITTER REMOVAL/ VEGETATION ABATEMENT 5/1-6/30/19      |                          |
| Remit to: ENCINITAS, CA                           |                         |                     |                   |  | <b>FYTD:</b> \$18,959.26 |
| ADVANCE REFRIGERATION & ICE SYSTEMS, INC          | 25512                   | 08/05/2019          | 46405             | ICE MACHINE MAINT & WATER FILTER-FIRE STATION 91                                 | \$89.00                  |
| Remit to: RIVERSIDE, CA                           |                         |                     |                   |  | <b>FYTD:</b> \$89.00     |
| ADVANCED ELECTRIC                                 | 25513                   | 08/05/2019          | 12596A            | ELECTRICAL REPAIRS-ANIMAL SHELTER  | \$5,164.00               |
|   |                         | 08/05/2019          | 12557             | ELECTRICAL REPAIRS-SENIOR CENTER   |                          |
|   |                         | 08/05/2019          | 12559             | ELECTRICAL REPAIRS-CITY HALL   |                          |
|   |                         | 08/05/2019          | 12558             | ELECTRICAL REPAIRS-PUBLIC SAFETY BUILDING  |                          |
|   | 25578                   | 08/12/2019          | 12519             | ELECTRICAL REPAIRS-CITY HALL   | \$4,348.00               |
| Remit to: MORENO VALLEY, CA                       |                         |                     |                   |  | <b>FYTD:</b> \$9,512.00  |
| AKM CONSULTING ENGINEERS, INC                     | 237328                  | 08/05/2019          | 10103             | SAN TIMOTEO FOOTHILL NEIGHBORHOOD FLOOD PROTECTION-DESIGN SVCS                   | \$2,495.00               |
| Remit to: IRVINE, CA                              |                         |                     |                   |  | <b>FYTD:</b> \$2,495.00  |
| ALDI, INC.  | 237413                  | 08/12/2019          | MVU 7014047-01    | SOLAR PBI INCENTIVE REBATE   | \$19,672.80              |
| Remit to: MORENO VALLEY, CA                       |                         |                     |                   |  | <b>FYTD:</b> \$44,016.18 |
| ALEX ORELLANA                                     | 237481                  | 08/22/2019          | AUGUST 2019       | MOVAL LEARNS-AUGUST 2019   | \$250.00                 |
| Remit to: MORENO VALLEY, CA                       |                         |                     |                   |  | <b>FYTD:</b> \$250.00    |

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|------------------------------|-------------------------|---------------------|-------------------|--|--------------------------|
| ALLEY, ERIN                  | 237534                  | 08/26/2019          | R19-138573        | ANIMAL SERVICES REFUND-SPAY/NEUTER DEPOSIT FOR 2 KITTENS | \$150.00                 |
| Remit to: MORENO VALLEY, CA  |                         |                     |                   |  | <b>FYTD: \$150.00</b>    |
| ALLIANT INSURANCE SERVICES   | 237381                  | 08/12/2019          | 4TH QTR-CY2018    | SPECIAL EVENT INSURANCE (OCT-DEC 2018 PREMIUMS)          | \$13,678.00              |
|                              |                         | 08/12/2019          | 1ST QTR-CY2019    | SPECIAL EVENT INSURANCE (JAN-MAR 2019 PREMIUMS)          |                          |
| Remit to: NEWPORT BEACH, CA  |                         |                     |                   |  | <b>FYTD: \$13,678.00</b> |
| AMERICAN FENCE COMPANY, INC. | 25679                   | 08/26/2019          | 2160925           | TEMPORARY FENCE-INSTALL & REMOVE                         | \$6,160.00               |
| Remit to: PERRIS, CA         |                         |                     |                   |  | <b>FYTD: \$6,160.00</b>  |
| AMERICAN FORENSIC NURSES     | 25514                   | 08/05/2019          | 71126             | PHLEBOTOMY SVCS  | \$895.00                 |
|                              |                         | 08/05/2019          | 72259             | PHLEBOTOMY SVCS  |                          |
| Remit to: LA QUINTA, CA      |                         |                     |                   |  | <b>FYTD: \$2,470.00</b>  |
| AMTECH ELEVATOR SERVICES     | 25515                   | 08/05/2019          | DVB19404001       | ELEVATOR ANNUAL PRESSURE RELIEF VALVE TEST-CITY HALL     | \$2,885.00               |
|                              |                         | 08/05/2019          | DVB05044619       | ELEVATOR ROUTINE MAINT-CITY HALL-JUNE 2019               |                          |
|                              |                         | 08/05/2019          | DVB05046619       | ELEVATOR ROUTINE MAINT-EOC-JUNE 2019                     |                          |
|                              |                         | 08/05/2019          | DVB19402001       | ELEVATOR ANNUAL PRESSURE RELIEF VALVE TEST-EOC           |                          |
|                              |                         | 08/05/2019          | DVB05044419       | ELEVATOR ROUTINE MAINT-CITY HALL-APRIL 2019              |                          |
|                              |                         | 08/05/2019          | DVB05046419       | ELEVATOR ROUTINE MAINT-EOC-APRIL 2019                    |                          |
|                              |                         | 08/05/2019          | DVB05046119       | ELEVATOR ROUTINE MAINT-EOC-JAN 2019                      |                          |
|                              |                         | 08/05/2019          | DVB05044119       | ELEVATOR ROUTINE MAINT-CITY HALL-JAN 2019                |                          |
| Remit to: PASADENA, CA       |                         |                     |                   |  | <b>FYTD: \$2,885.00</b>  |
| ANGEL BOBBITT                | 237491                  | 08/22/2019          | AUGUST 2019       | MOVAL LEARNS-AUGUST 2019                                 | \$250.00                 |
| Remit to: PERRIS, CA         |                         |                     |                   |  | <b>FYTD: \$250.00</b>    |

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|--------------------------------|------------------|--------------|----------------|---|--------------------|
| ANGELA B. WILLIAMS             | 237494           | 08/22/2019   | AUGUST 2019    | MOVAL LEARNS-AUGUST 2019                                | \$250.00           |
| Remit to: MORENO VALLEY, CA    |                  |              |                |   | FYTD: \$250.00     |
| ANIMAL EMERGENCY CLINIC, INC.  | 25612            | 08/19/2019   | JULY 2019      | AFTER HOURS EMERGENCY VET SVCS-MV ANIMAL SHELTER        | \$1,069.00         |
| Remit to: GRAND TERRACE, CA    |                  |              |                |   | FYTD: \$1,799.00   |
| ANNEALTA GROUP                 | 237382           | 08/12/2019   | 1487           | PLANNING ENTITLEMENT AND PLAN CHECK SVCS                | \$3,149.30         |
|                                |                  | 08/12/2019   | 1483           | PLANNING ENTITLEMENT AND PLAN CHECK SVCS                |                    |
|                                |                  | 08/12/2019   | 1488           | PLANNING ENTITLEMENT AND PLAN CHECK SVCS                |                    |
| Remit to: HUNTINGTON BEACH, CA |                  |              |                |   | FYTD: \$39,689.01  |
| ANTHONY ALFARO                 | 237498           | 08/22/2019   | AUGUST 2019    | MOVAL LEARNS-AUGUST 2019                                | \$250.00           |
| Remit to: MORENO VALLEY, CA    |                  |              |                |   | FYTD: \$250.00     |
| APPLE ONE EMPLOYMENT SERVICES  | 25516            | 08/05/2019   | S7867324       | TECHNICAL SPECIALIST 6/24/19 (C. GARCIA)                | \$173.28           |
| Remit to: GLENDALE, CA         |                  |              |                |   | FYTD: \$3,523.36   |
| ARCE, THOMAS                   | 237531           | 08/26/2019   | 8/27 - 8/29/19 | TRAVEL PER DIEM & MILEAGE-CALBO EDUCATION WEEK SEMINARS | \$198.60           |
| Remit to: MENIFEE, CA          |                  |              |                |   | FYTD: \$198.60     |
| ARCHITERRA DESIGN GROUP        | 25680            | 08/26/2019   | 25992          | DEMO-COMMUNITY GARDEN                                   | \$1,665.00         |
| Remit to: RANCHO CUCAMONGA, CA |                  |              |                |   | FYTD: \$123,674.88 |
| ARCHIVESOCIAL                  | 237432           | 08/12/2019   | 7864           | ONLINE ARCHIVING OF SOCIAL MEDIA RECORDS FY19/20        | \$2,388.00         |
| Remit to: DURHAM, NC           |                  |              |                |   | FYTD: \$2,388.00   |

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|--|-------------------------|---------------------|-------------------|--|-------------------------|
| AUTOMATIC STOREFRONT SERVICE/E-Z AUTOMATED SYSTEMS | 237329                  | 08/05/2019          | 0030682           | SLIDING GLASS DOOR REPAIR-CONF. & REC. CTR             | \$7,004.32              |
|  |                         | 08/05/2019          | 0030604           | SLIDING GLASS DOOR PREV MAINT-CONF & REC. CTR          |                         |
|  |                         | 08/05/2019          | 0030627           | SLIDING GLASS DOOR REPAIR-PUBLIC SAFETY BUILDING       |                         |
|  |                         | 08/05/2019          | 0030690           | SLIDING GLASS DOOR PREV MAINT-CITY HALL                |                         |
|  |                         | 08/05/2019          | 0030692           | SLIDING GLASS DOOR REPAIR-PUBLIC SAFETY BUILDING       |                         |
|  |                         | 08/05/2019          | 0030605           | SLIDING GLASS DOOR PREV MAINT-TOWNGATE COMMUNITY CTR.  |                         |
|  |                         | 08/05/2019          | 0030686           | SLIDING GLASS DOOR REPAIR-LIBRARY                      |                         |
| Remit to: CHINO, CA                                |                         |                     |                   |  | <u>FYTD:</u> \$7,302.25 |
| AVANT GARDE  | 25681                   | 08/26/2019          | 5659              | CDBG HABITAT FOR HUMANITY-JULY 2019                    | \$3,320.00              |
|  |                         | 08/26/2019          | 5658              | HOME HABITAT FOR HUMANITY-JULY 2019                    |                         |
|  |                         | 08/26/2019          | 5657              | HOME FUNDING COMPLIANCE SVCS-JULY 2019                 |                         |
| Remit to: POMONA, CA                               |                         |                     |                   |  | <u>FYTD:</u> \$5,182.50 |
| BAILON, JESSICA                                    | 237414                  | 08/12/2019          | R19-137779        | ANIMAL SERVICES REFUND-SPAY/NEUTER DEPOSIT             | \$75.00                 |
| Remit to: MORENO VALLEY, CA                        |                         |                     |                   |  | <u>FYTD:</u> \$75.00    |
| BAILON, MOISES SEGURA                              | 237367                  | 08/05/2019          | R19-137144        | ANIMAL SERVICES REFUND-SPAY/NEUTER AND RABIES DEPOSITS | \$95.00                 |
| Remit to: RIVERSIDE, CA                            |                         |                     |                   |  | <u>FYTD:</u> \$95.00    |
| BANDUR, LISA                                       | 237415                  | 08/12/2019          | MVA050010979      | REFUND-CITATION OVERPAYMENT                            | \$47.50                 |
| Remit to: MORENO VALLEY, CA                        |                         |                     |                   |  | <u>FYTD:</u> \$47.50    |
| BANKS, KIMBERLY                                    | 237416                  | 08/12/2019          | R19-135906        | ANIMAL SERVICES REFUND-SPAY/NEUTER AND RABIES DEPOSITS | \$95.00                 |
| Remit to: RIVERSIDE, CA                            |                         |                     |                   |  | <u>FYTD:</u> \$95.00    |

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|------------------------------|-------------------------|---------------------|-------------------|---|--------------------------|
| BECERRA, JESSICA             | 237417                  | 08/12/2019          | R19-138677        | ANIMAL SERVICES REFUND-SPAY/NEUTER DEPOSIT              | \$75.00                  |
| Remit to: MURRIETA, CA       |                         |                     |                   |   | <u>FYTD:</u> \$75.00     |
| BIO-TOX LABORATORIES         | 237330                  | 08/05/2019          | 38326             | FORENSIC TOXICOLOGY TESTING SVCS FOR PD                 | \$3,726.00               |
|                              |                         | 08/05/2019          | 38327             | FORENSIC TOXICOLOGY TESTING SVCS FOR PD                 |                          |
| Remit to: RIVERSIDE, CA      |                         |                     |                   |   | <u>FYTD:</u> \$10,038.00 |
| BIRD, JAMIE                  | 237473                  | 08/22/2019          | AUGUST 2019       | MOVAL LEARNS-AUGUST 2019                                | \$250.00                 |
| Remit to: MORENO VALLEY, CA  |                         |                     |                   |   | <u>FYTD:</u> \$250.00    |
| BISHOP, YAHNEL               | 237532                  | 08/26/2019          | 8/26 - 8/28/19    | TRAVEL PER DIEM & MILEAGE-CALBO EDUCATION WEEK SEMINARS | \$198.60                 |
| Remit to: MURRIETA, CA       |                         |                     |                   |   | <u>FYTD:</u> \$198.60    |
| BMW MOTORCYCLES OF RIVERSIDE | 25517                   | 08/05/2019          | 6022153           | MAINT & REPAIRS-TRAFFIC MOTORCYCLE                      | \$3,789.42               |
|                              |                         | 08/05/2019          | 6022159           | MAINT & REPAIRS-TRAFFIC MOTORCYCLE                      |                          |
|                              |                         | 08/05/2019          | 6021803           | MAINT & REPAIRS-TRAFFIC MOTORCYCLE                      |                          |
|                              |                         | 08/05/2019          | 6022020           | MAINT & REPAIRS-TRAFFIC MOTORCYCLE                      |                          |
| Remit to: RIVERSIDE, CA      |                         |                     |                   |   | <u>FYTD:</u> \$97,562.40 |
| BONIFACE, JOEL JEFFERY       | 237380                  | 08/05/2019          | 018               | 4TH OF JULY-NATIONAL ANTHEM SINGER                      | \$50.00                  |
| Remit to: CORONA, CA         |                         |                     |                   |   | <u>FYTD:</u> \$50.00     |
| BONNIE L. GALLOWAY           | 237514                  | 08/22/2019          | AUGUST 2019       | MOVAL LEARNS-AUGUST 2019                                | \$250.00                 |
| Remit to: MORENO VALLEY, CA  |                         |                     |                   |   | <u>FYTD:</u> \$250.00    |

Attachment: August 2019 Payment Register (3669 : PAYMENT REGISTER - AUGUST 2019)



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CHECKS UNDER \$25,000

| <u>Vendor Name</u>               | <u>Check/EFT Number</u> | <u>Payment Date</u> | <u>Inv Number</u> | <u>Invoice Description</u>                                     | <u>Payment Amount</u> |
|----------------------------------|-------------------------|---------------------|-------------------|--|-----------------------|
| BOX SPRINGS MUTUAL WATER COMPANY | 237331                  | 08/05/2019          | 331-1 7/23/19     | WATER ASSESSMENT ON VACANT LOTS OWNED BY THE HOUSING AUTHORITY | \$465.55              |
|                                  |                         | 08/05/2019          | 1086-1 7/23/19    | WATER ASSESSMENT ON VACANT LOTS OWNED BY THE HOUSING AUTHORITY |                       |
|                                  |                         | 08/05/2019          | 80-4 7/23/19      | WATER ASSESSMENT ON VACANT LOTS OWNED BY THE HOUSING AUTHORITY |                       |
|                                  |                         | 08/05/2019          | 721-1 7/23/19     | WATER USAGE-TOWNGATE JULY 2019                                 |                       |
|                                  |                         | 08/05/2019          | 36-1 7/23/19      | WATER ASSESSMENT ON VACANT LOTS OWNED BY THE HOUSING AUTHORITY |                       |
|                                  |                         | 08/05/2019          | 204-9 7/23/19     | WATER ASSESSMENT ON VACANT LOTS OWNED BY THE HOUSING AUTHORITY |                       |
|                                  |                         | 08/05/2019          | 195-5 7/23/19     | WATER ASSESSMENT ON VACANT LOTS OWNED BY THE HOUSING AUTHORITY |                       |
|                                  |                         | 08/05/2019          | 189-13 7/23/19    | WATER ASSESSMENT ON VACANT LOTS OWNED BY THE HOUSING AUTHORITY |                       |
|                                  |                         | 08/05/2019          | 1087-1 7/23/19    | WATER ASSESSMENT ON VACANT LOTS OWNED BY THE HOUSING AUTHORITY |                       |
|                                  |                         | 08/05/2019          | 1085-1 7/23/19    | WATER ASSESSMENT ON VACANT LOTS OWNED BY THE HOUSING AUTHORITY |                       |
|                                  |                         | 08/05/2019          | 1084-1 7/23/19    | WATER ASSESSMENT ON VACANT LOTS OWNED BY THE HOUSING AUTHORITY |                       |
|                                  |                         | 08/05/2019          | 1088-1 7/23/19    | WATER ASSESSMENT ON VACANT LOTS OWNED BY THE HOUSING AUTHORITY |                       |
|                                  |                         | 08/05/2019          | 45-4 7/23/19      | WATER ASSESSMENT ON VACANT LOTS OWNED BY THE HOUSING AUTHORITY |                       |

Remit to: MORENO VALLEY, CA FYTD: \$886.90

|                                  |        |            |       |                                     |          |
|----------------------------------|--------|------------|-------|-------------------------------------|----------|
| BRAUN BLAISING SMITH WYNNE, P.C. | 237332 | 08/05/2019 | 18199 | LEGAL SERVICES-MV UTILITY-JUNE 2019 | \$348.75 |
|----------------------------------|--------|------------|-------|-------------------------------------|----------|

Remit to: SACRAMENTO, CA FYTD: \$1,913.75

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| <u>Vendor Name</u>                  | <u>Check/EFT Number</u> | <u>Payment Date</u> | <u>Inv Number</u> | <u>Invoice Description</u>                                       | <u>Payment Amount</u>    |
|-------------------------------------|-------------------------|---------------------|-------------------|--|--------------------------|
| BRIGHTVIEW LANDSCAPE SERVICES, INC. | 25518                   | 08/05/2019          | 6412052           | LANDSCAPE MAINT-ZONES D & M                                      | \$7,657.92               |
|                                     |                         | 08/05/2019          | 6390326-1         | LANDSCAPE MAINT-ZONE D & M                                       |                          |
|                                     |                         | 08/05/2019          | 3814734-2         | LANDSCAPE MAINT-ZONES D, M & S                                   |                          |
| Remit to: PASADENA, CA              |                         |                     |                   |  | <u>FYTD:</u> \$55,785.83 |
| BROOKS, GLENN W.                    | 237378                  | 08/05/2019          | JUL-2019          | INSTRUCTOR SERVICES-YOGA & SELF-DEFENSE CLASSES                  | \$157.20                 |
| Remit to: MORENO VALLEY, CA         |                         |                     |                   |  | <u>FYTD:</u> \$157.20    |
| BROWN, ANICA MARIE                  | 237418                  | 08/12/2019          | R19-136884        | ANIMAL SERVICES REFUND-SPAY/NEUTER DEPOSIT                       | \$75.00                  |
| Remit to: RIVERSIDE, CA             |                         |                     |                   |  | <u>FYTD:</u> \$75.00     |
| BUCHWALD, MEIGHAN                   | 237535                  | 08/26/2019          | R19-138240        | ANIMAL SERVICES REFUND-SPAY/NEUTER DEPOSIT FOR 2 KITTENS         | \$150.00                 |
| Remit to: MENIFEE, CA               |                         |                     |                   |  | <u>FYTD:</u> \$150.00    |
| BUGARIN, ALEJANDRO                  | 237457                  | 08/19/2019          | R19-139570        | ANIMAL SERVICES REFUND-SPAY/NEUTER DEPOSIT                       | \$75.00                  |
| Remit to: MORENO VALLEY, CA         |                         |                     |                   |  | <u>FYTD:</u> \$75.00     |
| CABRERA, TANIA                      | 237383                  | 08/12/2019          | 007               | NUEVA ERA BAND PERFORMANCE-MOVAL ROCKS CONCERT ON 8/9/19         | \$1,700.00               |
| Remit to: HIGHLAND, CA              |                         |                     |                   |  | <u>FYTD:</u> \$1,700.00  |
| CABRERA, ULISES                     | 237365                  | 08/05/2019          | 6/19 - 6/23/19    | TRAVEL REIMB.-AIRPORT PARKING, MEALS & UBERS -NALEO ANNUAL CONF. | \$247.51                 |
| Remit to: MORENO VALLEY, CA         |                         |                     |                   |  | <u>FYTD:</u> \$417.62    |
| CALDERON, MAGALY                    | 237368                  | 08/05/2019          | 2000947.047       | TOWNGATE COMM. CTR. RENTAL REFUND                                | \$52.00                  |
| Remit to: MORENO VALLEY, CA         |                         |                     |                   |  | <u>FYTD:</u> \$52.00     |

Attachment: August 2019 Payment Register (3669 : PAYMENT REGISTER - AUGUST 2019)



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| <u>Vendor Name</u>                     | <u>Check/EFT Number</u> | <u>Payment Date</u> | <u>Inv Number</u> | <u>Invoice Description</u>                     | <u>Payment Amount</u>    |
|--|-------------------------|---------------------|-------------------|--|--------------------------|
| CALIFORNIA WATERSHED ENGINEERING CORP. | 25519                   | 08/05/2019          | 19616             | PLAN CHECK SVCS-PMQMP-JUNE 2019                | \$9,328.66               |
|  |                         | 08/05/2019          | 19577             | PLAN CHECK SVCS-PMQMP-FEB-MAY 2019             |                          |
| Remit to: FULLERTON, CA                |                         |                     |                   |  | <u>FYTD:</u> \$9,328.66  |
| CARLA GABRIELA GONZALEZ                | 237511                  | 08/22/2019          | AUGUST 2019       | MOVAL LEARNS-AUGUST 2019                       | \$250.00                 |
| Remit to: MORENO VALLEY, CA            |                         |                     |                   |  | <u>FYTD:</u> \$250.00    |
| CEMEX                                  | 237333                  | 08/05/2019          | 9440036528        | MIXED CONCRETE MATERIALS                       | \$657.14                 |
|  | 237434                  | 08/19/2019          | 9440170896        | MIXED CONCRETE MATERIALS                       | \$3,373.55               |
|  |                         | 08/19/2019          | 9440262460        | MIXED CONCRETE MATERIALS                       |                          |
|  |                         | 08/19/2019          | 9440208657        | MIXED CONCRETE MATERIALS                       |                          |
| Remit to: PASADENA, CA                 |                         |                     |                   |  | <u>FYTD:</u> \$4,603.21  |
| CHANCY, CHIZURU                        | 237435                  | 08/19/2019          | JUL-2019          | INSTRUCTOR SERVICES-HULA/TAHITIAN DANCE CLASS  | \$32.40                  |
| Remit to: MORENO VALLEY, CA            |                         |                     |                   |  | <u>FYTD:</u> \$162.00    |
| CHANDLER ASSET MANAGEMENT, INC         | 25614                   | 08/19/2019          | 1907MORENOVA      | INVESTMENT MANAGEMENT SVCS-JULY 2019           | \$5,863.00               |
| Remit to: SAN DIEGO, CA                |                         |                     |                   |  | <u>FYTD:</u> \$10,947.30 |
| CHEYENNE BURTON                        | 237495                  | 08/22/2019          | AUGUST 2019       | MOVAL LEARNS-AUGUST 2019                       | \$250.00                 |
| Remit to: MORENO VALLEY, CA            |                         |                     |                   |  | <u>FYTD:</u> \$250.00    |
| CHRIS BALASINSKI DBA REF UNION         | 25579                   | 08/12/2019          | MVJULY19          | REFEREES FOR MV YOUTH LEAGUE GAMES 7/6-7/18/19 | \$1,919.00               |
| Remit to: NEWPORT BEACH, CA            |                         |                     |                   |  | <u>FYTD:</u> \$3,863.00  |

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|---------------------------------|-------------------------|---------------------|-------------------|--|------------------------------|
| CHRISTINA RUIZ                  | 237490                  | 08/22/2019          | AUGUST 2019       | MOVAL LEARNS-AUGUST 2019                                 | \$250.00                     |
| Remit to: MORENO VALLEY, CA     |                         |                     |                   |  | <u>FYTD:</u> \$250.00        |
| CLARISSA M RUIZ                 | 237487                  | 08/22/2019          | AUGUST 2019       | MOVAL LEARNS-AUGUST 2019                                 | \$250.00                     |
| Remit to: MORENO VALLEY, CA     |                         |                     |                   |  | <u>FYTD:</u> \$250.00        |
| COLONIAL SUPPLEMENTAL INSURANCE | 237334                  | 08/05/2019          | 7133069-0801292   | EMPLOYEE SUPPLEMENTAL INSURANCE                          | \$6,828.29                   |
| Remit to: COLUMBIA, SC          |                         |                     |                   |  | <u>FYTD:</u> \$13,800.18     |
| COSTAR REALTY INFORMATION, INC  | 237384                  | 08/12/2019          | 109777995-1       | COMMERCIAL REAL ESTATE DATABASE SVC-AUG 2019             | \$1,500.62                   |
| Remit to: BALTIMORE, MD         |                         |                     |                   |  | <u>FYTD:</u> \$3,001.24      |
| COUNSELING TEAM, THE            | 237335                  | 08/05/2019          | 72821             | EMPLOYEE ASSISTANCE PROGRAM-JUNE 2019                    | \$1,250.00                   |
| Remit to: SAN BERNARDINO, CA    |                         |                     |                   |  | <u>FYTD:</u> \$1,250.00      |
| COUNTRY SQUIRE ESTATES          | 237436                  | 08/19/2019          | JUNE-JULY 2019    | UUT REFUND JUNE-JULY 2019                                | \$28.06                      |
| Remit to: ONTARIO, CA           |                         |                     |                   |  | <u>FYTD:</u> \$54.88         |
| COUNTY OF RIVERSIDE             | 25521                   | 08/05/2019          | IT0000003155      | APX 7500 DUAL BAND, HPD MODEM MAINT                      | \$2,945.35                   |
|                                 | 237437                  | 08/19/2019          | 2795              | REGISTERED VOTERS CONFIRMATION-CFD NO. 2014-01/AMEND #39 | \$87.50                      |
|                                 |                         | 08/19/2019          | 2796              | REGISTERED VOTERS CONFIRMATION-CFD NO. 2014-49           |                              |
| Remit to: RIVERSIDE, CA         |                         |                     |                   |  | <u>FYTD:</u> \$281,384.81    |
| COUNTY OF RIVERSIDE SHERIFF     | 237336                  | 08/05/2019          | SH0000035797      | EXTRA DUTY-CRIME SATURATION PATROL                       | \$3,865.62                   |
| Remit to: MORENO VALLEY, CA     |                         |                     |                   |  | <u>FYTD:</u> \$10,502,412.97 |

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|-----------------------------|------------------|--------------|-------------|--|---------------------------|
| CSAC EIA                    | 237338           | 08/05/2019   | 19900203    | INSURANCE CERTIFICATE MANAGEMENT TRAINING    | \$11,568.50               |
|                             |                  | 08/05/2019   | 19900242    | INSURANCE CERTIFICATE MANAGEMENT TRAINING    |                           |
|                             |                  | 08/05/2019   | 209000229   | INSURANCE CERTIFICATE MANAGEMENT TRAINING    |                           |
|                             |                  | 08/05/2019   | 19900170    | INSURANCE CERTIFICATE MANAGEMENT TRAINING    |                           |
| Remit to: FOLSOM, CA        |                  |              |             |  | <b>FYTD:</b> \$236,033.50 |
| DALAYSIA JANELLE COLEMAN    | 237482           | 08/22/2019   | AUGUST 2019 | MOVAL LEARNS-AUGUST 2019                     | \$250.00                  |
| Remit to: MORENO VALLEY, CA |                  |              |             |  | <b>FYTD:</b> \$250.00     |
| DANE CONSTRUCTION           | 25580            | 08/12/2019   | 0806219-1   | DRAWER INSTALLATION-SENIOR CENTER            | \$6,748.00                |
|                             |                  | 08/12/2019   | 08062019-2  | INSTALL HANDLES AND BACKPLATES-SENIOR CENTER |                           |
| Remit to: RIVERSIDE, CA     |                  |              |             |  | <b>FYTD:</b> \$6,748.00   |
| DANIET LENONE LYLES         | 237489           | 08/22/2019   | AUGUST 2019 | MOVAL LEARNS-AUGUST 2019                     | \$250.00                  |
| Remit to: MORENO VALLEY, CA |                  |              |             |  | <b>FYTD:</b> \$250.00     |
| DEBINAIRE COMPANY           | 237386           | 08/12/2019   | M212352     | BOILER MAINT-EMERGENCY OP'S CTR              | \$4,355.00                |
|                             |                  | 08/12/2019   | 176244      | BOILER REPAIR-CITY HALL                      |                           |
| Remit to: CORONA, CA        |                  |              |             |  | <b>FYTD:</b> \$4,355.00   |
| DELTA DENTAL OF CALIFORNIA  | 25524            | 08/05/2019   | BE003499083 | EMPLOYEE DENTAL INSURANCE-PPO                | \$4,782.17                |
| Remit to: SAN FRANCISCO, CA |                  |              |             |  | <b>FYTD:</b> \$19,433.64  |
| DELTACARE USA               | 25525            | 08/05/2019   | BE003498314 | EMPLOYEE DENTAL INSURANCE-HMO                | \$15,106.45               |
| Remit to: DALLAS, TX        |                  |              |             |  | <b>FYTD:</b> \$19,960.40  |

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|------------------------------------|-------------------------|---------------------|-------------------|--|-------------------------|
| DEPARTMENT OF ENVIRONMENTAL HEALTH | 237339                  | 08/05/2019          | OCT-DEC 2018      | VECTOR CONTROL SVCS-CODE                         | \$8,416.10              |
|                                    |                         | 08/05/2019          | APR-JUNE 2019     | VECTOR CONTROL SVCS-CODE                         |                         |
|                                    | 237519                  | 08/26/2019          | AR0009820         | ENVIRONMENTAL HEALTH PERMIT-MORRISON PARK        | \$292.00                |
|                                    |                         | 08/26/2019          | AR0084734         | ENVIRONMENTAL HEALTH PERMIT-LASSELLE SPORTS PARK |                         |
| Remit to: RIVERSIDE, CA            |                         |                     |                   |  | <b>FYTD:</b> \$8,708.10 |
| DEVIN PARRISH                      | 237496                  | 08/22/2019          | AUGUST 2019       | MOVAL LEARNS-AUGUST 2019                         | \$250.00                |
| Remit to: MORENO VALLEY, CA        |                         |                     |                   |  | <b>FYTD:</b> \$250.00   |
| DISH DBS CORPORATION               | 237387                  | 08/12/2019          | 86557282/AUG19    | SATELLITE TV-FIRE STATION 99-7/31-8/30/19        | \$222.08                |
|                                    |                         | 08/12/2019          | 86557282/JULY19   | SATELLITE TV-FIRE STATION 99-7/01-7/30/19        |                         |
| Remit to: PALATINE, IL             |                         |                     |                   |  | <b>FYTD:</b> \$222.08   |
| DPSS HOMELESS PROGRAMS UNIT        | 237388                  | 08/12/2019          | INV-1 MAY/JUNE19  | DPSS ESG FY18/19 AGREEMENT                       | \$5,000.00              |
| Remit to: RIVERSIDE, CA            |                         |                     |                   |  | <b>FYTD:</b> \$5,000.00 |
| DRAYTON, TAMI JANOHNE              | 25527                   | 08/05/2019          | JUL-2019          | INSTRUCTOR SERVICES-SOUL LINE DANCING CLASS      | \$64.80                 |
| Remit to: MORENO VALLEY, CA        |                         |                     |                   |  | <b>FYTD:</b> \$64.80    |
| DRESMANN PROMOTIONAL               | 237472                  | 08/19/2019          | 12869             | PROMOTIONAL ITEMS                                | \$546.37                |
|                                    |                         | 08/19/2019          | 12870             | PROMOTIONAL ITEMS                                |                         |
| Remit to: RIVERSIDE, CA            |                         |                     |                   |  | <b>FYTD:</b> \$546.37   |
| DUARAH, NAMRATA                    | 237458                  | 08/19/2019          | R19-138492        | ANIMAL SERVICES REFUND-SPAY/NEUTER DEPOSIT       | \$75.00                 |
| Remit to: BEAUMONT, CA             |                         |                     |                   |  | <b>FYTD:</b> \$75.00    |

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|-------------------------------------|-------------------------|---------------------|-------------------|---|---------------------------|
| E.R. BLOCK PLUMBING & HEATING, INC. | 25528                   | 08/05/2019          | 128736            | BACKFLOW DEVICE TEST-FIRE STATION 91                              | \$3,310.31                |
|                                     |                         | 08/05/2019          | 128898            | BACKFLOW DEVICE TEST-ZONES D, M, 01, 02, 03, 06 & NPDES           |                           |
|                                     |                         | 08/05/2019          | 129229            | BACKFLOW DEVICE TEST-ZONES D, 02 & NPDES                          |                           |
|                                     |                         | 08/05/2019          | 128962            | BACKFLOW DEVICE TEST-ZONES D, M, E-8, 01, 02, 03, 06, 02A & NPDES |                           |
|                                     |                         | 08/05/2019          | 128735            | BACKFLOW DEVICE TEST-ZONE D                                       |                           |
|                                     | 25581                   | 08/12/2019          | 128733            | BACKFLOW DEVICE TEST-ZONE 2                                       | \$2,938.13                |
|                                     |                         | 08/12/2019          | 128734            | BACKFLOW DEVICE TEST-ZONE 2                                       |                           |
| Remit to: RIVERSIDE, CA             |                         |                     |                   |   | <u>FYTD:</u> \$6,373.44   |
| EASTERN MUNICIPAL WATER DISTRICT    | 237341                  | 08/05/2019          | JUNE-19 7/25/19   | WATER CHARGES   | \$7,357.95                |
|                                     |                         | 08/05/2019          | JULY-19 7/25/19   | WATER CHARGES   |                           |
|                                     | 237389                  | 08/12/2019          | JUNE-19 8/12/19   | WATER CHARGES   | \$159.12                  |
|                                     | 237438                  | 08/19/2019          | JULY-19 8/19/19   | WATER CHARGES   | \$1,578.05                |
| Remit to: PERRIS, CA                |                         |                     |                   |   | <u>FYTD:</u> \$490,044.92 |
| ECORP CONSULTING, INC.              | 25529                   | 08/05/2019          | 87275             | MORENO MDP LINE H-2 STORM DRAIN (DISCOVERY CHURCH), CONSULTANT    | \$1,078.19                |
| Remit to: ROCKLIN, CA               |                         |                     |                   |   | <u>FYTD:</u> \$1,078.19   |
| ELENO ZEPEDA JR                     | 237486                  | 08/22/2019          | AUGUST 2019       | MOVAL LEARNS-AUGUST 2019  | \$250.00                  |
| Remit to: MORENO VALLEY, CA         |                         |                     |                   |   | <u>FYTD:</u> \$250.00     |
| ELIAS MARIN                         | 237556                  | 08/29/2019          | AUGUST 2019       | MOVAL LEARNS-AUGUST 2019  | \$250.00                  |
| Remit to: MORENO VALLEY, CA         |                         |                     |                   |   | <u>FYTD:</u> \$250.00     |

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|--|-------------------------|---------------------|-------------------|--|-----------------------------|
| ELIGIO, HECTOR                             | 237516                  | 08/22/2019          | AUGUST 2019       | MOVAL LEARNS-AUGUST 2019                     | \$250.00                    |
| Remit to: MORENO VALLEY, CA                |                         |                     |                   |  | <b>FYTD:</b> \$250.00       |
| ELIZABETH BUENROSTRO                       | 237506                  | 08/22/2019          | AUGUST 2019       | MOVAL LEARNS-AUGUST 2019                     | \$250.00                    |
| Remit to: ANAHEIM, CA                      |                         |                     |                   |  | <b>FYTD:</b> \$250.00       |
| EMPIRE MOWER                               | 237342                  | 08/05/2019          | 2801              | TREE TRIMMING EQUIPMENT PARTS                | \$399.90                    |
|  |                         | 08/05/2019          | 2816              | TREE TRIMMING EQUIPMENT PARTS                |                             |
|  |                         | 08/05/2019          | 2574              | TREE TRIMMING EQUIPMENT PARTS                |                             |
|  |                         | 08/05/2019          | 2654              | TREE TRIMMING EQUIPMENT PARTS                |                             |
|  | 237439                  | 08/19/2019          | 3253              | TREE TRIMMING EQUIPMENT PARTS                | \$1,063.76                  |
|  |                         | 08/19/2019          | 3252              | TREE TRIMMING EQUIPMENT PARTS                |                             |
|  |                         | 08/19/2019          | 3251              | TREE TRIMMING EQUIPMENT PARTS                |                             |
| Remit to: MORENO VALLEY, CA                |                         |                     |                   |  | <b>FYTD:</b> \$1,463.66     |
| EMPLOYMENT DEVELOPMENT DEPARTMENT          | 25761                   | 08/23/2019          | 2ND QTR 2019      | UNEMPLOYMENT INSURANCE CLAIMS 4/1/19-6/30/19 | \$6,890.00                  |
| Remit to: SACRAMENTO, CA                   |                         |                     |                   |  | <b>FYTD:</b> \$6,890.00     |
| ENCO UTILITY SERVICES<br>MORENO VALLEY LLC | 25530                   | 08/05/2019          | 0406-TEMP MF-150  | METER FEES-TEMPORARY                         | \$4,341.00                  |
|  |                         | 08/05/2019          | 0405-MTS1-SP163   | METER FEES-REGULAR                           |                             |
| Remit to: ANAHEIM, CA                      |                         |                     |                   |  | <b>FYTD:</b> \$1,034,378.34 |
| ENVIROCARE CONSULTING, INC.                | 25531                   | 08/05/2019          | 195769            | LEAD BASE PAINT INSPECTION                   | \$4,092.00                  |
|  |                         | 08/05/2019          | 195776            | LEAD BASE PAINT INSPECTION                   |                             |
| Remit to: RIVERSIDE, CA                    |                         |                     |                   |  | <b>FYTD:</b> \$4,092.00     |

Attachment: August 2019 Payment Register (3669 : PAYMENT REGISTER - AUGUST 2019)



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|--|-------------------------|---------------------|-------------------|--|--------------------------|
| ENVIROCHECK, INC.                              | 237431                  | 08/12/2019          | 167797            | ASBESTOS TESTING-MARCH FIELD PARK COMMUNITY CTR              | \$1,190.00               |
| Remit to: ORANGE, CA                           |                         |                     |                   |  | <u>FYTD:</u> \$1,190.00  |
| ESTEVON ELIGIO                                 | 237507                  | 08/22/2019          | AUGUST 2019       | MOVAL LEARNS-AUGUST 2019                                     | \$250.00                 |
| Remit to: MORENO VALLEY, CA                    |                         |                     |                   |  | <u>FYTD:</u> \$250.00    |
| EVANS ENGRAVING & AWARDS                       | 25532                   | 08/05/2019          | 72519-20          | PLAQUE-S. HUERTA   | \$21.55                  |
| Remit to: BANNING, CA                          |                         |                     |                   |  | <u>FYTD:</u> \$118.53    |
| EXCLUSIVE TOWING                               | 237390                  | 08/12/2019          | 19-04334          | EVIDENCE VEHICLE TOWING                                      | \$1,232.50               |
|  |                         | 08/12/2019          | MV191790262       | VEHICLE STORAGE FEES   |                          |
| Remit to: RIVERSIDE, CA                        |                         |                     |                   |  | <u>FYTD:</u> \$3,576.00  |
| FAIR HOUSING COUNCIL OF RIVERSIDE COUNTY, INC. | 25533                   | 08/05/2019          | MAY-19 (FH-LT)    | LANDLORD/TENANT MEDIATION & FAIR HOUSING DISCRIMINATION SVCS | \$12,966.45              |
|  |                         | 08/05/2019          | APR-19 (FH-LT)    | LANDLORD/TENANT MEDIATION & FAIR HOUSING DISCRIMINATION SVCS |                          |
|  |                         | 08/05/2019          | JUNE-19 (FH-LT)   | LANDLORD/TENANT MEDIATION & FAIR HOUSING DISCRIMINATION SVCS |                          |
| Remit to: RIVERSIDE, CA                        |                         |                     |                   |  | <u>FYTD:</u> \$12,966.45 |
| FAITHFUL+GOULD, INC.                           | 237343                  | 08/05/2019          | 1244557           | FACILITIES CONDITION ASSESSMENT                              | \$4,479.00               |
| Remit to: ST. LOUIS, MO                        |                         |                     |                   |  | <u>FYTD:</u> \$4,479.00  |
| FIEDLER, KRISTINE                              | 237509                  | 08/22/2019          | AUGUST 2019       | MOVAL LEARNS-AUGUST 2019                                     | \$250.00                 |
| Remit to: MORENO VALLEY, CA                    |                         |                     |                   |  | <u>FYTD:</u> \$250.00    |
| FIRST AMERICAN DATA TREE, LLC                  | 237440                  | 08/19/2019          | 20027760719       | ONLINE SOFTWARE SUBSCRIPTION-JULY 2019                       | \$99.00                  |
| Remit to: PASADENA, CA                         |                         |                     |                   |  | <u>FYTD:</u> \$198.00    |

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|---|-------------------------|---------------------|-------------------|---|-------------------------|
| FRED'S GLASS & MIRROR, INC.                     | 237344                  | 08/05/2019          | 13761             | WINDOW REPAIR-CITY HALL   | \$690.26                |
|   |                         | 08/05/2019          | 14651             | WINDOW BOARD UP-CITY HALL                                       |                         |
| Remit to: RIVERSIDE, CA                         |                         |                     |                   |   | <u>FYTD:</u> \$1,379.03 |
| FRONTIER COMMUNICATIONS/FORMERLY VERIZON        | 25617                   | 08/19/2019          | 7002Z183-S-19217  | BACKBONE COMMUNICATIONS SERVICE 8/5/19-9/4/19                   | \$3,086.34              |
| Remit to: ROCHESTER, NY                         |                         |                     |                   |   | <u>FYTD:</u> \$6,776.69 |
| FRONTIER COMMUNICATIONS/FORMERLY VERIZON CALIF. | 237441                  | 08/19/2019          | 082109-5/AUG19    | PHONE SVC FOR ERC 08/04-9/3/19                                  | \$614.35                |
|   | 237521                  | 08/26/2019          | 081095-5/AUG19    | FOREIGN EXCHANGE BUS LISTING-MV UTILITY                         | \$7.05                  |
| Remit to: CINCINNATI, OH                        |                         |                     |                   |   | <u>FYTD:</u> \$1,249.85 |
| FUEL PROS, INC                                  | 25535                   | 08/05/2019          | 0000041457        | FUEL TANK MAINTENANCE   | \$2,398.24              |
| Remit to: CHINO, CA                             |                         |                     |                   |   | <u>FYTD:</u> \$3,503.24 |
| FUENTES, JUAN                                   | 237459                  | 08/19/2019          | R19-137797        | ANIMAL SERVICES REFUND-SPAY/NEUTER DEPOSIT                      | \$75.00                 |
| Remit to: MORENO VALLEY, CA                     |                         |                     |                   |   | <u>FYTD:</u> \$75.00    |
| GARCIA HERNANDEZ SAWHNEY, LLP                   | 25537                   | 08/05/2019          | 11549             | LEGAL SERVICES  | \$4,545.00              |
| Remit to: SAN DIEGO, CA                         |                         |                     |                   |   | <u>FYTD:</u> \$4,545.00 |
| GARCIA, CHANTEL                                 | 25536                   | 08/05/2019          | JUL-2019          | INSTRUCTOR SERVICES-ART EXPRESSION/SKETCH CLASSES -25% WITHHELD | \$275.85                |
|   | 25684                   | 08/26/2019          | AUG-2019          | INSTRUCTOR SERVICES-ART EXPRESSION CLASS -25% WITHHELD          | \$173.25                |
| Remit to: MORENO VALLEY, CA                     |                         |                     |                   |   | <u>FYTD:</u> \$449.10   |

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|-----------------------------|-------------------------|---------------------|-------------------|---|-----------------------|
| GARCIA, RUBY ANDIE NAVARRO  | 237503                  | 08/22/2019          | AUGUST 2019       | MOVAL LEARNS-AUGUST 2019  | \$250.00              |
| Remit to: MORENO VALLEY, CA |                         |                     |                   |   | <u>FYTD:</u> \$250.00 |
| GEORGE LOYA                 | 237508                  | 08/22/2019          | AUGUST 2019       | MOVAL LEARNS-AUGUST 2019  | \$250.00              |
| Remit to: MORENO VALLEY, CA |                         |                     |                   |   | <u>FYTD:</u> \$250.00 |
| GEYSSELL PENATE-ESTRADA     | 237501                  | 08/22/2019          | AUGUST 2019       | MOVAL LEARNS-AUGUST 2019  | \$250.00              |
| Remit to: MORENO VALLEY, CA |                         |                     |                   |   | <u>FYTD:</u> \$250.00 |
| GIGLIOTTI, JOSEPH           | 237460                  | 08/19/2019          | REFUND-6/24/19    | REFUND EXCESS CREDIT CARD CHARGES FOR DUPLICATE/<br>REPLACEMENT JOB CARDS | \$804.00              |
| Remit to: FULLERTON, CA     |                         |                     |                   |   | <u>FYTD:</u> \$804.00 |
| GILES, SCOTT                | 237461                  | 08/19/2019          | R19-138374        | ANIMAL SERVICES REFUND-SPAY/NEUTER AND RABIES DEPOSITS                    | \$95.00               |
| Remit to: PERRIS, CA        |                         |                     |                   |   | <u>FYTD:</u> \$95.00  |
| GODOY, ROSE                 | 237536                  | 08/26/2019          | R19-138471        | ANIMAL SERVICES REFUND-SPAY/NEUTER AND RABIES DEPOSITS                    | \$95.00               |
| Remit to: MORENO VALLEY, CA |                         |                     |                   |   | <u>FYTD:</u> \$95.00  |
| GOMEZ, MARISSA              | 237462                  | 08/19/2019          | R19-138884        | ANIMAL SERVICES REFUND-SPAY/NEUTER DEPOSIT                                | \$75.00               |
| Remit to: RIVERSIDE, CA     |                         |                     |                   |   | <u>FYTD:</u> \$75.00  |
| GOODMAN, KATHERINE          | 237420                  | 08/12/2019          | R19-138975, 974   | ANIMAL SERVICES REFUND-FROM 2 YR LICENSE TO 1 YR ON 2<br>DOGS             | \$24.00               |
| Remit to: MORENO VALLEY, CA |                         |                     |                   |   | <u>FYTD:</u> \$24.00  |
| GREEN, ELAUN                | 237463                  | 08/19/2019          | R19-138799        | ANIMAL SERVICES REFUND-SPAY/NEUTER DEPOSIT                                | \$75.00               |
| Remit to: MORENO VALLEY, CA |                         |                     |                   |   | <u>FYTD:</u> \$75.00  |

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|--|-------------------------|---------------------|-------------------|--|--------------------------|
| GREENTECH LANDSCAPE, INC.                            | 237551                  | 08/26/2019          | 46240             | LANDSCAPE MAINT-PARKS                                  | \$8,560.98               |
| Remit to: LOS ANGELES, CA                            |                         |                     |                   |  | <u>FYTD:</u> \$8,560.98  |
| GRINER, BREANNA                                      | 237421                  | 08/12/2019          | R19-139132        | ANIMAL SERVICES REFUND-SPAY/NEUTER DEPOSIT             | \$75.00                  |
| Remit to: MORENO VALLEY, CA                          |                         |                     |                   |  | <u>FYTD:</u> \$75.00     |
| GUERRERO, FRANCELA                                   | 237369                  | 08/05/2019          | R19-137976        | ANIMAL SERVICES REFUND-SPAY/NEUTER AND RABIES DEPOSITS | \$95.00                  |
| Remit to: MORENO VALLEY, CA                          |                         |                     |                   |  | <u>FYTD:</u> \$95.00     |
| HASCO HEATING AIR<br>CONDITIONING SERVICE<br>COMPANY | 25538                   | 08/05/2019          | 91004             | HVAC REPAIR-PUBLIC SAFETY BUILDING                     | \$330.00                 |
| Remit to: RIVERSIDE, CA                              |                         |                     |                   |  | <u>FYTD:</u> \$2,353.50  |
| HAWK ANALYTICS, INC.                                 | 237442                  | 08/19/2019          | INV22863          | SOFTWARE MAINT-CELL PHONE TRACKING (8/2019-8/2020)     | \$4,995.00               |
| Remit to: BARTONVILLE, TX                            |                         |                     |                   |  | <u>FYTD:</u> \$4,995.00  |
| HERNANDEZ-BASULTO, GABRIELA                          | 237537                  | 08/26/2019          | 2000980.047       | SENIOR CTR. RENTAL REFUND                              | \$353.00                 |
| Remit to: MORENO VALLEY, CA                          |                         |                     |                   |  | <u>FYTD:</u> \$353.00    |
| HLP, INC.  | 25539                   | 08/05/2019          | 16590             | WEB LICENSE MONTHLY SVC FEE                            | \$21,495.15              |
|  |                         | 08/05/2019          | 16660             | CHAMELEON/CMS SOFTWARE ANNUAL SUPPORT/MAINT            |                          |
| Remit to: LITTLETON, CO                              |                         |                     |                   |  | <u>FYTD:</u> \$21,495.15 |
| HOMETOWN CONNECTIONS INC.                            | 25540                   | 08/05/2019          | 20200-0419010     | STRATEGIC PLANNING-MV UTILITY-MARCH 2019               | \$1,120.00               |
| Remit to: ROSEVILLE, CA                              |                         |                     |                   |  | <u>FYTD:</u> \$1,120.00  |

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|-----------------------------|-------------------------|---------------------|-------------------|---|--------------------------|
| HR GREEN PACIFIC INC.       | 25541                   | 08/05/2019          | 127151            | PLAN CHECK SVCS-MAY 2019                            | \$14,553.75              |
|                             |                         | 08/05/2019          | 128100            | PLAN CHECK SVCS-JUNE 2019                           |                          |
| Remit to: DES MOINES, IA    |                         |                     |                   |   | <u>FYTD:</u> \$58,574.75 |
| HUGHES NETWORK SYSTEMS, LLC | 237393                  | 08/12/2019          | B1-345684370      | INTERNET SVCS 7/30-8/30/19                          | \$92.34                  |
| Remit to: CHICAGO, IL       |                         |                     |                   |   | <u>FYTD:</u> \$184.68    |
| HUMANSCALE                  | 237345                  | 08/05/2019          | P00402535067      | ERGONOMIC EVALUATIONS                               | \$1,000.00               |
| Remit to: CHICAGO, IL       |                         |                     |                   |   | <u>FYTD:</u> \$1,000.00  |
| HYUNDAI OF MORENO VALLEY    | 25685                   | 08/26/2019          | AUGUST 2019       | HIRE A MOVAL GRAD INCENTIVE PROGRAM                 | \$7,000.00               |
|                             |                         | 08/26/2019          | AUGUST-19         | HIRE A VETERAN INCENTIVE PROGRAM                    |                          |
| Remit to: MORENO VALLEY, CA |                         |                     |                   |   | <u>FYTD:</u> \$67,000.00 |
| ICMA MEMBERSHIP RENEWALS    | 237370                  | 08/05/2019          | 913203            | ICMA MEMBERSHIP FEES-7/1/19-6/30/20 (R. SANDZIMIER) | \$200.00                 |
| Remit to: BALTIMORE, MD     |                         |                     |                   |   | <u>FYTD:</u> \$200.00    |
| IMAGE JANITORIAL SERVICES   | 237538                  | 08/26/2019          | BL#36392 -YR2019  | REFUND OF OVER-PAYMENT FOR BL#36392                 | \$71.00                  |
| Remit to: MORENO VALLEY, CA |                         |                     |                   |   | <u>FYTD:</u> \$71.00     |

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|-------------------------------------|-------------------------|---------------------|-------------------|---|-----------------------|
| INLAND EMPIRE PROPERTY SERVICE, INC | 25542                   | 08/05/2019          | 191000            | WEED ABATEMENT SVCS-FIRE PREVENTION-APN 486-290-029 | \$21,353.50           |
|                                     |                         | 08/05/2019          | 191017            | WEED ABATEMENT SVCS-FIRE PREVENTION-APN 263-220-016 |                       |
|                                     |                         | 08/05/2019          | 191035            | WEED ABATEMENT SVCS-FIRE PREVENTION-APN 263-113-004 |                       |
|                                     |                         | 08/05/2019          | 191012            | WEED ABATEMENT SVCS-FIRE PREVENTION-APN 297-180-006 |                       |
|                                     |                         | 08/05/2019          | 191030            | WEED ABATEMENT SVCS-FIRE PREVENTION-APN 292-191-022 |                       |
|                                     |                         | 08/05/2019          | 191026            | WEED ABATEMENT SVCS-FIRE PREVENTION-APN 475-160-056 |                       |
|                                     |                         | 08/05/2019          | 191018            | WEED ABATEMENT SVCS-FIRE PREVENTION-APN 263-220-011 |                       |
|                                     |                         | 08/05/2019          | 191002            | WEED ABATEMENT SVCS-FIRE PREVENTION-APN 486-280-012 |                       |
|                                     |                         | 08/05/2019          | 191016            | WEED ABATEMENT SVCS-FIRE PREVENTION-APN 297-100-006 |                       |
|                                     |                         | 08/05/2019          | 191015            | WEED ABATEMENT SVCS-FIRE PREVENTION-APN 297-150-031 |                       |
|                                     |                         | 08/05/2019          | 191013            | WEED ABATEMENT SVCS-FIRE PREVENTION-APN 316-030-014 |                       |
|                                     |                         | 08/05/2019          | 191037            | WEED ABATEMENT SVCS-FIRE PREVENTION-APN 473-290-015 |                       |
|                                     |                         | 08/05/2019          | 191011            | WEED ABATEMENT SVCS-FIRE PREVENTION-APN 478-166-030 |                       |
|                                     |                         | 08/05/2019          | 191031            | WEED ABATEMENT SVCS-FIRE PREVENTION-APN 292-191-021 |                       |
|                                     |                         | 08/05/2019          | 191001            | WEED ABATEMENT SVCS-FIRE PREVENTION-APN 486-280-013 |                       |
|                                     |                         | 08/05/2019          | 191038            | WEED ABATEMENT SVCS-FIRE PREVENTION-APN 487-470-034 |                       |
|                                     |                         | 08/05/2019          | 191014            | WEED ABATEMENT SVCS-FIRE PREVENTION-APN 316-020-049 |                       |
|                                     |                         | 08/05/2019          | 191010            | WEED ABATEMENT SVCS-FIRE PREVENTION-APN 478-175-002 |                       |
|                                     |                         | 08/05/2019          | 191043            | WEED ABATEMENT SVCS-FIRE PREVENTION-APN 487-470-033 |                       |
|                                     |                         | 08/05/2019          | 191007            | WEED ABATEMENT SVCS-FIRE PREVENTION-APN 486-240-002 |                       |
|                                     |                         | 08/05/2019          | 191009            | WEED ABATEMENT SVCS-FIRE PREVENTION-APN 484-030-013 |                       |
|                                     |                         | 08/05/2019          | 191003            | WEED ABATEMENT SVCS-FIRE PREVENTION-APN 486-280-011 |                       |
|                                     |                         | 08/05/2019          | 191005            | WEED ABATEMENT SVCS-FIRE PREVENTION-APN 486-270-008 |                       |
|                                     |                         | 08/05/2019          | 191004            | WEED ABATEMENT SVCS-FIRE PREVENTION-APN 486-280-006 |                       |
|                                     |                         | 08/05/2019          | 191023            | WEED ABATEMENT SVCS-FIRE PREVENTION-APN 481-240-001 |                       |
|                                     |                         | 08/05/2019          | 191033            | WEED ABATEMENT SVCS-FIRE PREVENTION-APN 263-113-008 |                       |
|                                     |                         | 08/05/2019          | 191056            | WEED ABATEMENT SVCS-FIRE PREVENTION-APN 471-290-006 |                       |
|                                     |                         | 08/05/2019          | 191054            | WEED ABATEMENT SVCS-FIRE PREVENTION-APN 316-110-030 |                       |

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|-------------------------------------|-------------------------|---------------------|-------------------|--|--------------------------|
| INLAND EMPIRE PROPERTY SERVICE, INC |                         | 08/05/2019          | 191053            | WEED ABATEMENT SVCS-FIRE PREVENTION-APN 481-020-035  |                          |
|                                     |                         | 08/05/2019          | 191052            | WEED ABATEMENT SVCS-FIRE PREVENTION-APN 481-020-013  |                          |
|                                     |                         | 08/05/2019          | 191051            | WEED ABATEMENT SVCS-FIRE PREVENTION-APN 481-020-038  |                          |
|                                     |                         | 08/05/2019          | 191046            | WEED ABATEMENT SVCS-FIRE PREVENTION-APN 487-250-006  |                          |
|                                     |                         | 08/05/2019          | 191008            | WEED ABATEMENT SVCS-FIRE PREVENTION-APN 484-030-026  |                          |
| Remit to: MORENO VALLEY, CA         |                         |                     |                   |  | <b>FYTD: \$34,998.44</b> |
| INLAND OVERHEAD DOOR COMPANY        | 25543                   | 08/05/2019          | 43684             | ROLL UP DOOR REPAIR-CITY YARD                        | \$6,342.00               |
|                                     |                         | 08/05/2019          | 44023             | ROLL UP DOOR REPAIR-FIRE STATION 65                  |                          |
|                                     |                         | 08/05/2019          | 43640             | ROLL UP DOOR REPAIR-PUBLIC SAFETY BLDG               |                          |
|                                     |                         | 08/05/2019          | 43832             | ROLL UP DOOR REPAIR-FIRE STATION 91                  |                          |
|                                     |                         | 08/05/2019          | 43213             | ROLL UP DOOR REPAIR-FIRE STATION 91                  |                          |
| Remit to: COLTON, CA                |                         |                     |                   |  | <b>FYTD: \$6,686.25</b>  |
| INSIGHT NORTH AMERICA LLC.          | 25544                   | 08/05/2019          | 22978A            | INVESTMENT MANAGEMENT SVCS-JUNE 2019                 | \$2,853.84               |
| Remit to: NEW YORK, NY              |                         |                     |                   |  | <b>FYTD: \$25,348.18</b> |
| INTERPRETERS UNLIMITED              | 25619                   | 08/19/2019          | M19M7-13197       | LANGUAGE INTERPRETATION SERVICES                     | \$138.00                 |
| Remit to: SAN DIEGO, CA             |                         |                     |                   |  | <b>FYTD: \$138.00</b>    |
| INTERWEST CONSULTING GROUP          | 25545                   | 08/05/2019          | 51085             | CONSTRUCTION INSPECTION SVCS-JUNE 2019               | \$14,400.00              |
| Remit to: BOULDER, CO               |                         |                     |                   |  | <b>FYTD: \$30,060.00</b> |
| ISLAM, ASHIK                        | 25686                   | 08/26/2019          | JAN-2019          | INSTRUCTOR SERVICES-HOMEWORK/SUBJECT MATTER TUTORING | \$48.00                  |
| Remit to: MORENO VALLEY, CA         |                         |                     |                   |  | <b>FYTD: \$48.00</b>     |

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|----------------------------------|-------------------------|--------------------------|-------------------|--|-------------------------|
| ISMAEL OROZCO                    | 237499                  | 08/22/2019               | AUGUST 2019       | MOVAL LEARNS-AUGUST 2019   | \$250.00                |
| Remit to: MORENO VALLEY, CA      |                         |                          |                   |  | <u>FYTD:</u> \$250.00   |
| JACQUELINE CENTENO               | 237515                  | 08/22/2019               | AUGUST 2019       | MOVAL LEARNS-AUGUST 2019   | \$250.00                |
| Remit to: MORENO VALLEY, CA      |                         |                          |                   |  | <u>FYTD:</u> \$250.00   |
| JENNIFER PEREZ                   | 237500                  | 08/22/2019               | AUGUST 2019       | MOVAL LEARNS-AUGUST 2019   | \$250.00                |
| Remit to: MORENO VALLEY, CA      |                         |                          |                   |  | <u>FYTD:</u> \$250.00   |
| JOE A. GONSALVES & SON           | 25583                   | 08/12/2019<br>08/12/2019 | 157577<br>157513  | STATE LOBBYIST SVCS-AUGUST 2019<br>STATE LOBBYIST SVCS-JULY 2019 | \$6,000.00              |
| Remit to: SACRAMENTO, CA         |                         |                          |                   |  | <u>FYTD:</u> \$6,000.00 |
| JOHANNA DEL ROSARIO RAMOS ANGULO | 237512                  | 08/22/2019               | AUGUST 2019       | MOVAL LEARNS-AUGUST 2019   | \$250.00                |
| Remit to: MORENO VALLEY, CA      |                         |                          |                   |  | <u>FYTD:</u> \$250.00   |
| JOHNSON , TRACY                  | 25546                   | 08/05/2019               | JUL-2019          | INSTRUCTOR SERVICES - SHITO-RYU KARATE CLASSES                   | \$291.60                |
| Remit to: MORENO VALLEY, CA      |                         |                          |                   |  | <u>FYTD:</u> \$594.00   |
| JOSEPH O'NEIL MCDANIEL           | 237488                  | 08/22/2019               | AUGUST 2019       | MOVAL LEARNS-AUGUST 2019   | \$250.00                |
| Remit to: MORENO VALLEY, CA      |                         |                          |                   |  | <u>FYTD:</u> \$250.00   |
| JOSIAH NELSON                    | 237505                  | 08/22/2019               | AUGUST 2019       | MOVAL LEARNS-AUGUST 2019   | \$250.00                |
| Remit to: MORENO VALLEY, CA      |                         |                          |                   |  | <u>FYTD:</u> \$250.00   |
| JOYCE, KEVIN                     | 237422                  | 08/12/2019               | R19-139507        | ANIMAL SERVICES REFUND-LICENSE CURRENT UNTIL 2020                | \$15.00                 |
| Remit to: MORENO VALLEY, CA      |                         |                          |                   |  | <u>FYTD:</u> \$15.00    |

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| <u>Vendor Name</u>                        | <u>Check/EFT Number</u> | <u>Payment Date</u> | <u>Inv Number</u> | <u>Invoice Description</u>                                      | <u>Payment Amount</u>    |
|---|-------------------------|---------------------|-------------------|---|--------------------------|
| JUDITH ALEJANDRA PEREZ                    | 237554                  | 08/29/2019          | AUGUST 2019       | MOVAL LEARNS-AUGUST 2019  | \$250.00                 |
| Remit to: MORENO VALLEY, CA               |                         |                     |                   |   | <u>FYTD:</u> \$250.00    |
| KARLA NOEMI GOMEZ                         | 237497                  | 08/22/2019          | AUGUST 2019       | MOVAL LEARNS-AUGUST 2019  | \$250.00                 |
| Remit to: MORENO VALLEY, CA               |                         |                     |                   |   | <u>FYTD:</u> \$250.00    |
| KATIE VAZQUEZ                             | 237513                  | 08/22/2019          | AUGUST 2019       | MOVAL LEARNS-AUGUST 2019  | \$250.00                 |
| Remit to: MORENO VALLEY, CA               |                         |                     |                   |   | <u>FYTD:</u> \$250.00    |
| KOA CORPORATION                           | 237346                  | 08/05/2019          | JB74069x13        | ALESSANDRO BLVD GRANT ST TRAFFIC SIGNAL IMPROVEMENTS, CONSULANT | \$1,130.00               |
| Remit to: MONTEREY PARK, CA               |                         |                     |                   |   | <u>FYTD:</u> \$29,253.28 |
| KYLE CHRISTOPHER MOSLEY                   | 237483                  | 08/22/2019          | AUGUST 2019       | MOVAL LEARNS-AUGUST 2019  | \$250.00                 |
| Remit to: MORENO VALLEY, CA               |                         |                     |                   |   | <u>FYTD:</u> \$250.00    |
| LAM, ANELIA                               | 237539                  | 08/26/2019          | R19-136568        | ANIMAL SERVICES REFUND-SPAY/NEUTER DEPOSIT                      | \$75.00                  |
| Remit to: MORENO VALLEY, CA               |                         |                     |                   |   | <u>FYTD:</u> \$75.00     |
| LATITUDE GEOGRAPHICS                      | 237443                  | 08/19/2019          | INV0012093        | GEOCORTEX ANNUAL HOSTING CHARGES 7/01/19-6/30/20                | \$9,467.50               |
| Remit to: VICTORIA, BC                    |                         |                     |                   |   | <u>FYTD:</u> \$10,167.50 |
| LEADING EDGE LEARNING CENTER              | 237394                  | 08/12/2019          | JUL-2019          | INSTRUCTOR/TUTORING SVCS-ASVAB, MATH, READING, & SUMMER BRIDGE  | \$993.50                 |
| Remit to: RIVERSIDE, CA                   |                         |                     |                   |   | <u>FYTD:</u> \$993.50    |
| LEAGUE OF CALIFORNIA CITIES- RIV CNTY DIV | 237522                  | 08/26/2019          | 57786             | WEBSITE JOB ADVERTISEMENT                                       | \$300.00                 |
| Remit to: SACRAMENTO, CA                  |                         |                     |                   |   | <u>FYTD:</u> \$800.00    |

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|---|-------------------------|---------------------|-------------------|--|--------------------------|
| LEE, JERI                                 | 237395                  | 08/12/2019          | JUL-2019          | INSTRUCTOR SERVICES-ADAPTIVE ZUMBA & ZUMBA KIDS CLASSES        | \$54.00                  |
| Remit to: MORENO VALLEY, CA               |                         |                     |                   |  | <u>FYTD:</u> \$54.00     |
| LEE-MCDUFFIE, PRECIOUS                    | 25547                   | 08/05/2019          | JULY-2019         | INSTRUCTOR SERVICES-ACTING, SPEECH, & SINGING CLASSES FOR KIDS | \$450.00                 |
|   | 25620                   | 08/19/2019          | AUG-2019          | INSTRUCTOR SERVICES-ACTING, SPEECH, & SINGING CLASSES FOR KIDS | \$486.00                 |
| Remit to: MORENO VALLEY, CA               |                         |                     |                   |  | <u>FYTD:</u> \$936.00    |
| LEVEL 3 COMMUNICATIONS/FORMERLY TW TELCOM | 25687                   | 08/26/2019          | 83635256          | LOCAL/LONG DISTANCE CALLS 8/17-9/16/19                         | \$5,475.26               |
|   |                         | 08/26/2019          | 83635256a         | INTERNET & DATA SVCS 8/17-9/16/19                              |                          |
| Remit to: BROOMFIELD, CO                  |                         |                     |                   |  | <u>FYTD:</u> \$16,330.89 |
| LEXISNEXIS PRACTICE MANAGEMENT            | 25584                   | 08/12/2019          | 3092095223        | LEGAL RESEARCH TOOLS-JUNE 2019                                 | \$1,073.00               |
| Remit to: CHICAGO, IL                     |                         |                     |                   |  | <u>FYTD:</u> \$3,219.00  |
| LILY MUYAMBO                              | 237553                  | 08/29/2019          | AUGUST 2019       | MOVAL LEARNS-AUGUST 2019                                       | \$250.00                 |
| Remit to: MORENO VALLEY, CA               |                         |                     |                   |  | <u>FYTD:</u> \$250.00    |
| LOPEZ, SAMANTHA YAMILETH                  | 237502                  | 08/22/2019          | AUGUST 2019       | MOVAL LEARNS-AUGUST 2019                                       | \$250.00                 |
| Remit to: MORENO VALLEY, CA               |                         |                     |                   |  | <u>FYTD:</u> \$250.00    |
| LOPEZ-SANCHEZ, ANDREW                     | 237518                  | 08/22/2019          | AUGUST 2019       | MOVAL LEARNS-AUGUST 2019                                       | \$250.00                 |
| Remit to: MORENO VALLEY, CA               |                         |                     |                   |  | <u>FYTD:</u> \$250.00    |

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| Vendor Name                 | Check/EFT Number | Payment Date | Inv Number       | Invoice Description  | Payment Amount           |
|-----------------------------|------------------|--------------|------------------|--|--------------------------|
| LYONS SECURITY SERVICE, INC | 25551            | 08/05/2019   | 26040            | SECURITY GUARD SVCS-MV UTILITY-MAY 2019                          | \$585.10                 |
|                             |                  | 08/05/2019   | 26032            | SECURITY GUARD SVCS-ANIMAL SHELTER                               |                          |
|                             |                  | 08/05/2019   | 27091            | SECURITY GUARD SVCS-ANIMAL SHELTER                               |                          |
|                             | 25688            | 08/26/2019   | 27147            | SECURITY GUARD SVCS-CITY HALL-JULY 2019                          | \$6,900.77               |
|                             |                  | 08/26/2019   | 27151            | SECURITY GUARD SVCS-LIBRARY-JULY2019                             |                          |
| Remit to: ANAHEIM, CA       |                  |              |                  |  | <b>FYTD:</b> \$24,325.47 |
| MACIAS, JAIME               | 237423           | 08/12/2019   | 111-10417-51     | REFUND-INTERCEPTED TAX REFUND                                    | \$1,048.18               |
| Remit to: PERRIS, CA        |                  |              |                  |  | <b>FYTD:</b> \$1,048.18  |
| MALDONADO, MARLYN           | 237371           | 08/05/2019   | R19-136574       | ANIMAL SERVICES REFUND-SPAY/NEUTER DEPOSIT                       | \$75.00                  |
| Remit to: NUEVO, CA         |                  |              |                  |  | <b>FYTD:</b> \$75.00     |
| MARCH VETERANS VILLAGE, LP  | 237540           | 08/26/2019   | MARCH VET REFUND | DEPOSIT REFUND: LCO16-0085                                       | \$1,700.00               |
| Remit to: INDIO, CA         |                  |              |                  |  | <b>FYTD:</b> \$1,700.00  |
| MARIA R. JONES              | 237475           | 08/22/2019   | AUGUST 2019      | MOVAL LEARNS-AUGUST 2019   | \$250.00                 |
| Remit to: MORENO VALLEY, CA |                  |              |                  |  | <b>FYTD:</b> \$250.00    |
| MARIPOSA LANDSCAPES, INC.   | 25585            | 08/12/2019   | 84717            | LANDSCAPE MAINT.-KITCHING ELECTRIC SUBSTATION-MAY19              | \$668.00                 |
|                             |                  | 08/12/2019   | 84711            | LANDSCAPE MAINT.-UTILITY FIELD OFFICE-MAY19                      |                          |
|                             |                  | 08/12/2019   | 84707            | LANDSCAPE MAINT.-ELECTRIC SUBSTATION MORENO BEACH-MAY19          |                          |
|                             | 25689            | 08/26/2019   | 85537            | LANDSCAPE MAINT.-SD LMD ZONE 02-JUL. 2019                        | \$10,891.36              |
|                             |                  | 08/26/2019   | 85654            | LANDSCAPE EXTRA WORK-JUL19-ZONE 02/REPAIR 3" MAINLINE/SPRINKLERS |                          |
| Remit to: IRWINDALE, CA     |                  |              |                  |  | <b>FYTD:</b> \$41,234.36 |

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|-----------------------------|-------------------------|---------------------|-------------------|---|--------------------------|
| MARTINEZ, OSBALDO           | 237372                  | 08/05/2019          | R19-134553        | ANIMAL SERVICES REFUND-SPAY/NEUTER AND RABIES DEPOSITS          | \$95.00                  |
| Remit to: PERRIS, CA        |                         |                     |                   |   | <u>FYTD:</u> \$95.00     |
| MARTINEZ, TAMMY             | 237373                  | 08/05/2019          | R19-137828        | ANIMAL SERVICES REFUND-SPAY/NEUTER DEPOSIT                      | \$75.00                  |
| Remit to: MORENO VALLEY, CA |                         |                     |                   |   | <u>FYTD:</u> \$75.00     |
| MASON, SAM                  | 237347                  | 08/05/2019          | JUL-2019          | INSTRUCTOR SERVICES-BOXING/KICKBOXING, MIX MARTIAL ARTS CLASSES | \$604.80                 |
| Remit to: MORENO VALLEY, CA |                         |                     |                   |   | <u>FYTD:</u> \$1,054.40  |
| MATTES, BRIANNA             | 237424                  | 08/12/2019          | R19-136910        | ANIMAL SERVICES REFUND-SPAY/NEUTER DEPOSIT                      | \$75.00                  |
| Remit to: MORENO VALLEY, CA |                         |                     |                   |   | <u>FYTD:</u> \$75.00     |
| MAXSUM DEVELOPMENT, LLC     | 25586                   | 08/12/2019          | NEC COTTONWOOD-   | ENVIRONMENTAL SERVICES FOR COTTONWOOD AVE. & INDIAN ST. PROJECT | \$13,000.00              |
| Remit to: PASADENA, CA      |                         |                     |                   |   | <u>FYTD:</u> \$26,000.00 |
| MCBRIDE, SHARRON            | 237541                  | 08/26/2019          | R19-139022        | ANIMAL SERVICES REFUND-TRAP RENTAL DEPOSIT                      | \$50.00                  |
| Remit to: MORENO VALLEY, CA |                         |                     |                   |   | <u>FYTD:</u> \$50.00     |
| MCCLAIN, MELISSA            | 25690                   | 08/26/2019          | 7/28 - 7/29/19    | TRAVEL PER DIEM-TEAM CA GO BIZ STRATEGIC PLANNING MEETING       | \$74.25                  |
| Remit to: APPLE VALLEY, CA  |                         |                     |                   |   | <u>FYTD:</u> \$867.11    |
| MELLENDEZ, JACKIE           | 25691                   | 08/26/2019          | 9/2 - 9/5/19      | TRAVEL PER DIEM-MEETING OF THE MINDS IN MONTEREY EVENT          | \$266.00                 |
| Remit to: UPLAND, CA        |                         |                     |                   |   | <u>FYTD:</u> \$266.00    |
| MELISSA PEREZ               | 237484                  | 08/22/2019          | AUGUST 2019       | MOVAL LEARNS-AUGUST 2019  | \$250.00                 |
| Remit to: MORENO VALLEY, CA |                         |                     |                   |   | <u>FYTD:</u> \$250.00    |

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|------------------------------------|-------------------------|---------------------|-------------------|--|--------------------------|
| MENTOR HERITAGE FOUNDATION         | 237523                  | 08/26/2019          | 7/4/2019          | DONATION FOR 4TH OF JULY PARADE FLYOVER                    | \$400.00                 |
| Remit to: MARCH AIR FORCE BASE, CA |                         |                     |                   |  | <u>FYTD:</u> \$400.00    |
| MERSCH, PATRICIA                   | 237425                  | 08/12/2019          | R19-138112        | ANIMAL SERVICES REFUND-RABIES DEPOSIT                      | \$20.00                  |
| Remit to: NEWPORT BEACH, CA        |                         |                     |                   |  | <u>FYTD:</u> \$20.00     |
| MICHAEL BAKER INTERNATIONAL, INC   | 25552                   | 08/05/2019          | 1032352           | INDIAN ST/CARDINAL AVE BRIDGE (OVER LATERAL A), CONSULTANT | \$12,824.05              |
| Remit to: LOS ANGELES, CA          |                         |                     |                   |  | <u>FYTD:</u> \$12,824.05 |
| MICHELLE MADELINE BUSTAMANTE       | 237480                  | 08/22/2019          | AUGUST 2019       | MOVAL LEARNS-AUGUST 2019                                   | \$250.00                 |
| Remit to: MORENO VALLEY, CA        |                         |                     |                   |  | <u>FYTD:</u> \$250.00    |
| MOJICA, ELIZABETH                  | 237374                  | 08/05/2019          | R19-137202        | ANIMAL SERVICES REFUND-SPAY/NEUTER DEPOSIT FOR 2 KITTENS   | \$150.00                 |
| Remit to: MORENO VALLEY, CA        |                         |                     |                   |  | <u>FYTD:</u> \$150.00    |
| MONICA CABALLERO                   | 237510                  | 08/22/2019          | AUGUST 2019       | MOVAL LEARNS-AUGUST 2019                                   | \$250.00                 |
| Remit to: MORENO VALLEY, CA        |                         |                     |                   |  | <u>FYTD:</u> \$250.00    |
| MORALES, DANNY                     | 237464                  | 08/19/2019          | 1008080671        | REFUND-STATE OF THE CITY TICKET                            | \$40.00                  |
| Remit to: RIVERSIDE, CA            |                         |                     |                   |  | <u>FYTD:</u> \$40.00     |

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|---------------------------------------|-------------------------|---------------------|-------------------|---|--------------------------|
| MORENO VALLEY CHAMBER OF COMMERCE     | 237348                  | 08/05/2019          | 6141              | WAKE-UP MV MEETING ATTENDANCE-3/28/18                             | \$360.00                 |
|                                       | 237397                  | 08/12/2019          | 6650              | WAKE-UP MV MEETING ATTENDANCE-7/24/19                             | \$280.00                 |
|                                       |                         | 08/12/2019          | 6640              | WAKE-UP MV MEETING ATTENDANCE- 6/26/19                            |                          |
|                                       | 237552                  | 08/29/2019          | 2019-2020         | LEADERSHIP MORENO VALLEY PROGRAM TUITION & FEES-BRIAN MOHAN       | \$650.00                 |
| Remit to: MORENO VALLEY, CA           |                         |                     |                   |   | <u>FYTD:</u> \$2,233.50  |
| MORENO VALLEY FESTIVAL LTD            | 237375                  | 08/05/2019          | 45218             | REFUND-PEN 0043   | \$5,122.40               |
| Remit to: UPLAND, CA                  |                         |                     |                   |   | <u>FYTD:</u> \$5,122.40  |
| MORENO VALLEY MALL HOLDING, LLC       | 25553                   | 08/05/2019          | AUG. 2019 RENT    | AUGUST 2019 RENT PAYMENT FOR SP. 2078-M.V. MALL LIBRARY BRANCH    | \$6,874.54               |
|                                       | 25709                   | 08/29/2019          | SEP. 2019 RENT    | SEPTEMBER 2019 RENT PAYMENT FOR SP. 2078-M.V. MALL LIBRARY BRANCH | \$6,874.54               |
| Remit to: MORENO VALLEY, CA           |                         |                     |                   |   | <u>FYTD:</u> \$13,749.08 |
| MORENO VALLEY UNIFIED SCHOOL DISTRICT | 237398                  | 08/12/2019          | INV20-00037       | FACILITY USE FOR JULY 4TH FUN FEST-MOUNTAIN VIEW MIDDLE SCHOOL    | \$1,008.00               |
| Remit to: MORENO VALLEY, CA           |                         |                     |                   |   | <u>FYTD:</u> \$3,153.00  |
| MSA INLAND EMPIRE/DESERT CHAPTER      | 237455                  | 08/19/2019          | 8/20/19 CLASS     | TRAFFIC CONTROL & FLAGGING CLASS FEE FOR 4 CITY STAFF MEMBERS     | \$300.00                 |
| Remit to: GUAISTI, CA                 |                         |                     |                   |   | <u>FYTD:</u> \$300.00    |
| MUNOZ, SARA                           | 237542                  | 08/26/2019          | R19-137153        | ANIMAL SERVICES REFUND-SPAY/NEUTER DEPOSIT                        | \$75.00                  |
| Remit to: MORENO VALLEY, CA           |                         |                     |                   |   | <u>FYTD:</u> \$75.00     |

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|--|-------------------------|---------------------|-------------------|--|-------------------------|
| MUSICSTAR                                | 237399                  | 08/12/2019          | JUL-2019          | INSTRUCTOR SERVICES-COMPUTER CODING, ELECTRICAL & LEGO ENGINEERING CAMPS | \$2,168.40              |
| Remit to: RIVERSIDE, CA                  |                         |                     |                   |  | <u>FYTD:</u> \$3,169.20 |
| MVBFSA                                   | 237465                  | 08/19/2019          | 2000974.047       | CONFERENCE & REC. CTR. RENTAL REFUND                                     | \$500.00                |
| Remit to: MORENO VALLEY, CA              |                         |                     |                   |  | <u>FYTD:</u> \$500.00   |
| MWI ANIMAL HEALTH                        | 237349                  | 08/05/2019          | 18175956          | ANIMAL MEDICAL SUPPLIES  | \$107.34                |
| Remit to: BOISE, ID                      |                         |                     |                   |  | <u>FYTD:</u> \$1,270.39 |
| NAMEKATA, DOUGLAS                        | 25554                   | 08/05/2019          | JUL-2019          | INSTRUCTOR SERVICES - SHITO-RYU KARATE CLASSES                           | \$291.60                |
|  | 25692                   | 08/26/2019          | AUG-2019          | INSTRUCTOR SERVICES - SHITO-RYU KARATE CLASSES                           | \$248.40                |
| Remit to: RIVERSIDE, CA                  |                         |                     |                   |  | <u>FYTD:</u> \$540.00   |
| NAMEKATA, JAMES                          | 25555                   | 08/05/2019          | JUL-2019          | INSTRUCTOR SERVICES - SHITO-RYU KARATE CLASSES                           | \$291.60                |
|  | 25693                   | 08/26/2019          | AUG-2019          | INSTRUCTOR SERVICES - SHITO-RYU KARATE CLASSES                           | \$248.40                |
| Remit to: RIVERSIDE, CA                  |                         |                     |                   |  | <u>FYTD:</u> \$540.00   |
| NEW HORIZON MOBILE HOME PARK             | 25621                   | 08/19/2019          | JUN-JULY 2019     | UUT REFUND FOR JUN-JULY 2019   | \$6.09                  |
| Remit to: LOS ANGELES, CA                |                         |                     |                   |  | <u>FYTD:</u> \$6.09     |
| NGUYEN, CLEMENT BA DUONG                 | 25622                   | 08/19/2019          | JUL-2019          | INSTRUCTOR SERVICES-VOVINAM MARTIAL ARTS CLASSES                         | \$470.40                |
| Remit to: BEAUMONT, CA                   |                         |                     |                   |  | <u>FYTD:</u> \$852.60   |
| NICHOLS CONSULTING ENGINEERS, CHTD (NCE) | 25556                   | 08/05/2019          | 318023018         | DIRECT PAY -MORENO VALLEY PAVEMENT MANAGEMENT SYSTEM, CONSULTANT         | \$65.00                 |
| Remit to: RENO, NV                       |                         |                     |                   |  | <u>FYTD:</u> \$65.00    |

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|-------------------------------|-------------------------|---------------------|-------------------|---|--------------------------|
| NICOLE DENISE MUCKELROY       | 237476                  | 08/22/2019          | AUGUST 2019       | MOVAL LEARNS-AUGUST 2019  | \$250.00                 |
| Remit to: MORENO VALLEY, CA   |                         |                     |                   |   | <u>FYTD:</u> \$250.00    |
| NINYO & MOORE GEOTECHNICAL    | 25587                   | 08/12/2019          | 229305            | GEOTECHNICAL CONSULTANT SERVICES-ALESSANDRO CROSSTOWN TIE PROJ. | \$8,542.00               |
| Remit to: SAN DIEGO, CA       |                         |                     |                   |   | <u>FYTD:</u> \$14,639.50 |
| NO LIMITS DANCE ACADEMY       | 25557                   | 08/05/2019          | JUL-2019          | INSTRUCTOR SERVICES-BALLET/HIP HOP/JAZZ/TAP DANCE CLASSES       | \$1,080.00               |
|                               |                         | 08/05/2019          | JUN-2019          | INSTRUCTOR SERVICES-BALLET/HIP HOP DANCE CLASSES                |                          |
| Remit to: MORENO VALLEY, CA   |                         |                     |                   |   | <u>FYTD:</u> \$1,080.00  |
| NORTON, RUTH                  | 237466                  | 08/19/2019          | R19-138676        | ANIMAL SERVICES REFUND-SPAY/NEUTER DEPOSIT                      | \$75.00                  |
| Remit to: REDLANDS, CA        |                         |                     |                   |   | <u>FYTD:</u> \$75.00     |
| PACIFIC TELEMAGEMENT SERVICES | 25558                   | 08/05/2019          | 2023157           | PAY PHONE SERVICES-AUG19  | \$187.92                 |
| Remit to: SAN RAMON, CA       |                         |                     |                   |   | <u>FYTD:</u> \$375.84    |
| PALETTA, JACQUELINE           | 237376                  | 08/05/2019          | R19-136847        | ANIMAL SERVICES REFUND-SPAY/NEUTER DEPOSIT                      | \$75.00                  |
| Remit to: MORENO VALLEY, CA   |                         |                     |                   |   | <u>FYTD:</u> \$75.00     |
| PATRICK SAADE                 | 237485                  | 08/22/2019          | AUGUST 2019       | MOVAL LEARNS-AUGUST 2019  | \$250.00                 |
| Remit to: MORENO VALLEY, CA   |                         |                     |                   |   | <u>FYTD:</u> \$250.00    |

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|---|-------------------------|---------------------|-------------------|---|--------------------------|
| PEDLEY SQUARE VETERINARY CLINIC         | 25588                   | 08/12/2019          | JUNE-2019         | VETERINARY SERVICES-MV ANIMAL SHELTER                           | \$6,624.99               |
|   | 25695                   | 08/26/2019          | JUL-2019          | VETERINARY SERVICES-MV ANIMAL SHELTER                           | \$24,969.87              |
|   |                         | 08/26/2019          | JUNE-2019ADDL     | VETERINARY SERVICES-MV ANIMAL SHELTER                           |                          |
| Remit to: RIVERSIDE, CA                 |                         |                     |                   |   | <b>FYTD: \$45,768.96</b> |
| PERCEPTIVE ENTERPRISES, INC.            | 25623                   | 08/19/2019          | 3533              | PROFESSIONAL DBE CONSULTING SERVICES                            | \$3,390.00               |
| Remit to: LOS ANGELES, CA               |                         |                     |                   |   | <b>FYTD: \$4,230.00</b>  |
| PEREZ, JOSE                             | 237426                  | 08/12/2019          | MVP73588          | REFUND-CITATION OVER PAYMENT                                    | \$95.00                  |
| Remit to: HEMET, CA                     |                         |                     |                   |   | <b>FYTD: \$95.00</b>     |
| PETTY CASH - FINANCE                    | 237456                  | 08/19/2019          | FY 18-19 FINAL    | PETTY CASH FUND REPLENISHMENT                                   | \$559.08                 |
|   | 237533                  | 08/26/2019          | JUL 2019          | PETTY CASH FUND REPLENISHMENT                                   | \$261.24                 |
| Remit to: MORENO VALLEY, CA             |                         |                     |                   |   | <b>FYTD: \$2,013.28</b>  |
| PINS & NEEDLES                          | 237350                  | 08/05/2019          | 12727             | LONG SLEEVE SHIRTS WITH EMBROIDERY FOR PUBLIC WORKS/MAINT. OPS. | \$1,024.16               |
| Remit to: HEMET, CA                     |                         |                     |                   |   | <b>FYTD: \$1,024.16</b>  |
| PROFESSIONAL COMMUNICATIONS NETWORK PCN | 237445                  | 08/19/2019          | 156000284         | LIVE ANSWERING SERVICE FOR ROTATIONAL TOW PROGRAM               | \$526.06                 |
| Remit to: RIVERSIDE, CA                 |                         |                     |                   |   | <b>FYTD: \$1,024.12</b>  |

Attachment: August 2019 Payment Register (3669 : PAYMENT REGISTER - AUGUST 2019)



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| <u>Vendor Name</u>        | <u>Check/EFT Number</u> | <u>Payment Date</u> | <u>Inv Number</u> | <u>Invoice Description</u>                                       | <u>Payment Amount</u> |
|---------------------------|-------------------------|---------------------|-------------------|--|-----------------------|
| PRUDENTIAL OVERALL SUPPLY | 25589                   | 08/12/2019          | 22810929          | UNIFORM RENTAL & LAUNDERING SVC.-PARKS MAINT. STAFF              | \$593.56              |
|                           |                         | 08/12/2019          | 22803843          | UNIFORM RENTAL & LAUNDERING SVC.-STREET SWEEPING STAFF           |                       |
|                           |                         | 08/12/2019          | 22803839          | UNIFORM RENTAL & LAUNDERING SVC.-STREET MAINT. STAFF             |                       |
|                           |                         | 08/12/2019          | 22818827          | UNIFORM RENTAL & LAUNDERING SVC.-FACILITIES MAINT. STAFF         |                       |
|                           |                         | 08/12/2019          | 22803844          | UNIFORM RENTAL & LAUNDERING SVC.-CONCRETE MAINT. STAFF           |                       |
|                           |                         | 08/12/2019          | 22803838          | UNIFORM RENTAL & LAUNDERING SVC.-VEHICLE/EQUIPMENT MAINT. STAFF  |                       |
|                           |                         | 08/12/2019          | 22800238          | UNIFORM RENTAL & LAUNDERING SVC.-PARKS MAINT. STAFF              |                       |
|                           |                         | 08/12/2019          | 22822859          | UNIFORM RENTAL & LAUNDERING SVC.-LIBRARY SECURITY GUARD STAFF    |                       |
|                           |                         | 08/12/2019          | 22818828          | UNIFORM RENTAL & LAUNDERING SVC.-LIBRARY SECURITY GUARD STAFF    |                       |
|                           |                         | 08/12/2019          | 22803845          | UNIFORM RENTAL & LAUNDERING SVC.-GRAFFITI REMOVAL STAFF          |                       |
|                           |                         | 08/12/2019          | 22803847          | UNIFORM RENTAL & LAUNDERING SVC.-TREE MAINT. STAFF               |                       |
|                           |                         | 08/12/2019          | 22800234          | UNIFORM RENTAL & LAUNDERING SVC.-CFD #1 STAFF                    |                       |
|                           |                         | 08/12/2019          | 22796658          | UNIFORM RENTAL & LAUNDERING SVC.-PARKS MAINT. STAFF              |                       |
|                           |                         | 08/12/2019          | 22796654          | UNIFORM RENTAL & LAUNDERING SVC.-CFD #1 STAFF                    |                       |
|                           |                         | 08/12/2019          | 21030288          | CREDIT INVOICE TO CORRECT PRIOR UNIFORM RENTAL CHGS FOR T SILVAS |                       |
|                           |                         | 08/12/2019          | 22822858          | UNIFORM RENTAL & LAUNDERING SVC.-FACILITIES MAINT. STAFF         |                       |
|                           |                         | 08/12/2019          | 21030287          | CREDIT INVOICE TO CORRECT PRIOR UNIFORM RENTAL CHGS FOR T SILVAS |                       |
|                           |                         | 08/12/2019          | 22814642          | UNIFORM RENTAL & LAUNDERING SVC.-PARKS MAINT. STAFF              |                       |
|                           |                         | 08/12/2019          | 22818225          | UNIFORM RENTAL & LAUNDERING SVC.-PARKS MAINT. STAFF              |                       |

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|---------------------------|-------------------------|---------------------|-------------------|---|-----------------------|
| PRUDENTIAL OVERALL SUPPLY | 25625                   | 08/19/2019          | 22825835          | UNIFORM RENTAL & LAUNDERING SVC.-STREET MAINT. STAFF            | \$849.32              |
|                           |                         | 08/19/2019          | 22829906          | UNIFORM RENTAL & LAUNDERING SVC.-SIGNS & STRIPING STAFF         |                       |
|                           |                         | 08/19/2019          | 22829904          | UNIFORM RENTAL & LAUNDERING SVC.-VEHICLE/EQUIPMENT MAINT. STAFF |                       |
|                           |                         | 08/19/2019          | 22825843          | UNIFORM RENTAL & LAUNDERING SVC.-TREE MAINT. STAFF              |                       |
|                           |                         | 08/19/2019          | 22825842          | UNIFORM RENTAL & LAUNDERING SVC.-PARKS MAINT. STAFF             |                       |
|                           |                         | 08/19/2019          | 22829908          | UNIFORM RENTAL & LAUNDERING SVC.-CFD #1 STAFF                   |                       |
|                           |                         | 08/19/2019          | 22825840          | UNIFORM RENTAL & LAUNDERING SVC.-CONCRETE MAINT. STAFF          |                       |
|                           |                         | 08/19/2019          | 22829907          | UNIFORM RENTAL & LAUNDERING SVC.-TRAFFIC SIGNAL MAINT. STAFF    |                       |
|                           |                         | 08/19/2019          | 22825838          | UNIFORM RENTAL & LAUNDERING SVC.-CFD #1 STAFF                   |                       |
|                           |                         | 08/19/2019          | 22825836          | UNIFORM RENTAL & LAUNDERING SVC.-SIGNS & STRIPING STAFF         |                       |
|                           |                         | 08/19/2019          | 22825834          | UNIFORM RENTAL & LAUNDERING SVC.-VEHICLE/EQUIPMENT MAINT. STAFF |                       |
|                           |                         | 08/19/2019          | 22829905          | UNIFORM RENTAL & LAUNDERING SVC.-STREET MAINT. STAFF            |                       |
|                           |                         | 08/19/2019          | 22825841          | UNIFORM RENTAL & LAUNDERING SVC.-GRAFFITI REMOVAL STAFF         |                       |
|                           |                         | 08/19/2019          | 22825837          | UNIFORM RENTAL & LAUNDERING SVC.-TRAFFIC SIGNAL MAINT. STAFF    |                       |
|                           |                         | 08/19/2019          | 22840987          | UNIFORM RENTAL & LAUNDERING SVC.-SIGNS & STRIPING STAFF         |                       |
|                           |                         | 08/19/2019          | 22829909          | UNIFORM RENTAL & LAUNDERING SVC.-STREET SWEEPING STAFF          |                       |
|                           |                         | 08/19/2019          | 22829910          | UNIFORM RENTAL & LAUNDERING SVC.-CONCRETE MAINT. STAFF          |                       |
|                           |                         | 08/19/2019          | 22829911          | UNIFORM RENTAL & LAUNDERING SVC.-GRAFFITI REMOVAL STAFF         |                       |
|                           |                         | 08/19/2019          | 22825839          | UNIFORM RENTAL & LAUNDERING SVC.-STREET SWEEPING STAFF          |                       |
|                           |                         | 08/19/2019          | 22833771          | UNIFORM RENTAL & LAUNDERING SVC.-PARKS MAINT. STAFF             |                       |
|                           |                         | 08/19/2019          | 22837374          | UNIFORM RENTAL & LAUNDERING SVC.-TRAFFIC SIGNAL MAINT. STAFF    |                       |



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|---------------------------|-------------------------|---------------------|-------------------|--|-----------------------|
| PRUDENTIAL OVERALL SUPPLY |                         | 08/19/2019          | 22837373          | UNIFORM RENTAL & LAUNDERING SVC.-SIGNS & STRIPING STAFF      |                       |
|                           |                         | 08/19/2019          | 22840988          | UNIFORM RENTAL & LAUNDERING SVC.-TRAFFIC SIGNAL MAINT. STAFF |                       |
|                           |                         | 08/19/2019          | 22829912          | UNIFORM RENTAL & LAUNDERING SVC.-PARKS MAINT. STAFF          |                       |
|                           |                         | 08/19/2019          | 22844589          | UNIFORM RENTAL & LAUNDERING SVC.-TRAFFIC SIGNAL MAINT. STAFF |                       |
|                           |                         | 08/19/2019          | 22829913          | UNIFORM RENTAL & LAUNDERING SVC.-TREE MAINT. STAFF           |                       |
|                           |                         | 08/19/2019          | 22833767          | UNIFORM RENTAL & LAUNDERING SVC.-CFD #1 STAFF                |                       |
|                           |                         | 08/19/2019          | 22833766          | UNIFORM RENTAL & LAUNDERING SVC.-TRAFFIC SIGNAL MAINT. STAFF |                       |
|                           |                         | 08/19/2019          | 22833765          | UNIFORM RENTAL & LAUNDERING SVC.-SIGNS & STRIPING STAFF      |                       |
|                           |                         | 08/19/2019          | 22837375          | UNIFORM RENTAL & LAUNDERING SVC.-CFD #1 STAFF                |                       |
|                           |                         | 08/19/2019          | 22844588          | UNIFORM RENTAL & LAUNDERING SVC.-SIGNS & STRIPING STAFF      |                       |
|                           |                         | 08/19/2019          | 22837379          | UNIFORM RENTAL & LAUNDERING SVC.-PARKS MAINT. STAFF          |                       |

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|--------------------------------|-------------------------|---------------------|-------------------|---|-------------------------|
| PRUDENTIAL OVERALL SUPPLY      | 25696                   | 08/26/2019          | 22837378          | UNIFORM RENTAL & LAUNDERING SVC.-GRAFFITI REMOVAL STAFF         | \$342.30                |
|                                |                         | 08/26/2019          | 22837377          | UNIFORM RENTAL & LAUNDERING SVC.-CONCRETE MAINT. STAFF          |                         |
|                                |                         | 08/26/2019          | 22837380          | UNIFORM RENTAL & LAUNDERING SVC.-TREE MAINT. STAFF              |                         |
|                                |                         | 08/26/2019          | 22837376          | UNIFORM RENTAL & LAUNDERING SVC.-STREET SWEEPING STAFF          |                         |
|                                |                         | 08/26/2019          | 22837372          | UNIFORM RENTAL & LAUNDERING SVC.-STREET MAINT. STAFF            |                         |
|                                |                         | 08/26/2019          | 22833768          | UNIFORM RENTAL & LAUNDERING SVC.-STREET SWEEPING STAFF          |                         |
|                                |                         | 08/26/2019          | 22833770          | UNIFORM RENTAL & LAUNDERING SVC.-GRAFFITI REMOVAL STAFF         |                         |
|                                |                         | 08/26/2019          | 22833769          | UNIFORM RENTAL & LAUNDERING SVC.-CONCRETE MAINT. STAFF          |                         |
|                                |                         | 08/26/2019          | 22837371          | UNIFORM RENTAL & LAUNDERING SVC.-VEHICLE/EQUIPMENT MAINT. STAFF |                         |
|                                |                         | 08/26/2019          | 22833763          | UNIFORM RENTAL & LAUNDERING SVC.-VEHICLE/EQUIPMENT MAINT. STAFF |                         |
|                                |                         | 08/26/2019          | 22833764          | UNIFORM RENTAL & LAUNDERING SVC.-STREET MAINT. STAFF            |                         |
|                                |                         | 08/26/2019          | 22833772          | UNIFORM RENTAL & LAUNDERING SVC.-TREE MAINT. STAFF              |                         |
| Remit to: RIVERSIDE, CA        |                         |                     |                   |   | <b>FYTD:</b> \$3,259.87 |
| QUINTERO-JOLLIFF, LORELI       | 237543                  | 08/26/2019          | R19-139606        | ANIMAL SERVICES REFUND-RABIES DEPOSIT                           | \$20.00                 |
| Remit to: HUNTINGTON BEACH, CA |                         |                     |                   |   | <b>FYTD:</b> \$20.00    |
| RADTKE, GLENNA                 | 237427                  | 08/12/2019          | R19-138789        | ANIMAL SERVICES REFUND-SPAY/NEUTER DEPOSIT FOR 2 KITTENS        | \$150.00                |
| Remit to: HEMET, CA            |                         |                     |                   |   | <b>FYTD:</b> \$150.00   |

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|-----------------------------|-------------------------|---------------------|-------------------|--|--------------------------|
| RAMOS, ROBERTO              | 25590                   | 08/12/2019          | JUL-2019          | INSTRUCTOR SERVICES-TAE KWON DO & WOMEN'S SELF-DEFENSE CLASSES | \$1,827.00               |
|                             | 25626                   | 08/19/2019          | AUG-2019          | INSTRUCTOR SERVICES-TAE KWON DO & WOMEN'S SELF-DEFENSE CLASSES | \$1,698.90               |
| Remit to: MORENO VALLEY, CA |                         |                     |                   |  | <b>FYTD:</b> \$3,525.90  |
| RECON ENVIRONMENTAL, INC.   | 237351                  | 08/05/2019          | 60578             | CONSULTANT SERVICES REGARDING CEQA RULES/PROCEDURES UPDATE     | \$1,950.00               |
| Remit to: SAN DIEGO, CA     |                         |                     |                   |  | <b>FYTD:</b> \$16,467.08 |
| REGALADO, BLANCA E          | 25592                   | 08/12/2019          | JUL-2019          | INSTRUCTOR SERVICES-FOLKLORIC DANCE ADULT & YOUTH CLASSES      | \$443.40                 |
| Remit to: MORENO VALLEY, CA |                         |                     |                   |  | <b>FYTD:</b> \$779.40    |
| REGINA MARYANNE SKAGGS      | 237555                  | 08/29/2019          | AUGUST 2019       | MOVAL LEARNS-AUGUST 2019                                       | \$250.00                 |
| Remit to: MORENO VALLEY, CA |                         |                     |                   |  | <b>FYTD:</b> \$250.00    |
| RENE'S                      | 25562                   | 08/05/2019          | 6/13/19 EVENT     | CATERING SERVICES FOR EMPLOYMENT RESOURCE CENTER EVENT         | \$532.28                 |
| Remit to: MORENO VALLEY, CA |                         |                     |                   |  | <b>FYTD:</b> \$532.28    |
| RENZ, ASHLEIGH              | 237352                  | 08/05/2019          | JUN - JUL 2019    | TUITION/EMPLOYEE EDUCATION REIMBURSEMENT                       | \$395.00                 |
| Remit to: HEMET, CA         |                         |                     |                   |  | <b>FYTD:</b> \$395.00    |

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|---|-------------------------|---------------------|-------------------|--|--------------------------|
| REPUBLIC MASTER CHEFS<br>TEXTILE RENTAL SERVICE | 25697                   | 08/26/2019          | 12682891          | LINENS RENTAL FOR CRC BALLROOM                   | \$305.39                 |
|   |                         | 08/26/2019          | 12673015          | LINENS RENTAL FOR CRC BALLROOM                   |                          |
|   |                         | 08/26/2019          | S793681           | LINENS RENTAL FOR SPECIAL EVENTS AT CRC          |                          |
|   |                         | 08/26/2019          | 12678589          | LINENS RENTAL FOR CRC BALLROOM                   |                          |
|   |                         | 08/26/2019          | 12698326          | LINENS RENTAL FOR CRC BALLROOM                   |                          |
|   |                         | 08/26/2019          | 12693389          | LINENS RENTAL FOR CRC BALLROOM                   |                          |
|   |                         | 08/26/2019          | S787487           | LINENS RENTAL FOR SPECIAL EVENTS AT CRC          |                          |
|   |                         | 08/26/2019          | 12687832          | LINENS RENTAL FOR CRC BALLROOM                   |                          |
|   |                         | 08/26/2019          | 12702899          | LINENS RENTAL FOR CRC BALLROOM                   |                          |
| Remit to: LOS ANGELES, CA                       |                         |                     |                   |  | <u>FYTD:</u> \$543.75    |
| REYES, CHRISTINE                                | 237467                  | 08/19/2019          | R19-136614        | ANIMAL SERVICES REFUND-SPAY/NEUTER DEPOSIT       | \$75.00                  |
| Remit to: MORENO VALLEY, CA                     |                         |                     |                   |  | <u>FYTD:</u> \$75.00     |
| RHA LANDSCAPE ARCHITECTS-<br>PLANNERS           | 25593                   | 08/12/2019          | 0719043           | SKATE PARK DESIGN PROJECT SERVICES               | \$653.00                 |
| Remit to: RIVERSIDE, CA                         |                         |                     |                   |  | <u>FYTD:</u> \$653.00    |
| RHYTHM TECH PRODUCTIONS                         | 25563                   | 08/05/2019          | 010               | SOUND TECH SERVICES FOR MOVAL ROCKS EVENTS       | \$1,250.00               |
| Remit to: CALIMESA, CA                          |                         |                     |                   |  | <u>FYTD:</u> \$19,160.98 |
| RIGHTWAY SITE SERVICES, INC.                    | 237353                  | 08/05/2019          | 250848            | PORTABLE RESTROOMS RENTAL-MAINT. & OPS. DIVISION | \$206.30                 |
|   | 237400                  | 08/12/2019          | 250542            | PORTABLE RESTROOM RENTAL-PSB CAR WASH AREA       | \$227.55                 |
|   |                         | 08/12/2019          | 251646            | PORTABLE RESTROOM RENTAL-PSB CAR WASH AREA       |                          |
|   | 237446                  | 08/19/2019          | 251892            | PORTABLE RESTROOMS RENTAL-MAINT. & OPS. DIVISION | \$206.30                 |
| Remit to: LAKE ELSINORE, CA                     |                         |                     |                   |  | <u>FYTD:</u> \$1,677.05  |

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|---------------------------------------|-------------------------|---------------------|-------------------|---|-------------------------|
| RINCON, MICHELLE                      | 237377                  | 08/05/2019          | 2000948.047       | PICNIC SHELTER REFUND - CELEBRATION PARK                        | \$168.00                |
| Remit to: MORENO VALLEY, CA           |                         |                     |                   |   | <u>FYTD:</u> \$168.00   |
| RIVERSIDE AREA RAPE CRISIS CENTER     | 237401                  | 08/12/2019          | JUN2019-12-01     | CDBG SUBGRANTEE PAYMENT-CHILD ABUSE PREVENTION PROGRAM          | \$3,080.50              |
|                                       |                         | 08/12/2019          | JUN2019-12        | CDBG SUBGRANTEE PAYMENT-CHILD ABUSE PREVENTION PROGRAM          |                         |
|                                       |                         | 08/12/2019          | MAY2019-11        | CDBG SUBGRANTEE PAYMENT-CHILD ABUSE PREVENTION PROGRAM          |                         |
|                                       |                         | 08/12/2019          | APR2019-10        | CDBG SUBGRANTEE PAYMENT-CHILD ABUSE PREVENTION PROGRAM          |                         |
| Remit to: RIVERSIDE, CA               |                         |                     |                   |   | <u>FYTD:</u> \$3,080.50 |
| RIVERSIDE COUNTY DEPARTMENT OF HEALTH | 237354                  | 08/05/2019          | HS0000006222      | FRA RABIES TESTING @ PUBLIC HEALTH LAB                          | \$50.00                 |
| Remit to: RIVERSIDE, CA               |                         |                     |                   |   | <u>FYTD:</u> \$300.00   |
| RIVERSIDE COUNTY OFFICE OF EDUCATION  | 237355                  | 08/05/2019          | 2019/3367         | TRANSLATION SERVICES-CITY COUNCIL MEETINGS IN APR/MAY/JUNE 2019 | \$933.84                |
| Remit to: RIVERSIDE, CA               |                         |                     |                   |   | <u>FYTD:</u> \$933.84   |
| RODRIGUEZ, JUAN                       | 237468                  | 08/19/2019          | 121547            | REFUND-ENCROACHMENT FEES  | \$257.00                |
| Remit to: MORENO VALLEY, CA           |                         |                     |                   |   | <u>FYTD:</u> \$257.00   |
| RSG, INC                              | 25698                   | 08/26/2019          | I004637           | REMAINING BALANCE FOR SB 341 REPORT FOR FY 2017-18              | \$1,925.00              |
|                                       | 25699                   | 08/26/2019          | I005010           | AFFORDABLE HOUSING COMPLIANCE MONITORING SERVICES-JUL19         | \$3,645.00              |
| Remit to: IRVINE, CA                  |                         |                     |                   |   | <u>FYTD:</u> \$8,781.25 |

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|---|------------------|--------------|-----------------|--|-------------------|
| RSI COMMUNITIES-CALIFORNIA LLC            | 237544           | 08/26/2019   | RSI REFUND      | DEPOSIT REFUND: LCO17-0162                                   | \$14,280.00       |
| Remit to: NEWPORT BEACH, CA               |                  |              |                 |  | FYTD: \$14,280.00 |
| RT SHELTON INC. DBA ORTIZ FIRE PROTECTION | 237428           | 08/12/2019   | 120352          | REFUND-INSPECTIONS NOT CONDUCTED-PERMIT FSS19-0129,0130      | \$4,165.00        |
| Remit to: ANAHEIM, CA                     |                  |              |                 |  | FYTD: \$4,165.00  |
| SANCHEZ, JOCELYN                          | 237469           | 08/19/2019   | R19-138349, 348 | ANIMAL SERVICES REFUND-SPAY/NEUTER AND RABIES DEPOSITS       | \$95.00           |
| Remit to: MORENO VALLEY, CA               |                  |              |                 |  | FYTD: \$95.00     |
| SANDOVAL, PRISCILLA                       | 237545           | 08/26/2019   | R19-139916      | ANIMAL SERVICES REFUND-DUPLICATE LICENSE PAYMENT             | \$27.00           |
| Remit to: MORENO VALLEY, CA               |                  |              |                 |  | FYTD: \$27.00     |
| SCHIEFELBEIN, LORI C.                     | 25627            | 08/19/2019   | 072019          | CONSULTANT SERVICES-ROTATIONAL TOW SERVICE PROGRAM-JULY 2019 | \$570.00          |
| Remit to: BULLHEAD CITY, AZ               |                  |              |                 |  | FYTD: \$1,350.00  |
| SECTRAN SECURITY, INC                     | 237524           | 08/26/2019   | 19070977        | ARMORED CAR DEPOSIT TRANSPORTATION SERVICES-JUL19            | \$543.86          |
| Remit to: LOS ANGELES, CA                 |                  |              |                 |  | FYTD: \$543.86    |
| SHAW HR CONSULTING                        | 25564            | 08/05/2019   | 14092 / APR-JUN | INTERACTIVE PROCESS SERVICES                                 | \$920.00          |
| Remit to: NEWBURY PARK, CA                |                  |              |                 |  | FYTD: \$920.00    |
| SHAYNESKGUA COLEN                         | 237492           | 08/22/2019   | AUGUST 2019     | MOVAL LEARNS-AUGUST 2019                                     | \$250.00          |
| Remit to: MORENO VALLEY, CA               |                  |              |                 |  | FYTD: \$250.00    |
| SHUKERRAH PALMER                          | 237493           | 08/22/2019   | AUGUST 2019     | MOVAL LEARNS-AUGUST 2019                                     | \$250.00          |
| Remit to: MORENO VALLEY, CA               |                  |              |                 |  | FYTD: \$250.00    |

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|-------------------------------------|-------------------------|---------------------|-------------------|--|---------------------------|
| SITEIMPROVE, INC.                   | 237433                  | 08/12/2019          | 61972             | SUBSCRIPTION - WEBSITE PERFORMANCE SERVICES 7/25/19 TO 7/24/20   | \$4,980.00                |
| Remit to: MINNEAPOLIS, MN           |                         |                     |                   |  | <u>FYTD:</u> \$4,980.00   |
| SKY TRAILS MOBILE VILLAGE           | 25628                   | 08/19/2019          | JUNE-JULY 2019    | UUT REFUND FOR JUNE-JULY 2019                                    | \$13.21                   |
| Remit to: LOS ANGELES, CA           |                         |                     |                   |  | <u>FYTD:</u> \$13.21      |
| SOUTHERN CALIFORNIA EDISON          | 237356                  | 08/05/2019          | JUL-19 8/5/19     | ELECTRICITY CHARGES  | \$7,998.76                |
|                                     | 237403                  | 08/12/2019          | 7501061399        | RELIABILITY SERVICE-DLAP_SCE-TS10-APR19                          | \$432.65                  |
| Remit to: ROSEMEAD, CA              |                         |                     |                   |  | <u>FYTD:</u> \$465,737.41 |
| SOUTHERN CALIFORNIA EDISON 3        | 237366                  | 08/05/2019          | 359694_SCE        | DIRECT PAY -SUNNYMEAD FLAMING ARROW DRIVE STORM DRAIN, SCE       | \$8,100.53                |
| Remit to: ROSEMEAD, CA              |                         |                     |                   |  | <u>FYTD:</u> \$8,100.53   |
| SOUTHERN CALIFORNIA GAS CO.         | 237404                  | 08/12/2019          | JUL-2019          | GAS CHARGES  | \$3,072.46                |
| Remit to: MONTEREY PARK, CA         |                         |                     |                   |  | <u>FYTD:</u> \$6,495.24   |
| SOUTHWEST INSPECTION AND TESTING    | 25594                   | 08/12/2019          | 34374             | GEOTECHNICAL CONSULTING SVCS. FOR BAY AVE LINE EXTENSION PROJECT | \$638.00                  |
| Remit to: LA HABRA, CA              |                         |                     |                   |  | <u>FYTD:</u> \$638.00     |
| SOUTHWEST OFFSET PRINTING CO., INC. | 237448                  | 08/19/2019          | 168958            | PRINTING SERVICES FOR SOARING ACTIVITY GUIDES/SEP-DEC 2019 ISSUE | \$14,083.41               |
| Remit to: GARDENA, CA               |                         |                     |                   |  | <u>FYTD:</u> \$14,083.41  |
| SPARKLETTS                          | 25595                   | 08/12/2019          | 10050036 070219   | BOTTLE WATER & COOLER RENTAL FOR EOC/ERF DURING FY 18/19         | \$268.75                  |
| Remit to: DALLAS, TX                |                         |                     |                   |  | <u>FYTD:</u> \$268.75     |

Attachment: August 2019 Payment Register (3669 : PAYMENT REGISTER - AUGUST 2019)



City of Moreno Valley  
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**CHECKS UNDER \$25,000**

| <u>Vendor Name</u>     | <u>Check/EFT Number</u> | <u>Payment Date</u> | <u>Inv Number</u> | <u>Invoice Description</u>      | <u>Payment Amount</u>   |
|------------------------|-------------------------|---------------------|-------------------|---------------------------------|-------------------------|
| STANDARD INSURANCE CO  | 237357                  | 08/05/2019          | 190801            | EMPLOYEE SUPPLEMENTAL INSURANCE | \$1,232.68              |
| Remit to: PORTLAND, OR |                         |                     |                   |                                 | <u>FYTD:</u> \$2,465.36 |

Attachment: August 2019 Payment Register (3669 : PAYMENT REGISTER - AUGUST 2019)



City of Moreno Valley  
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|--|-------------------------|---------------------|--|---|-----------------------|
| STANLEY CONVERGENT SECURITY SOLUTIONS, INC | 25596                   | 08/12/2019          | 16199180   | ALARM SYSTEM MONITORING SERVICES FOR FIRE STATIONS-FEB19        | \$15,079.10           |
|  |                         | 08/12/2019          | 16333869   | ALARM SYSTEM MONITORING SERVICES FOR FIRE STATIONS-APR19        |                       |
|  |                         | 08/12/2019          | 16425653   | ALARM SYSTEM MONITORING-LIBRARY/MAY-JUL 2019                    |                       |
|  |                         | 08/12/2019          | 16496286   | REPROGRAMMING OF 8 WIRELESS KEYFOB REMOTES FOR FIRE STATIONS    |                       |
|  |                         | 08/12/2019          | 16506004   | ALARM SYSTEM MONITORING SERVICES FOR FIRE STATIONS-JUN19        |                       |
|  |                         | 08/12/2019          | 16423280   | ALARM SYSTEM MONITORING SERVICES FOR FIRE STATIONS-MAY19        |                       |
|  |                         | 08/12/2019          | 16007986   | ALARM SYSTEM MONITORING SERVICES FOR FIRE STATIONS-DEC18        |                       |
|  |                         | 08/12/2019          | 15918246   | ALARM SYSTEM MONITORING-LIBRARY/NOV2018-JAN2019                 |                       |
|  |                         | 08/12/2019          | 15762543   | ALARM SYSTEM MONITORING SERVICES FOR FIRE STATIONS-SEP18        |                       |
|  |                         | 08/12/2019          | 15925502   | ALARM SYSTEM MONITORING SERVICES FOR FIRE STATIONS-NOV18        |                       |
|  |                         | 08/12/2019          | 15859815   | ALARM SYSTEM MONITORING SERVICES FOR FIRE STATIONS-OCT18        |                       |
|  |                         | 08/12/2019          | 15846481   | ALARM SYSTEM MONITORING-CY SANTIAGO OFFICE FIRE ALARM/OCT-DEC18 |                       |
|  |                         | 08/12/2019          | 15765029   | ALARM SYSTEM MONITORING-CITY YARD & TRANSP. TRAILER/SEP-NOV18   |                       |
|  |                         | 08/12/2019          | 16260123   | ALARM SYSTEM MONITORING SERVICES FOR FIRE STATIONS-MAR19        |                       |
|  | 08/12/2019              | 16101264            | ALARM SYSTEM MONITORING SERVICES FOR FIRE STATIONS-JAN19         |   |                       |
|  | 08/12/2019              | 15763599            | ALARM SYSTEM MONITORING-CY SANTIAGO OFFICE BURG. ALARM/SEP-NOV18 |   |                       |

Remit to: PALATINE, IL

FYTD: \$15,079.10

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|--------------------------------------|-------------------------|---------------------|-------------------|--|--------------------------|
| STATE BOARD OF EQUALIZATION<br>1     | 25716                   | 08/26/2019          | 073119            | SALES & USE TAX REPORT FOR 7/1-7/31/19                           | \$13,349.00              |
| Remit to: SACRAMENTO, CA             |                         |                     |                   |  | <b>FYTD: \$15,168.00</b> |
| STATE CONTROLLER'S OFFICE            | 237526                  | 08/26/2019          | FAUD-00001761     | ANNUAL STREET REPORT-FY 2017/18                                  | \$2,799.74               |
| Remit to: SACRAMENTO, CA             |                         |                     |                   |  | <b>FYTD: \$2,799.74</b>  |
| STATE OF CALIFORNIA DEPT. OF JUSTICE | 237358                  | 08/05/2019          | 371524 (PCS)      | FINGERPRINTING SERVICES-P&CS COACH VOLUNTEERS-APR19              | \$2,332.00               |
|                                      |                         | 08/05/2019          | 371524 (HR)       | FINGERPRINTING SERVICES-HR/EMPLOYMENT/VOLUNTEERS RELATED-APR19   |                          |
|                                      |                         | 08/05/2019          | 371524 (BL)       | FINGERPRINTING SERVICES-BUSINESS LICENSE RELATED-APR19           |                          |
|                                      |                         | 08/05/2019          | 371524 (OEM)      | FINGERPRINTING SERVICES-ERF/OEM RELATED-APR19                    |                          |
|                                      | 237359                  | 08/05/2019          | 377420 (HR)       | FINGERPRINTING SERVICES-HR/EMPLOYMENT/VOLUNTEERS RELATED-MAY19   | \$1,376.00               |
|                                      |                         | 08/05/2019          | 377420 (PCS)      | FINGERPRINTING SERVICES-P&CS COACH VOLUNTEERS & INSTRUCTOR-MAY19 |                          |
|                                      |                         | 08/05/2019          | 377420 (BL)       | FINGERPRINTING SERVICES-BUSINESS LICENSE RELATED-MAY19           |                          |
|                                      | 237360                  | 08/05/2019          | 388750 (PCS)      | FINGERPRINTING SERVICES-P&CS COACH VOLUNTEER & INSTRUCTORS-JUN19 | \$1,842.00               |
|                                      |                         | 08/05/2019          | 388750 (BL)       | FINGERPRINTING SERVICES-BUSINESS LICENSE RELATED-JUN19           |                          |
|                                      |                         | 08/05/2019          | 388750 (HR)       | FINGERPRINTING SERVICES-HR/EMPLOYMENT/VOLUNTEERS RELATED-JUN19   |                          |
| Remit to: SACRAMENTO, CA             |                         |                     |                   |  | <b>FYTD: \$10,224.00</b> |

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|-------------------------------------|-------------------------|---------------------|-------------------|--|-------------------------|
| STATE WATER RESOURCES CONTROL BOARD | 237449                  | 08/19/2019          | 511289            | MV AMPHITHEATER-SWRCB PERMIT                           | \$694.00                |
| Remit to: SACRAMENTO, CA            |                         |                     |                   |  | <u>FYTD:</u> \$694.00   |
| STILES ANIMAL REMOVAL, INC.         | 237405                  | 08/12/2019          | 109266            | DECEASED LARGE ANIMAL REMOVAL SERVICES-JUNE 2019       | \$220.00                |
|                                     | 237450                  | 08/19/2019          | 109345            | DECEASED LARGE ANIMAL REMOVAL SERVICES-JULY 2019       | \$440.00                |
| Remit to: GUAISTI, CA               |                         |                     |                   |  | <u>FYTD:</u> \$1,100.00 |
| SUNNYMEAD ACE HARDWARE              | 237406                  | 08/12/2019          | 83242             | MISC. SUPPLIES FOR PD                                  | \$123.36                |
|                                     |                         | 08/12/2019          | 83022             | MISC. SUPPLIES FOR PD                                  |                         |
|                                     |                         | 08/12/2019          | 83119             | MISC. SUPPLIES FOR PD                                  |                         |
|                                     |                         | 08/12/2019          | 83228             | MISC. SUPPLIES FOR PD                                  |                         |
|                                     |                         | 08/12/2019          | 83310             | MISC. SUPPLIES FOR PD                                  |                         |
| Remit to: MORENO VALLEY, CA         |                         |                     |                   |  | <u>FYTD:</u> \$240.03   |
| SUNNYMEAD ANIMAL HOSPITAL           | 237407                  | 08/12/2019          | 46467             | VETERINARY SERVICES FOR MV POLICE PATROL K-9           | \$206.22                |
|                                     |                         | 08/12/2019          | 47148             | VETERINARY SERVICES FOR MV POLICE PATROL K-9           |                         |
| Remit to: MORENO VALLEY, CA         |                         |                     |                   |  | <u>FYTD:</u> \$294.13   |
| TAHREEM KHAN                        | 237504                  | 08/22/2019          | AUGUST 2019       | MOVAL LEARNS-AUGUST 2019                               | \$250.00                |
| Remit to: MORENO VALLEY, CA         |                         |                     |                   |  | <u>FYTD:</u> \$250.00   |
| TAITYANA L. BENSON                  | 237477                  | 08/22/2019          | AUGUST 2019       | MOVAL LEARNS-AUGUST 2019                               | \$250.00                |
| Remit to: MORENO VALLEY, CA         |                         |                     |                   |  | <u>FYTD:</u> \$250.00   |
| TASCO, TRACY                        | 237546                  | 08/26/2019          | R19-138557        | ANIMAL SERVICES REFUND-SPAY/NEUTER AND RABIES DEPOSITS | \$95.00                 |
| Remit to: MORENO VALLEY, CA         |                         |                     |                   |  | <u>FYTD:</u> \$95.00    |

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|-------------------------------------|-------------------------|---------------------|-------------------|--|-----------------------------|
| TAYLOR, AMANDA                      | 237547                  | 08/26/2019          | R19-138561        | ANIMAL SERVICES REFUND-SPAY/NEUTER AND RABIES DEPOSITS         | \$95.00                     |
| Remit to: CORONA, CA                |                         |                     |                   |  | <u>FYTD:</u> \$95.00        |
| TENASKA ENERGY, INC                 | 25597                   | 08/12/2019          | MOREN0001736001   | RENEWABLE ENERGY-MV UTILITY                                    | \$21,348.60                 |
| Remit to: ARLINGTON, TX             |                         |                     |                   |  | <u>FYTD:</u> \$1,489,140.17 |
| THE ADVANTAGE GROUP/ FLEX ADVANTAGE | 25598                   | 08/12/2019          | 112983            | FLEX AND COBRA ADMIN FEES-JULY 2019                            | \$1,385.75                  |
| Remit to: TEMECULA, CA              |                         |                     |                   |  | <u>FYTD:</u> \$90,930.16    |
| THE CUPCAKE & ESPRESSO BAR          | 237408                  | 08/12/2019          | 08012019          | HIRE A MOVAL GRAD INCENTIVE PROGRAM                            | \$2,000.00                  |
| Remit to: MORENO VALLEY, CA         |                         |                     |                   |  | <u>FYTD:</u> \$2,000.00     |
| THOMPSON COBURN LLP                 | 25701                   | 08/26/2019          | 3373405           | LEGAL SERVICES-MVU/RELIABILITY STANDARD COMPLIANCE-JUN19       | \$34.38                     |
| Remit to: WASHINGTON, DC            |                         |                     |                   |  | <u>FYTD:</u> \$52.93        |
| THORNTON, CARLA                     | 25702                   | 08/26/2019          | 8/13 - 8/14/19    | TRAVEL REIMB.-MEALS & TRANSPORTATION-ALL CALIF. DEFENSE SUMMIT | \$100.21                    |
|                                     | 237471                  | 08/19/2019          | 2739 REFUND       | 2018 CANDIDATE STATEMENT REIMB.                                | \$217.11                    |
| Remit to: MORENO VALLEY, CA         |                         |                     |                   |  | <u>FYTD:</u> \$317.32       |
| TILFORD, ASHLEY                     | 237517                  | 08/22/2019          | AUGUST 2019       | MOVAL LEARNS-AUGUST 2019                                       | \$250.00                    |
| Remit to: MORENO VALLEY, CA         |                         |                     |                   |  | <u>FYTD:</u> \$250.00       |
| TIME WARNER CABLE                   | 237451                  | 08/19/2019          | 091922301080119   | FIBER INTERNET ACCESS SERVICES - AUG. 2019                     | \$844.00                    |
| Remit to: PITTSBURGH, PA            |                         |                     |                   |  | <u>FYTD:</u> \$1,688.00     |

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|-----------------------------|-------------------------|---------------------|-------------------|--|--------------------------|
| TOP ROCK ENTERTAINMENT      | 237362                  | 08/05/2019          | 008               | HOLLYWOOD BLONDE BAND PERFORMANCE-MOVAL ROCKS CONCERT ON 8/2/19  | \$1,200.00               |
| Remit to: SEAL BEACH, CA    |                         |                     |                   |  | <b>FYTD:</b> \$1,200.00  |
| TRICHE, TARA                | 25599                   | 08/12/2019          | JUL-2019          | INSTRUCTOR SERVICES-DANCE CLASSES                                | \$1,131.60               |
|                             | 25629                   | 08/19/2019          | AUG-2019          | INSTRUCTOR SERVICES-DANCE CLASSES                                | \$1,156.20               |
| Remit to: MORENO VALLEY, CA |                         |                     |                   |  | <b>FYTD:</b> \$2,287.80  |
| TRUEPOINT SOLUTIONS, LLC    | 25600                   | 08/12/2019          | 19-205            | BUSINESS ANALYST SUPPORT SERVICES-FEB/MAR. 2019                  | \$1,875.00               |
| Remit to: LOOMIS, CA        |                         |                     |                   |  | <b>FYTD:</b> \$1,875.00  |
| TUKES, JOSHUA               | 25567                   | 08/05/2019          | JUL-2019          | INSTRUCTOR SERVICES-WATERCOLOR TECHNIQUE CLASSES                 | \$288.00                 |
|                             | 25630                   | 08/19/2019          | AUG-2019          | INSTRUCTOR SERVICES-WATERCOLOR TECHNIQUE CLASSES                 | \$172.80                 |
| Remit to: MORENO VALLEY, CA |                         |                     |                   |  | <b>FYTD:</b> \$662.40    |
| TUMON BAY RESORT & SPA      | 25710                   | 08/29/2019          | SEP 2019 RENT     | SEPTEMBER 2019 RENT (INCLUDING CAM) FOR EMPLOYMENT RESOURCE CTR. | \$7,914.70               |
| Remit to: TAMUNING, GU      |                         |                     |                   |  | <b>FYTD:</b> \$23,744.10 |
| TYRA COLEMAN                | 237478                  | 08/22/2019          | AUGUST 2019       | MOVAL LEARNS-AUGUST 2019   | \$250.00                 |
| Remit to: MORENO VALLEY, CA |                         |                     |                   |  | <b>FYTD:</b> \$250.00    |
| U.S. POSTAL SERVICE         | 237363                  | 08/05/2019          | FALL/WINTER 19    | PERMIT #153-DEPOSIT FOR POSTAGE TO MAIL RECREATION GUIDES        | \$9,500.00               |
| Remit to: MORENO VALLEY, CA |                         |                     |                   |  | <b>FYTD:</b> \$9,500.00  |

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|-----------------------------------|-------------------------|---------------------|-------------------|---|-------------------------|
| ULTRASERV AUTOMATED SERVICES, LLC | 25601                   | 08/12/2019          | 067446-           | COFFEE SERVICE SUPPLIES-CONFERENCE & REC. CENTER        | \$220.91                |
|                                   |                         | 08/12/2019          | 090243            | COFFEE SERVICE SUPPLIES-ANIMAL SHELTER                  |                         |
|                                   |                         | 08/12/2019          | 090241            | COFFEE SERVICE SUPPLIES-CITY HALL/PUBLIC WORKS LOCATION |                         |
|                                   |                         | 08/12/2019          | 084272            | COFFEE SERVICE SUPPLIES-CITY YARD                       |                         |
| Remit to: COSTA MESA, CA          |                         |                     |                   |   | <u>FYTD:</u> \$220.91   |
| UNION BANK OF CALIFORNIA 1        | 237527                  | 08/26/2019          | 1165692           | INVESTMENT CUSTODIAL SERVICES-JUL19                     | \$1,128.00              |
| Remit to: LOS ANGELES, CA         |                         |                     |                   |   | <u>FYTD:</u> \$1,524.00 |
| UNITED ROTARY BRUSH CORP          | 25602                   | 08/12/2019          | 309441            | STREET SWEEPER BRUSHES & ACCESSORIES                    | \$536.02                |
| Remit to: KANSAS CITY, MO         |                         |                     |                   |   | <u>FYTD:</u> \$1,956.19 |
| UNITED SITE SERVICES OF CA, INC.  | 25603                   | 08/12/2019          | 114-8771451       | FENCE RENTAL AT ANIMAL SHELTER                          | \$106.40                |
|                                   | 25703                   | 08/26/2019          | 114-8917805       | FENCE RENTAL AT ANIMAL SHELTER 8/1-8/28/19              | \$106.40                |
| Remit to: PHOENIX, AZ             |                         |                     |                   |   | <u>FYTD:</u> \$319.20   |

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|--|-------------------------|---------------------|-------------------|--|-----------------------|
| VACATE TERMITES & PEST ELIMINATION COMPANY | 25604                   | 08/12/2019          | 90412             | PEST CONTROL SERVICE-JUN19-FIRE STATION 48                   | \$1,160.00            |
|  |                         | 08/12/2019          | 90758             | PEST CONTROL SERVICE-JUN19-TRANSPORTATION TRAILER            |                       |
|  |                         | 08/12/2019          | 90427             | PEST CONTROL SERVICE-JUN19-UTILITY FIELD OFFICE              |                       |
|  |                         | 08/12/2019          | 90415             | PEST CONTROL SERVICE-JUN19-TOWNGATE COMMUNITY CENTER         |                       |
|  |                         | 08/12/2019          | 90426             | PEST CONTROL SERVICE-JUN19-LIBRARY                           |                       |
|  |                         | 08/12/2019          | 90414             | PEST CONTROL SERVICE-JUN19-FIRE STATION 99                   |                       |
|  |                         | 08/12/2019          | 90430             | PEST CONTROL SERVICE-JUN19-SENIOR CENTER                     |                       |
|  |                         | 08/12/2019          | 90425             | PEST CONTROL SERVICE-JUN19-FIRE STATION 6                    |                       |
|  |                         | 08/12/2019          | 90753             | PEST CONTROL SERVICE-JUN19-FIRE STATION 58 (SECOND SERVICE)  |                       |
|  |                         | 08/12/2019          | 90754             | PEST CONTROL SERVICE-JUN19-ANNEX 1                           |                       |
|  |                         | 08/12/2019          | 90429             | PEST CONTROL SERVICE-JUN19-FIRE STATION 58                   |                       |
|  |                         | 08/12/2019          | 90482             | PEST CONTROL SERVICE-JUN19-CITY YARD SANTIAGO OFFICE         |                       |
|  |                         | 08/12/2019          | 90755             | PEST CONTROL SERVICE-JUN19-ANIMAL SHELTER                    |                       |
|  |                         | 08/12/2019          | 90483             | PEST CONTROL SERVICE-JUN19-COTTONWOOD GOLF COURSE            |                       |
|  |                         | 08/12/2019          | 90480             | PEST CONTROL SERVICE-JUN19-CITY HALL                         |                       |
|  |                         | 08/12/2019          | 90432             | PEST CONTROL SERVICE-JUN19-FIRE STATION 91                   |                       |
|  |                         | 08/12/2019          | 90484             | PEST CONTROL SERVICE-JUN19-CONFERENCE & REC. CENTER          |                       |
|  |                         | 08/12/2019          | 90485             | PEST CONTROL SERVICE-JUN19-EOC                               |                       |
|  |                         | 08/12/2019          | 90486             | PEST CONTROL SERVICE-JUN19-PUBLIC SAFETY BUILDING            |                       |
|  |                         | 08/12/2019          | 90431             | PEST CONTROL SERVICE-JUN19-FIRE STATION 2                    |                       |
|  |                         | 08/12/2019          | 90757             | PEST CONTROL SERVICE-JUN19-MARCH FIELD PARK COMMUNITY CENTER |                       |
|  |                         | 08/12/2019          | 90481             | PEST CONTROL SERVICE-JUN19-CITY YARD                         |                       |
|  |                         | 08/12/2019          | 90413             | PEST CONTROL SERVICE-JUN19-FIRE STATION 65                   |                       |

Remit to: MORENO VALLEY, CA

FYTD: \$8,955.00

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|-----------------------------|-------------------------|---------------------|-------------------|--|--------------------------|
| VANESSA CARRASCO            | 237479                  | 08/22/2019          | AUGUST 2019       | MOVAL LEARNS-AUGUST 2019   | \$250.00                 |
| Remit to: MORENO VALLEY, CA |                         |                     |                   |  | <u>FYTD:</u> \$250.00    |
| VARGAS, LUIS                | 237429                  | 08/12/2019          | R19-136146        | ANIMAL SERVICES REFUND-SPAY/NEUTER DEPOSIT                       | \$75.00                  |
| Remit to: MORENO VALLEY, CA |                         |                     |                   |  | <u>FYTD:</u> \$75.00     |
| VASQUEZ & COMPANY LLP       | 25704                   | 08/26/2019          | 2190670-IN        | AUDIT SERVICES-FINANCIAL STMTS. FOR FY ENDING 6/30/19-BILLING #2 | \$3,000.00               |
| Remit to: GLENDALE, CA      |                         |                     |                   |  | <u>FYTD:</u> \$3,000.00  |
| VASQUEZ, YESENIA            | 237452                  | 08/19/2019          | 7/1 - 7/31/19     | MILEAGE REIMBURSEMENT  | \$57.07                  |
| Remit to: MORENO VALLEY, CA |                         |                     |                   |  | <u>FYTD:</u> \$86.30     |
| VICTOR MEDICAL CO           | 25605                   | 08/12/2019          | 4796102           | ANIMAL MEDICAL SUPPLIES/VACCINES                                 | \$7,786.07               |
|                             |                         | 08/12/2019          | 4830180           | ANIMAL MEDICAL SUPPLIES/VACCINES                                 |                          |
|                             |                         | 08/12/2019          | 4870844           | ANIMAL MEDICAL SUPPLIES/VACCINES                                 |                          |
| Remit to: LAKE FOREST, CA   |                         |                     |                   |  | <u>FYTD:</u> \$12,950.76 |
| VIGIL, KATHRYN              | 237364                  | 08/05/2019          | REIMB.-7/18/19    | REIMBURSE WATER PURCHASED FOR COUNCIL & MY MOVAL SUMMIT          | \$63.45                  |
|                             | 237453                  | 08/19/2019          | REIMBURSE7/19/19  | REIMBURSEMENT-NOTARY CLASS                                       | \$40.00                  |
| Remit to: HOMELAND, CA      |                         |                     |                   |  | <u>FYTD:</u> \$103.45    |
| VISION SERVICE PLAN         | 25569                   | 08/05/2019          | 190801            | EMPLOYEE VISION INSURANCE  | \$3,926.05               |
| Remit to: SAN FRANCISCO, CA |                         |                     |                   |  | <u>FYTD:</u> \$7,823.30  |

Attachment: August 2019 Payment Register (3669 : PAYMENT REGISTER - AUGUST 2019)



City of Moreno Valley  
Payment Register  
For Period 8/1/2019 through 8/31/2019

CHECKS UNDER \$25,000

| Vendor Name                            | Check/EFT Number | Payment Date | Inv Number       | Invoice Description                                     | Payment Amount    |
|--|------------------|--------------|------------------|---|-------------------|
| VULCAN MATERIALS CO, INC.              | 25606            | 08/12/2019   | 72247627         | ASPHALTIC MATERIALS                                     | \$784.68          |
|  |                  | 08/12/2019   | 72247628         | ASPHALTIC MATERIALS                                     |                   |
|  |                  | 08/12/2019   | 72251364         | ASPHALTIC MATERIALS                                     |                   |
|  |                  | 08/12/2019   | 72247629         | ASPHALTIC MATERIALS                                     |                   |
| Remit to: LOS ANGELES, CA              |                  |              |                  |   | FYTD: \$5,350.34  |
| WALLACK, WENDY                         | 237548           | 08/26/2019   | R19-139164       | ANIMAL SERVICES REFUND-SPAY/NEUTER AND RABIES DEPOSITS  | \$95.00           |
| Remit to: LOS ANGELES, CA              |                  |              |                  |   | FYTD: \$95.00     |
| WEST COAST SHOPPING CART SERVICE, INC. | 237454           | 08/19/2019   | 19-452           | SHOPPING CART RETRIEVAL SERVICES-JULY 2019              | \$3,897.25        |
| Remit to: WEST COVINA, CA              |                  |              |                  |   | FYTD: \$7,679.75  |
| WESTERN MUNICIPAL WATER DISTRICT       | 237529           | 08/26/2019   | 23866-018292/JL9 | WATER CHARGES-SKATE PARK                                | \$7,004.65        |
|  |                  | 08/26/2019   | 24753-018620/JL9 | WATER CHARGES-M.A.R.B. BALLFIELDS                       |                   |
|  |                  | 08/26/2019   | 23821-018258/JL9 | WATER CHARGES-MARCH FIELD PARK COMMUNITY CTR.-BLDG. 938 |                   |
|  |                  | 08/26/2019   | 23821-018257/JL9 | WATER CHARGES-MARCH FIELD PARK COMMUNITY CTR. LANDSCAPE |                   |
| Remit to: ARTESIA, CA                  |                  |              |                  |   | FYTD: \$11,333.88 |
| WESTERN RENEWABLE ENERGY GENERATION    | 237411           | 08/12/2019   | WR13355          | RENEWABLE ENERGY CREDITS-CREATED                        | \$216.76          |
|  |                  | 08/12/2019   | WR12925          | RENEWABLE ENERGY CREDITS-CREATED                        |                   |
|  |                  | 08/12/2019   | WR14589          | RENEWABLE ENERGY CREDITS-CREATED/RETIRED                |                   |
|  |                  | 08/12/2019   | WR13785          | RENEWABLE ENERGY CREDITS-CREATED                        |                   |
| Remit to: SALT LAKE CITY, UT           |                  |              |                  |   | FYTD: \$216.76    |

Attachment: August 2019 Payment Register (3669 : PAYMENT REGISTER - AUGUST 2019)



City of Moreno Valley  
Payment Register  
For Period 8/1/2019 through 8/31/2019

CHECKS UNDER \$25,000

| Vendor Name                 | Check/EFT Number | Payment Date | Inv Number  | Invoice Description                                       | Payment Amount            |
|-----------------------------|------------------|--------------|-------------|---|---------------------------|
| WILLDAN FINANCIAL SERVICES  | 25607            | 08/12/2019   | 010-41436   | SERVICES RE: PREPARATION OF DEVELOPMENT IMPACT FEE UPDATE | \$7,498.00                |
|                             | 25706            | 08/26/2019   | 010-42230   | GRANT ADMINISTRATION SERVICES-JUL. 2019                   | \$21,537.25               |
| Remit to: TEMECULA, CA      |                  |              |             |   | <b>FYTD:</b> \$48,695.69  |
| WOOD, ANITA                 | 237549           | 08/26/2019   | R19-137616  | ANIMAL SERVICES REFUND-SPAY/NEUTER AND RABIES DEPOSITS    | \$95.00                   |
| Remit to: MORENO VALLEY, CA |                  |              |             |   | <b>FYTD:</b> \$95.00      |
| WRCRCA                      | 237530           | 08/26/2019   | M1031       | OUTSTANDING MSHCP FEES DUE TO WRCRCA-3RD INSTALLMENT      | \$20,000.00               |
| Remit to: RIVERSIDE, CA     |                  |              |             |   | <b>FYTD:</b> \$194,849.38 |
| YOLANDA NEAL - YAKUBU       | 237474           | 08/22/2019   | AUGUST 2019 | MOVAL LEARNS-AUGUST 2019                                  | \$250.00                  |
| Remit to: MORENO VALLEY, CA |                  |              |             |   | <b>FYTD:</b> \$250.00     |
| YOST, PEGGY                 | 237470           | 08/19/2019   | R19-139575  | ANIMAL SERVICES REFUND-RETURN ADOPTION FEES               | \$67.00                   |
| Remit to: YUCCA VALLEY, CA  |                  |              |             |   | <b>FYTD:</b> \$67.00      |

**TOTAL CHECKS UNDER \$25,000** **\$834,530.66**

**GRAND TOTAL** **\$15,903,028.60**

Attachment: August 2019 Payment Register (3669 : PAYMENT REGISTER - AUGUST 2019)



## Report to City Council

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**TO:** Mayor and City Council

**FROM:** Marshall Eyerman, Chief Financial Officer

**AGENDA DATE:** November 5, 2019

**TITLE:** RECEIVE THE ANNUAL AB1600 COMPLIANCE REPORT FOR FISCAL YEAR 2018-19

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### **RECOMMENDED ACTION**

#### **Recommendations:**

1. Receive and file the Annual AB 1600 Compliance Report for FY 2018-19 in compliance with California Government Code sections 66006 and 66001.
2. Approve the finding that staff has demonstrated a continuing need to hold unexpended Development Impact Fees.

### **SUMMARY**

Government Code Section 66006 requires cities that impose impact fees to render an annual accounting of the fees and to provide findings that support the retention of any fees that have been held in excess of five years and remain unexpended or have not been committed to projects. The City has no Development Impact Fees (DIF) that are unexpended and uncommitted for a period of five years or more.

Government Code Section 66001 requires cities that impose impact fees must make certain findings described in section 66001(d)(1) every five years as a component of the annual report.

The information included in this staff report is provided to comply with State law.

### **DISCUSSION**

Government Code Section 66006 requires cities imposing impact fees to undertake an annual accounting of such fees within 180 days of the fiscal year end, and that the accounting be made available for public review. The accounting must provide the

beginning and ending balances for the fiscal year, receipts, disbursements, interest earned and any other income that was received. The report must also include a description of how the fees were expended during the past year. If fees are unexpended, whether committed or uncommitted for a period of five or more years, the report must include a finding regarding the continuing need for the fees. If a continuing need cannot be shown, State law requires that the City refund the unused, uncommitted fees. The City's report contains no such instances of Development Impact Fees that remain unexpended and uncommitted.

The attached Annual AB 1600 Compliance Report is for the fiscal year ended June 30, 2019, and has been prepared in compliance with the California Government Code Section 66006 regarding the annual accounting for impact fees. The accounting was completed and the required information was made available to the public within the required time frame of 180 days subsequent to fiscal year end. The report has been on file in the City Clerk's office since October 21, 2019, and available for public review which is also in compliance with state law requiring that the report be made available at least 15 days prior to being considered by the City Council.

On April 16, 2019, the City Council approved Resolution 2019-16 which amended the short-term loan from the General Fund in the amount of \$4,400,000 to address the negative cash balance in the Police DIF fund. The loan agreement calls for repayment by June 30, 2020 or, if the funds are not repaid, the issue is to be reconsidered by the City Council.

This report does not include any findings that require the return of unexpended or uncommitted DIF fees. This report does make a finding for continuing to hold previously collected development impact fees since all funds collected and held by the City as of June 30, 2019, within each of the 13 respective Development Impact Fee funds, have been designated for specific capital projects, consistent with the Development Impact Fee Study Final Report approved by the City Council on December 11, 2012, and the Capital Improvement Plan approved by the City Council on June 20, 2017.

Interest earnings attributable to the DIF funds totaled \$391,946 for the year.

Government Code Section 66001(d)(1) requires that at least every five years certain findings be made with respect to each impact fee being assessed. The following information is provided to satisfy the four requirements of this code section:

**(A) Identify the purpose to which the fee is to be put** – The purpose of the development impact fee program is to ensure that new development is paying its share of the transportation infrastructure and facility costs associated with the growth resulting from that development. The program includes projects related to Arterial Street Improvements, Traffic Signal Improvements, Fire Facilities, Police Facilities, Park Improvements, Recreation Centers, Libraries, City Hall, Corporate Yard, Interchange Improvements, Maintenance Equipment, Animal Shelter Facilities and Impact Fee Administration.

**(B) Demonstrate a reasonable relationship between the fee and the purpose for which it is charged** – The fees are based on the relationship between the needed transportation infrastructure and facility costs associated with the growth resulting from new development.

**(C) Identify all sources and amounts of funding anticipated for incomplete improvements** – Facilities to be funded from development impact fees are also funded by other sources including gas tax, Measure A, General Fund, and grant funding. The specific funding sources utilized for each project depend on funds availability at the time a project is moved forward.

**(D) Designate the approximate dates on which the funding is expected to be deposited into the appropriate account or fund** – The receipt of funding and the construction of improvements is dependent upon when undeveloped land remaining in the City is developed. Facilities constructed utilizing development impact fee funding are constructed when all required funding is available and the City Engineer has determined that it is appropriate for the project to move forward.

The recommended action supports the Infrastructure priorities included in the Momentum Moval Strategic Plan.

This report was reviewed by the Finance Subcommittee at their meeting on October 22, 2019.

## **ALTERNATIVES**

The following alternatives are available to the City Council:

1. Approve and accept the Annual AB 1600 Compliance Report for FY 2018-19 in compliance with California Government Code Section 66006 and approve the finding that staff has demonstrated a continuing need to hold unexpended Development Impact Fees. *Staff recommends this alternative to comply with the reporting requirements of the California Government Code.*
2. Approve and accept the Annual AB 1600 Compliance Report for FY 2018-19 in compliance with California Government Code Section 66006 but reject the finding that staff has demonstrated a continuing need to hold unexpended Development Impact Fees. *Staff does not recommend this alternative in that this action could result in the need to refund unexpended fees such that projects and debt service intended to be funded through these fees would be left without a funding source.*

## **FISCAL IMPACT**

There is no fiscal impact resulting from the recommended action; the information included in the staff report is provided to comply with State law.

**NOTIFICATION**

Publication of the agenda. The Annual AB 1600 Compliance Report for FY 2018-19 at June 30, 2019, was made available for public review in the City Clerk’s Office on October 21, 2019.

**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. AB 1600 Report FY 2019

**APPROVALS**

|                         |                               |                   |
|-------------------------|-------------------------------|-------------------|
| Budget Officer Approval | <u>      ✓ Approved      </u> | 10/21/19 8:50 AM  |
| City Attorney Approval  | <u>      ✓ Approved      </u> | 10/21/19 3:23 PM  |
| City Manager Approval   | <u>      ✓ Approved      </u> | 10/24/19 11:29 AM |

City of Moreno Valley

Annual AB 1600  
Compliance Report

For the Fiscal Year Ended  
June 30, 2019



Attachment: AB 1600 Report FY 2019 (3774 : RECEIVE THE ANNUAL AB 1600 COMPLIANCE REPORT)

**City of Moreno Valley  
Annual AB1600 Compliance Report  
For the Fiscal Year Ended June 30, 2019**

Pursuant to Government Code Section 66006, the following report on the receipt, use and retention of development impact fees for fiscal year ended June 30, 2019 is hereby presented to the City Council for review and approval.

| Fund Number / Fund Name                                    | Beginning Fund Balance<br>July 1, 2018 | Receipts     | Disbursements  | Transfers In | Interest Earnings | Ending Fund Balance<br>June 30, 2019 |
|--|--|--------------|----------------|--------------|-------------------|--------------------------------------|
| 2901<br>Arterial Streets<br>Development Impact Fee         | \$ 1,377,309                           | \$ 1,251,795 | \$ (1,405,000) | \$ 1,055,000 | \$ 39,646         | \$ 2,318,750                         |
| 2902<br>Traffic Signal<br>Development Impact Fee           | \$ 585,386                             | \$ 573,252   | \$ (649,000)   | \$ -         | \$ 16,988         | \$ 526,626                           |
| 2903<br>Fire Facility<br>Development Impact Fee            | \$ 2,139,592                           | \$ 1,634,986 | \$ (243,000)   | \$ -         | \$ 61,938         | \$ 3,593,517                         |
| 2904<br>Police Facility<br>Development Impact Fee          | \$ (4,462,510)                         | \$ 796,120   | \$ (639,000)   | \$ -         | \$ -              | \$ (4,305,390)                       |
| 2905<br>Parkland Facilities<br>Development Impact Fee      | \$ 5,084,615                           | \$ 1,313,384 | \$ (1,530,900) | \$ -         | \$ 91,068         | \$ 4,958,167                         |
| 2907<br>Recreation Center<br>Development Impact Fee        | \$ 503,326                             | \$ 333,994   | \$ (157,625)   | \$ -         | \$ -              | \$ 679,695                           |
| 2908<br>Libraries<br>Development Impact Fee                | \$ 4,096,102                           | \$ 157,808   | \$ -           | \$ -         | \$ 84,683         | \$ 4,338,593                         |
| 2909<br>City Hall<br>Development Impact Fee                | \$ 2,933,431                           | \$ 295,170   | \$ (2,760,691) | \$ -         | \$ 31,020         | \$ 498,930                           |
| 2910<br>Corporate Yard<br>Development Impact Fee           | \$ 935,193                             | \$ 906,053   | \$ -           | \$ -         | \$ 30,385         | \$ 1,871,631                         |
| 2911<br>Interchange Improvements<br>Development Impact Fee | \$ 408,954                             | \$ 992,831   | \$ (520,000)   | \$ -         | \$ 20,206         | \$ 901,991                           |
| 2912<br>Maintenance Equipment<br>Development Impact Fee    | \$ 633,222                             | \$ 250,808   | \$ -           | \$ -         | \$ 16,012         | \$ 900,041                           |
| 2913<br>Animal Shelter<br>Development Impact Fee           | \$ 11,300                              | \$ 94,752    | \$ -           | \$ -         | \$ -              | \$ 106,052                           |
| 2914<br>Administration<br>Development Impact Fee           | \$ 285,587                             | \$ 175,085   | \$ (19,968)    | \$ -         | \$ -              | \$ 440,704                           |

The reservation of Fund Balance and disbursement information for each of the above funds is as follows:

Attachment: AB 1600 Report FY 2019 (3774 : RECEIVE THE ANNUAL AB 1600 COMPLIANCE REPORT)

**Fund 2901 - Arterial Streets Development Impact Fee**

| <u>Disbursements:</u>  |                     | <u>% Funded by<br/>Impact Fees</u> |
|--|---------------------|------------------------------------|
| Debt Service – 2013 Refunding Lease Revenue Bonds Current Year | 627,000             | 100%                               |
| Debt Service – 2014 Refunding Lease Revenue Bonds Current Year | 428,000             | 100%                               |
| Indian St/Cardinal Ave Bridge (Over Lateral A)                 | 350,000             | 100%                               |
|  | <u>\$ 1,405,000</u> |                                    |
| <br><u>Fund Balance Designations:</u>                          |                     |                                    |
| Existing Debt Service and Future Arterial Streets Development  | <u>\$ 2,318,750</u> |                                    |
| Unreserved Fund Balance  | None                |                                    |
| Funds unexpended or uncommitted for five years or more         | None                |                                    |

**Fund 2902 - Traffic Signal Development Impact Fee**

| <u>Disbursements:</u>   |                   | <u>% Funded by<br/>Impact Fees</u> |
|---|-------------------|------------------------------------|
| ITS Deployment Phase 1B/Dynamic Traveler Alert Message Boards | 324,000           | 13%                                |
| Developer Refund  | 325,000           | 100%                               |
|   | <u>\$ 649,000</u> |                                    |
| <br><u>Fund Balance Designations:</u>                         |                   |                                    |
| Future Traffic Signal Development                             | <u>\$ 526,626</u> |                                    |
| Unreserved Fund Balance                                       | None              |                                    |
| Funds unexpended or uncommitted for five years or more        | None              |                                    |

**Fund 2903 - Fire Facility Development Impact Fees**

| <u>Disbursements:</u>                                  |                     | <u>% Funded by<br/>Impact Fees</u> |
|--|---------------------|------------------------------------|
| Debt Service – 2013 Refunding Lease Revenue Bonds      | 144,000             | 100%                               |
| Debt Service – 2014 Refunding Lease Revenue Bonds      | 99,000              | 100%                               |
|  | <u>\$ 243,000</u>   |                                    |
| <br><u>Fund Balance Designations:</u>                  |                     |                                    |
| Future Fire Facility                                   | <u>\$ 3,593,517</u> |                                    |
| Unreserved Fund Balance                                | None                |                                    |
| Funds unexpended or uncommitted for five years or more | None                |                                    |

**Fund 2904 - Police Facility Development Impact Fee**

| <u>Disbursements:</u>                                  |                       | <u>% Funded by<br/>Impact Fees</u> |
|--|-----------------------|------------------------------------|
| Debt Service – 2013 Refunding Lease Revenue Bonds      | 380,000               | 100%                               |
| Debt Service – 2014 Refunding Lease Revenue Bonds      | 259,000               | 100%                               |
|  | <u>\$ 639,000</u>     |                                    |
| <br><u>Fund Balance Designations:</u>                  |                       |                                    |
| Future Police Facility                                 | <u>\$ (4,305,390)</u> |                                    |
| Unreserved Fund Balance                                | None                  |                                    |
| Funds unexpended or uncommitted for five years or more | None                  |                                    |

Attachment: AB 1600 Report FY 2019 (3774 : RECEIVE THE ANNUAL AB 1600 COMPLIANCE REPORT)

**Fund 2905 - Parkland Facilities Development Impact Fee**

| <u>Disbursements:</u>                                  |                     | <u>% Funded by<br/>Impact Fees</u> |
|--|---------------------|------------------------------------|
| Civic Center Amphitheater                              | 750,000             | 15%                                |
| Civic Center Park                                      | 780,900             | 100%                               |
|  | <u>\$ 1,530,900</u> |                                    |
| <br>   |                     |                                    |
| <u>Fund Balance Designations:</u>                      |                     |                                    |
| Future Parkland Facility                               | <u>\$ 4,958,167</u> |                                    |
| <br>   |                     |                                    |
| Unreserved Fund Balance                                | None                |                                    |
| Funds unexpended or uncommitted for five years or more | None                |                                    |

**Fund 2907- Recreation Center Development Impact Fee**

| <u>Disbursements:</u>                                  |                   | <u>% Funded by<br/>Impact Fees</u> |
|--|-------------------|------------------------------------|
| Civic Center Amphitheater                              | 157,625           | 3%                                 |
|  | <u>\$ 157,625</u> |                                    |
| <br>   |                   |                                    |
| <u>Fund Balance Designations:</u>                      |                   |                                    |
| Future Recreation Center                               | <u>\$ 679,695</u> |                                    |
| <br>   |                   |                                    |
| Unreserved Fund Balance                                | None              |                                    |
| Funds unexpended or uncommitted for five years or more | None              |                                    |

**Fund 2908 - Libraries Development Impact Fee**

| <u>Disbursements:</u>                                  |                     | <u>% Funded by<br/>Impact Fees</u> |
|--|---------------------|------------------------------------|
| No Disbursements                                       | -                   |                                    |
|  | <u>\$ -</u>         |                                    |
| <br>   |                     |                                    |
| <u>Fund Balance Designations:</u>                      |                     |                                    |
| Future Libraries                                       | <u>\$ 4,338,593</u> |                                    |
| <br>   |                     |                                    |
| Unreserved Fund Balance                                | None                |                                    |
| Funds unexpended or uncommitted for five years or more | None                |                                    |

**Fund 2909 - City Hall Development Impact Fee**

| <u>Disbursements:</u>                                  |                     | <u>% Funded by<br/>Impact Fees</u> |
|--|---------------------|------------------------------------|
| Civic Center Amphitheater                              | 2,760,691           | 56%                                |
|  | <u>\$ 2,760,691</u> |                                    |
| <br>   |                     |                                    |
| <u>Fund Balance Designations:</u>                      |                     |                                    |
| Future City Hall                                       | <u>\$ 498,930</u>   |                                    |
| <br>   |                     |                                    |
| Unreserved Fund Balance                                | None                |                                    |
| Funds unexpended or uncommitted for five years or more | None                |                                    |

Attachment: AB 1600 Report FY 2019 (3774 : RECEIVE THE ANNUAL AB 1600 COMPLIANCE REPORT)

**Fund 2910 - Corporate Yard Development Impact Fee**

| <u>Disbursements:</u>                                  |                     | <u>% Funded by<br/>Impact Fees</u> |
|--|---------------------|------------------------------------|
| No Disbursements                                       | -                   |                                    |
|  | <u>\$ -</u>         |                                    |
|  |                     |                                    |
| <u>Fund Balance Designations:</u>                      |                     |                                    |
| Future Corporate Yard                                  | <u>\$ 1,871,631</u> |                                    |
| Unreserved Fund Balance                                | None                |                                    |
| Funds unexpended or uncommitted for five years or more | None                |                                    |

**Fund 2911 - Interchange Improvements**

| <u>Disbursements:</u>                                  |                   | <u>% Funded by<br/>Impact Fees</u> |
|--|-------------------|------------------------------------|
| SR-60 / Moreno Beach Dr Interchange Phase 2            | 520,000           | 29%                                |
|  |                   | 1%                                 |
|  |                   | 4%                                 |
|  | <u>\$ 520,000</u> |                                    |
|  |                   |                                    |
| <u>Fund Balance Designations:</u>                      |                   |                                    |
| Future Interchange Improvements                        | <u>\$ 901,991</u> |                                    |
| Unreserved Fund Balance                                | None              |                                    |
| Funds unexpended or uncommitted for five years or more | None              |                                    |

**Fund 2912 - Maintenance Equipment Development Impact Fee**

| <u>Disbursements:</u>                                  |                   | <u>% Funded by<br/>Impact Fees</u> |
|--|-------------------|------------------------------------|
| No Disbursements                                       | -                 |                                    |
|  | <u>\$ -</u>       |                                    |
|  |                   |                                    |
| <u>Fund Balance Designations:</u>                      |                   |                                    |
| Future Maintenance Equipment                           | <u>\$ 900,041</u> |                                    |
| Unreserved Fund Balance                                | None              |                                    |
| Funds unexpended or uncommitted for five years or more | None              |                                    |

**Fund 2913 - Animal Shelter Development Impact Fee**

| <u>Disbursements:</u>                                  |                   | <u>% Funded by<br/>Impact Fees</u> |
|--|-------------------|------------------------------------|
| No Disbursements                                       | -                 |                                    |
|  | <u>\$ -</u>       |                                    |
|  |                   |                                    |
| <u>Fund Balance Designations:</u>                      |                   |                                    |
| Future Animal Shelter                                  | <u>\$ 106,052</u> |                                    |
| Unreserved Fund Balance                                | None              |                                    |
| Funds unexpended or uncommitted for five years or more | None              |                                    |

Attachment: AB 1600 Report FY 2019 (3774 : RECEIVE THE ANNUAL AB 1600 COMPLIANCE REPORT)

**Fund 2914 Administration Development Impact Fee**

|  |                   | <b>% Funded by<br/>Impact Fees</b> |
|--|-------------------|------------------------------------|
| <u>Disbursements:</u>                                  |                   |                                    |
| Audit of DIF Charges                                   | 10,000            | 100%                               |
|  | <u>\$ 10,000</u>  |                                    |
| <u>Fund Balance Designations:</u>                      |                   |                                    |
| Future Development Impact Fee Study                    | <u>\$ 440,704</u> |                                    |
| Unreserved Fund Balance                                | None              |                                    |
| Funds unexpended or uncommitted for five years or more | None              |                                    |

### **Five-Year Reporting Requirements**

Government Code Section 66001(d)(1) requires that at least every five years certain findings be made with respect to each impact fee being assessed. The following information is provided to satisfy this requirement:

- (A) Identify the purpose to which the fee is to be put – The purpose of the development impact fee program is to ensure that new development is paying its share of the transportation infrastructure and facility costs associated with the growth resulting from that development. The program includes projects related to Arterial Street Improvements, Traffic Signal improvements, Fire Facilities, Police Facilities, Park Improvements, Recreation Centers, Libraries, City Hall, Corporate Yard, Interchange Improvements, Maintenance Equipment, Animal Shelter Facilities and Impact Fee Administration.
  
- (B) Demonstrate a reasonable relationship between the fee and the purpose for which it is charged – The fees are based on the relationship between the needed transportation infrastructure and facility costs associated with the growth resulting from new development.
  
- (C) Identify all sources and amounts of funding anticipated for incomplete improvements – Facilities to be funded from development impact fees are also funded by other sources including gas tax, Measure A, General Fund, and grant funding. The specific funding sources utilized for each project depend on funds availability at the time a project is moved forward.
  
- (D) Designate the approximate dates on which the funding is expected to be deposited into the appropriate account or fund – The receipt of funding and the construction of improvements is dependent upon when undeveloped land remaining in the City is developed. Facilities constructed utilizing development impact fee funding are constructed when all required funding is available and the City Engineer has determined that it is appropriate for the project to move forward.

# Development Impact Fee Rate Table

## RESIDENTIAL IMPACT FEES City-Wide (Except as otherwise noted)

| Impact Fee Description        | Single Family (DU) | Multi-family (DU)  | Mobile/Senior (DU) |
|-------------------------------|--------------------|--------------------|--------------------|
| Police Facilities             | \$ 493.63          | \$ 191.73          | \$ 125.86          |
| Fire Facilities               | \$ 980.93          | \$ 261.58          | \$ 392.37          |
| Libraries                     | \$ 327.90          | \$ 280.31          | \$ 128.37          |
| Park Improvements             | \$ 2,728.51        | \$ 2,332.44        | \$ 1,068.16        |
| Community & Recreation Cntrs  | \$ 694.29          | \$ 593.50          | \$ 271.80          |
| Arterial Streets              | \$ 1,125.17        | \$ 787.62          | \$ 506.33          |
| Traffic Signals               | \$ 764.56          | \$ 535.19          | \$ 344.05          |
| Interchange Improvements      | \$ 700.84          | \$ 490.59          | \$ 315.38          |
| City Hall                     | \$ 180.49          | \$ 48.13           | \$ 72.20           |
| Animal Shelter                | \$ 196.74          | \$ 168.18          | \$ 77.02           |
| Corporate Yard                | \$ 543.24          | \$ 144.86          | \$ 217.30          |
| Maintenance Equipment         | \$ 152.41          | \$ 40.64           | \$ 60.97           |
| Impact Fee Administration Fee | \$ 177.77          | \$ 113.66          | \$ 69.08           |
| <b>Total</b>                  | <b>\$ 9,066.48</b> | <b>\$ 5,796.70</b> | <b>\$ 3,523.03</b> |

## NON-RESIDENTIAL IMPACT FEES

City-Wide (Except as otherwise noted)

| Impact Fee Description        | Commercial General (KSF) | Commercial Regional (KSF) | Industrial (KSF)   | Industrial High-Cube (KSF) | Office (KSF)       |
|-------------------------------|--------------------------|---------------------------|--------------------|----------------------------|--------------------|
| Police Facilities             | \$ 646.34                | \$ 553.26                 | \$ 115.77          | \$ 115.77                  | \$ 246.73          |
| Fire Facilities               | \$ 360.31                | \$ 360.31                 | \$ 257.36          | \$ 257.36                  | \$ 300.25          |
| Libraries                     | No Fee                   | No Fee                    | No Fee             | No Fee                     | No Fee             |
| Park Improvements             | No Fee                   | No Fee                    | No Fee             | No Fee                     | No Fee             |
| Community & Recreation Cntrs  | No Fee                   | No Fee                    | No Fee             | No Fee                     | No Fee             |
| Arterial Streets              | \$ 1,479.77              | \$ 1,297.79               | \$ 729.66          | \$ 170.48                  | \$ 1,022.89        |
| Traffic Signals               | \$ 1,005.51              | \$ 881.85                 | \$ 495.80          | \$ 115.84                  | \$ 695.05          |
| Interchange Improvements      | \$ 921.71                | \$ 808.36                 | \$ 454.48          | \$ 106.19                  | \$ 637.13          |
| City Hall                     | \$ 66.30                 | \$ 66.30                  | \$ 47.35           | \$ 47.35                   | \$ 55.25           |
| Animal Shelter                | No Fee                   | No Fee                    | No Fee             | No Fee                     | No Fee             |
| Corporate Yard                | \$ 199.54                | \$ 199.54                 | \$ 142.53          | \$ 142.53                  | \$ 166.28          |
| Maintenance Equipment         | \$ 55.98                 | \$ 55.98                  | \$ 39.99           | \$ 39.99                   | \$ 46.65           |
| Impact Fee Administration Fee | \$ 94.71                 | \$ 84.47                  | \$ 45.66           | \$ 19.91                   | \$ 63.40           |
| <b>Total</b>                  | <b>\$ 4,830.17</b>       | <b>\$ 4,307.86</b>        | <b>\$ 2,328.60</b> | <b>\$ 1,015.42</b>         | <b>\$ 3,233.63</b> |

City-Wide except MV Ranch and TownGate SP

See Planning staff for projects within TownGate Specific Plan (SP200)

DU=Dwelling Unit

KSF=1,000 gross square feet of building space



## Report to City Council

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**TO:** Mayor and City Council

**FROM:** Marshall Eyerman, Chief Financial Officer

**AGENDA DATE:** November 5, 2019

**TITLE:** RECEIPT OF QUARTERLY INVESTMENT REPORT FOR THE QUARTER ENDED SEPTEMBER 30, 2019

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### **RECOMMENDED ACTION**

#### **Recommendation:**

1. Receive and file the Quarterly Investment Report for quarter ended September 30, 2019, in compliance with the City's Investment Policy.

### **SUMMARY**

The attached Quarterly Investment Report presents the City's cash and investments for the quarter that ended September 30, 2019. This report is in compliance with California Government Code Section 53646 regarding the reporting of detailed information on all securities, investments, and monies of the City, as well as the reporting of the market value of the investments held. All of the investments contained within the portfolio are in full compliance with the City's Investment Policy and Government Code Section 53601 as to the types of investments allowed. It is recommended that the City Council receive and file the attached Quarterly Investment Report.

### **DISCUSSION**

The City maintains a portfolio of investments in order to earn interest on cash balances that are not currently required to fund operations. California Government Code Sections 53601 and 53646 establish the types of investments allowed, the governing restrictions on these investments, the third-party custodian arrangement for certain investments, and the reporting practices related to the portfolios of local agencies. In keeping with best practices the City has implemented an Investment Policy, which was last reviewed by the City Council on May 7, 2019. The policy is in full compliance with the requirements of both of the above-mentioned Code Sections.

The attached Quarterly Investment Report presents the City's cash and investments for the quarter that ended September 30, 2019. The report complies with California Government Code Section 53646 regarding the reporting of detailed information on all securities, investments, and monies of the City, as well as the reporting of the market value of the investments held. All of the investments contained within the portfolio are in full compliance with the City's Investment Policy and Government Code Section 53601 as to the types of investments allowed. As stated in the attached report, there is more than adequate liquidity within the portfolio for the City to meet its budgeted expenditures over the next six months.

The City's investment policy has set the primary goals of the portfolio management as Safety and Liquidity followed by Yield. Through June 30, 2019, the City utilized two investment management firms who apply an active investment management approach in which securities are purchased but not necessarily held to maturity, and may be actively traded based on market conditions and the City's investment goals. In July 2019, the City began using only one investment management firm which was selected based on the results of an RFP process and approved by the City Council on May 7, 2019. The City's cash flow requirements are evaluated on an ongoing basis, with short-term needs accommodated through the City's pooled investment funds with the Local Agency Investment Fund (LAIF). LAIF is a pool of public funds managed by the State Treasurer of California, providing 24-hour liquidity while yielding a rate of return approximately equivalent to a one-year treasury bill. With the combined use of a conservative approach to evaluating cash flow needs and LAIF liquidity, the City will not have to liquidate securities at current market rates that are intended to be held for longer-term investment.

The table shows some of the key portfolio measures for the month.

|                 | <b>Portfolio,<br/>Balance</b> | <b>Avg. Yield to Maturity Trends</b> |                 |                 |
|-----------------|-------------------------------|--------------------------------------|-----------------|-----------------|
|                 |                               | <b>Sep 2019</b>                      | <b>Aug 2019</b> | <b>Sep 2018</b> |
| <b>Chandler</b> | \$157,687,693                 | 2.13%                                | 2.15%           | 2.04%           |
| <b>LAIF</b>     | \$49,048,980                  | 2.280%                               | 2.341%          | 2.063%          |

Bond proceeds are held and invested by a Trustee. The investment of these funds is governed by an investment policy approved by the City Council as a part of the governing documents for each specific bond issue. Deferred Compensation Plan funds are not included in the report since these funds are held and invested by the respective plan administrators based on the direction of the participating employees. These funds are placed in a trust separate from City funds.

This report was reviewed by the Finance Subcommittee at their meeting on October 22, 2019.

### **ALTERNATIVES**

1. Receive and file the Quarterly Investment Report for September 30, 2019. **Staff**

***recommends this alternative as it accomplishes timely investment reporting.***

2. Do not accept and file the Quarterly Investment Report and provide staff with additional direction. ***Staff does not recommend this alternative as it will not accomplish timely investment reporting.***

## **FISCAL IMPACT**

The federal funds rate target was reduced again in September by 25 basis points to a range of 1.75% to 2%. The yield curve steepened modestly in September although the curve remains partially inverted. Labor market and consumer fundamentals remain favorable, but manufacturing data continues to be disappointing. These factors could result in lower overall earnings on the portfolio.

## **NOTIFICATION**

Publication of the agenda

## **PREPARATION OF STAFF REPORT**

Prepared By:  
Brooke McKinney  
Treasury Operations Division Manager

Department Head Approval:  
Marshall Eyerman  
Chief Financial Officer/City Treasurer

## **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. 2019-09 Investment Report
2. CAM-Newsletter-October-2019-1

**APPROVALS**

|                         |                   |                   |
|-------------------------|-------------------|-------------------|
| Budget Officer Approval | <u>✓ Approved</u> | 10/21/19 8:28 AM  |
| City Attorney Approval  | <u>✓ Approved</u> | 10/21/19 3:22 PM  |
| City Manager Approval   | <u>✓ Approved</u> | 10/24/19 11:14 AM |

**CITY OF MORENO VALLEY**  
**Treasurer's Cash and Investments Report**  
**September 2019**

| General Portfolio              | Cost Value         | Market Value       | Par Value          | Average Maturity (in years) | Average Yield to Maturity | Average Duration (in years) |
|--------------------------------|--------------------|--------------------|--------------------|-----------------------------|---------------------------|-----------------------------|
| Bank Accounts                  | 4,689,529          | 4,689,529          | 4,689,529          |                             |                           |                             |
| State of California LAIF Pool  | 49,048,980         | 49,132,942         | 49,048,980         | 0.48                        | 2.28%                     |                             |
| Investments                    | 158,454,419        | 160,120,219        | 157,687,693        | 2.70                        | 2.13%                     | 2.38                        |
| <b>Total General Portfolio</b> | <b>212,192,928</b> | <b>213,942,690</b> | <b>211,426,202</b> |                             |                           |                             |

| Bond Proceeds with Fiscal Agents | Market Value      |
|----------------------------------|-------------------|
| Construction Funds               | 1,124,860         |
| Principal & Interest Accounts    | 3,077,675         |
| Debt Service Reserve Funds       | 2,118,731         |
| Custody Accounts                 | 11,437,190        |
| Arbitrage Rebate Accounts        | 4,600             |
| Other Accounts                   | 41                |
| <b>Total Bond Proceeds</b>       | <b>17,763,097</b> |

**Total Investment Portfolio** 231,705,787

1. I hereby certify that the investments are in compliance with the investment policy adopted by the City Council. There are no items of non-compliance for this period.
2. The market values for the specific investments in the General Portfolio are provided by the City's investment advisors, Chandler Asset Management and Insight Asset Management.
3. The market value for LAIF is provided by the State Treasurer.
4. The market values for investments held by fiscal agents and the deferred compensation plans are provided by each respective trustee or fiscal agent.
5. The City has the ability to meet its budgeted expenditures for the next six months pending any future action by City Council or any unforeseen catastrophic event.

/S/ Marshall Eyerman  
 City Treasurer

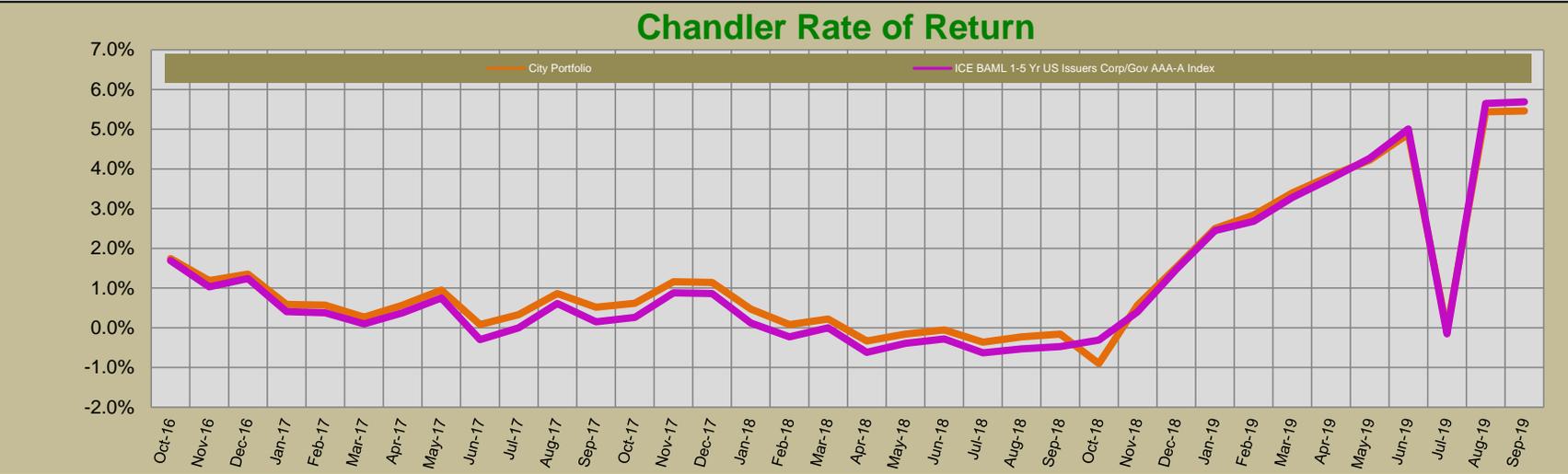
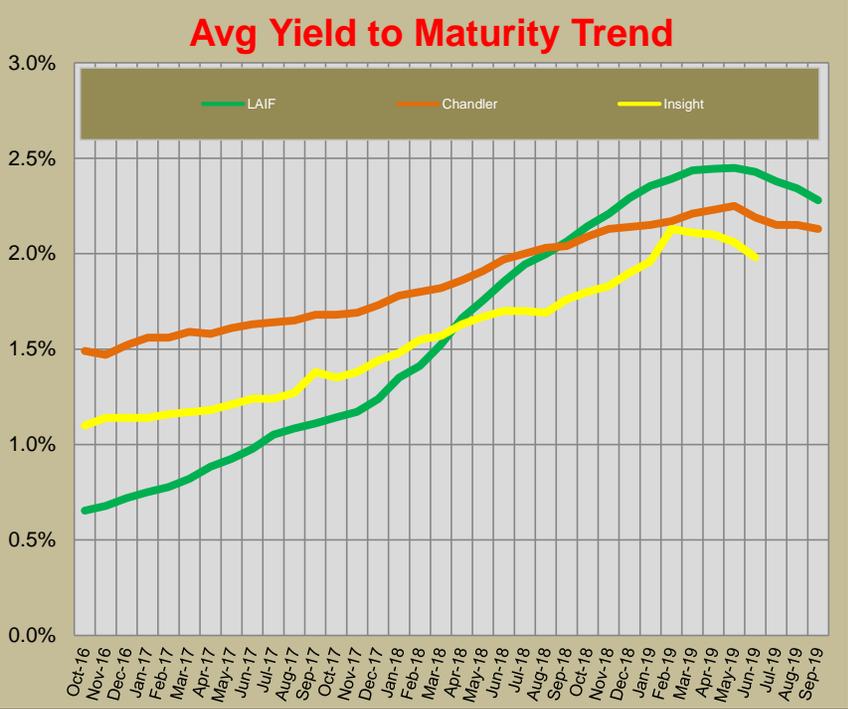
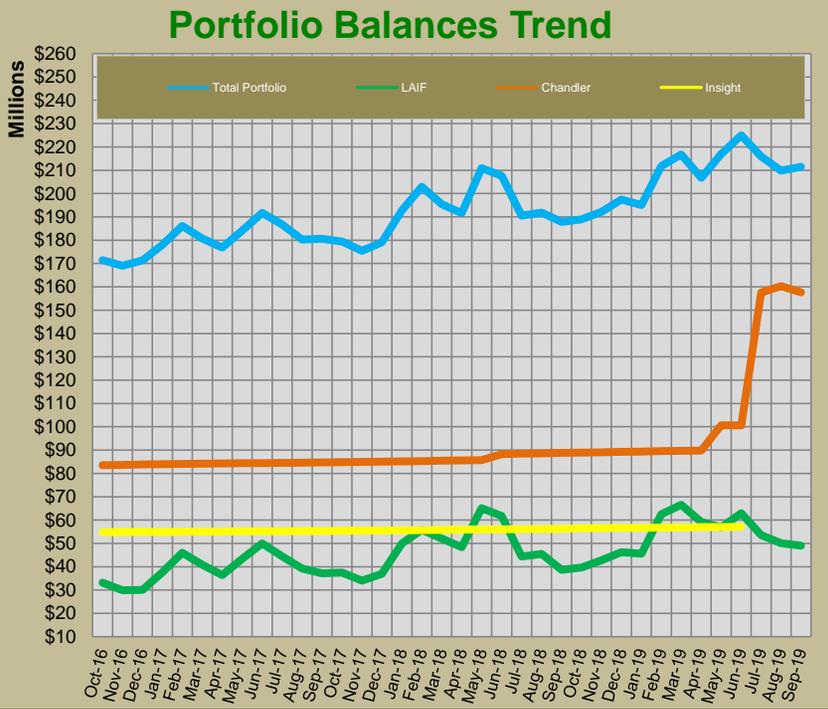
## PORTFOLIO PERFORMANCE - 36 MONTH TREND

| Period | Total General Portfolio (1) |            | Local Agency Investment Fund (LAIF) |                     | Chandler             |                          |                      | Insight             |                      |                          |                      |
|--------|-----------------------------|------------|-------------------------------------|---------------------|----------------------|--------------------------|----------------------|---------------------|----------------------|--------------------------|----------------------|
|        | Asset Balance (par)         | Balance    | Yield                               | Asset Balance (par) | Weighted Avg YTM (2) | Rate of Return (3)       |                      | Asset Balance (par) | Weighted Avg YTM (2) | Rate of Return (3)       |                      |
|        |                             |            |                                     |                     |                      | Investment Portfolio (4) | Benchmark 1-5 Gov(5) |                     |                      | Investment Portfolio (4) | Benchmark 1-3 Gov(5) |
| Oct-16 | 171,480,180                 | 33,193,311 | 0.654%                              | 83,523,267          | 1.49%                | 1.74%                    | 1.69%                | 54,763,602          | 1.10%                | 1.24%                    | 0.91%                |
| Nov-16 | 169,062,818                 | 29,923,311 | 0.678%                              | 83,701,960          | 1.47%                | 1.19%                    | 1.03%                | 54,796,940          | 1.14%                | 1.01%                    | 0.76%                |
| Dec-16 | 171,351,017                 | 30,054,201 | 0.719%                              | 83,828,755          | 1.52%                | 1.35%                    | 1.24%                | 54,953,105          | 1.14%                | 1.06%                    | 0.89%                |
| Jan-17 | 178,020,726                 | 37,628,655 | 0.751%                              | 83,921,074          | 1.56%                | 0.59%                    | 0.41%                | 54,865,800          | 1.14%                | 0.13%                    | 0.40%                |
| Feb-17 | 186,127,218                 | 46,028,655 | 0.777%                              | 84,036,078          | 1.56%                | 0.57%                    | 0.38%                | 54,956,116          | 1.16%                | 0.26%                    | 0.39%                |
| Mar-17 | 180,720,329                 | 40,778,655 | 0.821%                              | 84,203,833          | 1.59%                | 0.27%                    | 0.10%                | 55,036,202          | 1.17%                | 0.28%                    | 0.25%                |
| Apr-17 | 176,886,824                 | 36,353,121 | 0.884%                              | 84,254,557          | 1.58%                | 0.57%                    | 0.38%                | 55,069,278          | 1.18%                | 0.38%                    | 0.35%                |
| May-17 | 184,129,362                 | 43,453,119 | 0.925%                              | 84,366,558          | 1.61%                | 0.95%                    | 0.75%                | 55,139,856          | 1.21%                | 0.52%                    | 0.57%                |
| Jun-17 | 191,761,138                 | 49,953,121 | 0.978%                              | 84,433,672          | 1.63%                | 0.08%                    | -0.30%               | 55,188,911          | 1.24%                | 0.54%                    | 0.83%                |
| Jul-17 | 186,724,734                 | 44,548,019 | 1.051%                              | 84,553,984          | 1.64%                | 0.33%                    | 0.00%                | 55,200,136          | 1.24%                | 0.74%                    | 0.89%                |
| Aug-17 | 180,293,288                 | 39,248,019 | 1.084%                              | 84,648,884          | 1.65%                | 0.86%                    | 0.61%                | 55,293,843          | 1.27%                | 0.79%                    | 0.95%                |
| Sep-17 | 180,597,317                 | 37,148,019 | 1.111%                              | 84,681,990          | 1.68%                | 0.52%                    | 0.15%                | 55,327,685          | 1.38%                | 0.90%                    | 1.00%                |
| Oct-17 | 179,411,035                 | 37,462,434 | 1.143%                              | 84,785,780          | 1.68%                | 0.62%                    | 0.26%                | 55,413,748          | 1.35%                | 1.01%                    | 1.06%                |
| Nov-17 | 175,469,499                 | 34,062,434 | 1.172%                              | 84,916,378          | 1.69%                | 1.16%                    | 0.88%                | 55,471,666          | 1.38%                | 1.12%                    | 1.13%                |
| Dec-17 | 179,112,928                 | 36,962,434 | 1.239%                              | 85,008,412          | 1.73%                | 1.14%                    | 0.86%                | 55,541,162          | 1.44%                | 0.82%                    | 0.42%                |
| Jan-18 | 192,795,926                 | 49,974,332 | 1.350%                              | 85,144,970          | 1.78%                | 0.47%                    | 0.12%                | 55,563,293          | 1.48%                | -0.13%                   | 0.93%                |
| Feb-18 | 202,940,569                 | 55,774,331 | 1.412%                              | 85,263,827          | 1.80%                | 0.08%                    | -0.23%               | 55,682,887          | 1.55%                | -0.19%                   | -0.13%               |
| Mar-18 | 195,416,305                 | 52,074,331 | 1.524%                              | 85,446,356          | 1.82%                | 0.22%                    | 0.00%                | 55,785,899          | 1.57%                | -0.01%                   | 0.03%                |
| Apr-18 | 191,668,439                 | 48,358,005 | 1.661%                              | 85,541,787          | 1.86%                | -0.33%                   | -0.62%               | 55,920,551          | 1.63%                | 0.00%                    | 0.00%                |
| May-18 | 210,976,889                 | 65,058,005 | 1.755%                              | 85,714,498          | 1.91%                | -0.16%                   | -0.39%               | 55,998,203          | 1.67%                | 0.65%                    | 1.65%                |
| Jun-18 | 207,635,739                 | 61,758,005 | 1.854%                              | 88,337,665          | 1.97%                | -0.05%                   | -0.28%               | 56,077,829          | 1.70%                | 0.36%                    | 0.08%                |
| Jul-18 | 190,571,998                 | 44,418,902 | 1.944%                              | 88,543,794          | 2.00%                | -0.36%                   | -0.63%               | 56,116,437          | 1.70%                | -0.14%                   | 0.50%                |
| Aug-18 | 191,837,452                 | 45,518,902 | 1.998%                              | 88,654,200          | 2.03%                | -0.23%                   | -0.53%               | 56,196,487          | 1.69%                | 0.76%                    | -0.01%               |
| Sep-18 | 187,805,745                 | 38,718,902 | 2.063%                              | 88,810,836          | 2.04%                | -0.16%                   | -0.47%               | 56,303,716          | 1.76%                | 0.83%                    | 0.04%                |
| Oct-18 | 188,925,543                 | 39,668,140 | 2.144%                              | 88,887,254          | 2.09%                | -0.90%                   | -0.31%               | 56,473,609          | 1.80%                | 0.97%                    | 0.25%                |
| Nov-18 | 192,152,043                 | 42,768,140 | 2.208%                              | 89,084,357          | 2.13%                | 0.57%                    | 0.40%                | 56,568,013          | 1.83%                | 1.52%                    | 2.25%                |
| Dec-18 | 197,462,474                 | 46,268,140 | 2.291%                              | 89,215,211          | 2.14%                | 1.52%                    | 1.47%                | 56,671,250          | 1.90%                | 1.68%                    | 2.33%                |
| Jan-19 | 195,050,449                 | 45,553,390 | 2.355%                              | 89,373,064          | 2.15%                | 2.50%                    | 2.45%                | 56,704,121          | 1.96%                | 0.31%                    | 2.40%                |
| Feb-19 | 211,740,422                 | 62,553,390 | 2.392%                              | 89,552,434          | 2.17%                | 2.84%                    | 2.68%                | 56,761,069          | 2.13%                | 0.29%                    | 2.44%                |
| Mar-19 | 216,770,725                 | 66,553,390 | 2.436%                              | 89,668,393          | 2.21%                | 3.40%                    | 3.28%                | 56,827,466          | 2.11%                | 0.47%                    | 2.72%                |
| Apr-19 | 206,696,569                 | 59,210,262 | 2.445%                              | 89,757,226          | 2.23%                | 3.83%                    | 3.76%                | 56,986,412          | 2.10%                | 1.12%                    | 3.08%                |
| May-19 | 217,014,248                 | 56,910,262 | 2.449%                              | 100,691,487         | 2.25%                | 4.22%                    | 4.27%                | 57,041,732          | 2.06%                | 1.51%                    | 2.52%                |
| Jun-19 | 225,003,102                 | 62,910,263 | 2.428%                              | 100,533,542         | 2.19%                | 4.88%                    | 5.01%                | 57,126,387          | 1.98%                | 1.85%                    | 2.57%                |
| Jul-19 | 215,879,596                 | 53,598,980 | 2.379%                              | 157,563,906         | 2.15%                | -0.05%                   | -0.15%               |                     |                      |                          |                      |
| Aug-19 | 209,798,005                 | 50,148,980 | 2.341%                              | 160,310,760         | 2.15%                | 5.44%                    | 5.65%                |                     |                      |                          |                      |
| Sep-19 | 211,426,202                 | 49,048,980 | 2.280%                              | 157,687,693         | 2.13%                | 5.46%                    | 5.69%                |                     |                      |                          |                      |

- Notes:
- (1) Total General Portfolio includes all assets that comprise the City's Investment Portfolio which is LAIF as well as assets managed by Chandler and Cutwater.
  - (2) Yield to Maturity (YTM): The rate of return on an investment or security if it were to be held until maturity. This yield does not reflect changes in the market value of a security
  - (3) Rate of Return represents the gain or loss on an investment or portfolio of investments over a specified period, expressed as a percentage of increase over the initial investment cost. Gains on investments are considered to be any income received from the security or portfolio plus any realized capital gain. This measure of return recognizes the changes in market values of a security or portfolio of securities.
  - (4) The Rate of Return for the investment portfolio reflects the performance of the portfolio during the past twelve months.
  - (5) The portfolio benchmarks are: Chandler-ICE Bank of America-Merrill Lynch 1 to 5 year Government Index and Insight- Bank of America-ICE Merrill Lynch 1 to 3 year Treasury Index
  - (6) As the result of a transition to a new reporting platform Weighted Avg Yield to Maturity and Total Return Yield data is not available. Insight staff are working to rectify this problem.

Attachment: 2019-09 Investment Report (3775 : RECEIPT OF QUARTERLY INVESTMENT REPORT -

# PORTFOLIO PERFORMANCE - 36 MONTH TREND



| PORTFOLIO CHARACTERISTICS   |
|---|
| The portfolio invested in LAIF represents the City's immediate cash liquidity needs and is managed by City staff in a manner to fund the day to day operations of the City.   |
| The portfolio managed by Insight is comprised of idle cash balances related to funds that generally expect to expend cash within the next 36 months. (Example: Gen Fund, Zone A, Measure A, NSP etc.)                             |
| The portfolio managed by Chandler is comprised of idle cash balances related to funds that generally expect to expend cash with the next 24 to 60 months. (Example: Reserve Funds, Facility & Equip Replacement, Endowments etc.) |

Attachment: 2019-09 Investment Report (3775 : RECEIPT OF QUARTERLY INVESTMENT REPORT -

FUNDS WITH FISCAL AGENTS

| Account Name  | Account Number | Investment       | Issuer             | Value Date | Maturity Date | Market Value | Stated Rate | Yield | Price | % of Portfolio |
|---|----------------|------------------|--------------------|------------|---------------|--------------|-------------|-------|-------|----------------|
| <b>Wells Fargo CFD # 5</b>  |                |                  |                    |            |               |              |             |       |       |                |
| Series B Revenue  | 22333500       | cash             | cash               | 09/30/19   | 10/01/19      | 0            | 0.00%       | 0.00% | 1.000 | 0.000%         |
| Series B Revenue  | 22333500       | Money Market     | WF Government Fund | 09/30/19   | 10/01/19      | 0            | 2.27%       | 2.29% | 1.000 | 0.000%         |
| Series A Principal  | 22333501       | Money Market     | WF Government Fund | 09/30/19   | 10/01/19      | 1,110        | 2.27%       | 2.29% | 1.000 | 0.006%         |
| Series A reserve  | 22333502       | Money Market     | WF Government Fund | 09/30/19   | 10/01/19      | 150          | 2.27%       | 2.29% | 1.000 | 0.001%         |
| Series B reserve  | 22333503       | Money Market     | WF Government Fund | 09/30/19   | 10/01/19      | 546,000      | 2.27%       | 2.29% | 1.000 | 3.074%         |
| Series A interest   | 22333503       | cash             | WF Government Fund | 09/30/19   | 10/01/19      | 0            | 2.27%       | 2.29% | 1.000 | 0.000%         |
| Series B admin fund   | 22333504       | Money Market     | WF Government Fund | 09/30/19   | 10/01/19      | 5            | 2.27%       | 2.29% | 1.000 | 0.000%         |
| Series B interest   | 22333504       | cash             | cash               | 09/30/19   | 10/01/19      | 0            | 0.01%       | 0.01% | 1.000 | 0.000%         |
| Series B interest   | 22333505       | Money Market     | WF Govt Fund       | 09/30/19   | 10/01/19      | 0            | 2.27%       | 2.27% | 1.000 | 0.000%         |
| Series A Revenue  | 22333505       | cash             | cash               | 09/30/19   | 10/01/19      | 0            | 0.01%       | 0.01% | 1.000 | 0.000%         |
| Series B interest   | 22333506       | Money Market     | WF Govt Fund       | 09/30/19   | 10/01/19      | 0            | 2.27%       | 2.27% | 1.000 | 0.000%         |
| Series A Revenue  | 22333506       | cash             | cash               | 09/30/19   | 10/01/19      | 0            | 0.01%       | 0.01% | 1.000 | 0.000%         |
| Series B interest   | 22333507       | Money Market     | WF Govt Fund       | 09/30/19   | 10/01/19      | 31,904       | 2.27%       | 2.27% | 1.000 | 0.180%         |
| Series A Revenue  | 22333507       | cash             | cash               | 09/30/19   | 10/01/19      | 0            | 0.01%       | 0.01% | 1.000 | 0.000%         |
| Series B interest   | 22333508       | Money Market     | WF Govt Fund       | 09/30/19   | 10/01/19      | 0            | 2.27%       | 2.27% | 1.000 | 0.000%         |
| Series A Revenue  | 22333508       | cash             | cash               | 09/30/19   | 10/01/19      | 0            | 4.24%       | 4.24% | 1.000 | 0.000%         |
|   |                |                  |                    |            |               | 579,169      |             |       |       |                |
| <b>Wells Fargo Community Facilities District 87-1 (A-1)</b>               |                |                  |                    |            |               |              |             |       |       |                |
| Special tax funds   | 22631800       | cash             | cash               | 09/30/19   | 10/01/19      | 0            | 0.00%       | 0.01% | 1.000 | 0.000%         |
| special tax funds   | 22631800       | Money Market     | WF Government Fund | 09/30/19   | 10/01/19      | 1,208,627    | 2.27%       | 2.29% | 1.000 | 6.804%         |
| reserve fund  | 22631804       | Money Market     | WF Government Fund | 09/30/19   | 10/01/19      | 1,036,276    | 2.27%       | 2.29% | 1.000 | 5.834%         |
| admin exp acct  | 22631805       | Money Market     | WF Government Fund | 09/30/19   | 10/01/19      | 23           | 2.27%       | 2.29% | 1.000 | 0.000%         |
| cost of issuance  | 22631806       | Money Market     | WF Government Fund | 09/30/19   | 10/01/19      | 0            | 2.27%       | 2.29% | 1.000 | 0.000%         |
| debt service acct   | 22631809       | Money Market     | WF Government Fund | 09/30/19   | 10/01/19      | 67           | 2.27%       | 2.29% | 1.000 | 0.000%         |
| debt service acct   | 22631809       | US Treasury Note | US Treasury        | 09/30/19   | 05/31/19      | 0            | 1.25%       | 1.25% | 1.000 | 0.000%         |
| surplus acct  | 22631810       | Money Market     | WF Government Fund | 09/30/19   | 10/01/19      | 517,230      | 2.27%       | 2.27% | 1.000 | 2.912%         |
| special tax funds   | 22631900       | Money Market     | WF Government Fund | 09/30/19   | 10/01/19      | 5,347        | 2.27%       | 2.29% | 1.000 | 0.030%         |
| interest acct   | 22631901       | Money Market     | WF Government Fund | 09/30/19   | 10/01/19      | 42,975       | 2.27%       | 2.29% | 1.000 | 0.242%         |
| principal fund  | 22631902       | Money Market     | WF Government Fund | 09/30/19   | 10/01/19      | 290,000      | 2.27%       | 2.29% | 1.000 | 1.633%         |
| reserve fund  | 22631904       | Money Market     | WF Government Fund | 09/30/19   | 10/01/19      | 365,351      | 2.27%       | 2.29% | 1.000 | 2.057%         |
| admin exp acct  | 22631905       | Money Market     | WF Government Fund | 09/30/19   | 10/01/19      | 8            | 2.27%       | 2.29% | 1.000 | 0.000%         |
| cost of issuance  | 22631906       | Money Market     | WF Government Fund | 09/30/19   | 10/01/19      | 0            | 2.27%       | 2.29% | 1.000 | 0.000%         |
| surplus acct  | 22631907       | Money Market     | WF Government Fund | 09/30/19   | 10/01/19      | 4,600        | 2.27%       | 2.29% | 1.000 | 0.026%         |
|   |                |                  |                    |            |               | 3,470,504    |             |       |       |                |
| <b>Wells Fargo 2013 Total Road Improvement COPs</b>                       |                |                  |                    |            |               |              |             |       |       |                |
| revenue fund  | 46612400       | Money Market     | WF Government Fund | 09/30/19   | 10/01/19      | 2            | 2.27%       | 2.29% | 1.000 | 0.000%         |
| interest fund   | 46612401       | Money Market     | WF Government Fund | 09/30/19   | 10/01/19      | 555          | 2.27%       | 2.29% | 1.000 | 0.003%         |
| principal fund  | 46612402       | Money Market     | WF Government Fund | 09/30/19   | 10/01/19      | 636          | 2.27%       | 2.29% | 1.000 | 0.004%         |
| reserve fund  | 46612403       | Money Market     | WF Government Fund | 09/30/19   | 10/01/19      | 0            | 2.27%       | 2.29% | 1.000 | 0.000%         |
| admin fund  | 46612404       | Money Market     | WF Government Fund | 09/30/19   | 10/01/19      | 799          | 2.27%       | 2.29% | 1.000 | 0.004%         |
| surplus fund  | 46612405       | Money Market     | WF Government Fund | 09/30/19   | 10/01/19      | 0            | 2.27%       | 2.29% | 1.000 | 0.000%         |
| acquisition fund  | 46612407       | Money Market     | WF Advantage       | 09/30/19   | 10/01/19      | 0            | 2.27%       | 2.27% | 1.000 | 0.000%         |
|   |                |                  |                    |            |               | 1,992        |             |       |       |                |
| <b>Wells Fargo 2013 Partial Refunding of the 2005 Lease Revenue Bonds</b> |                |                  |                    |            |               |              |             |       |       |                |
| revenue fund  | 48360700       | Money Market     | WF Government Fund | 09/30/19   | 10/01/19      | 60           | 2.27%       | 2.29% | 1.000 | 0.000%         |
| interest fund   | 48360701       | Money Market     | WF Government Fund | 09/30/19   | 10/01/19      | 1            | 2.27%       | 2.29% | 1.000 | 0.000%         |
| principal fund  | 48360702       | Money Market     | WF Government Fund | 09/30/19   | 10/01/19      | 222          | 2.27%       | 2.29% | 1.000 | 0.001%         |
| cost of issuance  | 48360705       | Money Market     | WF Government Fund | 09/30/19   | 10/01/19      | 0            | 2.27%       | 2.27% | 1.000 | 0.000%         |
|   |                |                  |                    |            |               | 283          |             |       |       |                |

| Account Name   | Account Number | Investment | Issuer                  | Value Date      | Maturity Date           | Market Value | Stated Rate | Yield      | Price | % of Portfolio |       |         |
|--|----------------|------------|-------------------------|-----------------|-------------------------|--------------|-------------|------------|-------|----------------|-------|---------|
| <b>Wells Fargo 2017 Refunding of the 2007 RDA TABs</b>                           |                |            |                         |                 |                         |              |             |            |       |                |       |         |
| income fund  | 49150300       | 49150300   | 49150300Money Market    | Money Market    | WF Government Fund      | 09/30/19     | 10/01/19    | 945,598    | 2.27% | 2.29%          | 1.000 | 5.323%  |
| interest fund  | 49150301       | 49150301   | 49150301Money Market    | Money Market    | WF Government Fund      | 09/30/19     | 10/01/19    | 0          | 2.27% | 2.29%          | 1.000 | 0.000%  |
| reserve fund   | 49150304       | 49150304   | 49150304Money Market    | Money Market    | WF Government Fund      | 09/30/19     | 10/01/19    | 0          | 2.27% | 2.29%          | 1.000 | 0.000%  |
| expense acct   | 49150305       | 49150305   | 49150305Money Market    | Money Market    | WF Government Fund      | 09/30/19     | 10/01/19    | 0          | 2.27% | 2.29%          | 1.000 | 0.000%  |
| cost of issuance   | 49150307       | 49150307   | 49150307Money Market    | Money Market    | WF Government Fund      | 09/30/19     | 10/01/19    | 0          | 2.27% | 2.29%          | 1.000 | 0.000%  |
| bond proceeds  | 49150308       | 49150308   | 49150308Money Market    | Money Market    | WF Government Fund      | 09/30/19     | 01/01/17    | 0          | 2.27% | 0.01%          | 1.000 | 0.000%  |
|  |                |            |                         |                 |                         | 945,598      |             |            |       |                |       |         |
| <b>Wells Fargo Community Facilities District 7 Improvement Area 1</b>            |                |            |                         |                 |                         |              |             |            |       |                |       |         |
| special tax fund   | 77025300       | 77025300   | 77025300Money Market    | Money Market    | WF Government Fund      | 09/30/19     | 10/01/19    | 283,983    | 2.27% | 2.29%          | 1.000 | 1.599%  |
| bond fund  | 77025301       | 77025301   | 77025301Money Market    | Money Market    | WF Government Fund      | 09/30/19     | 10/01/19    | 2,122      | 2.27% | 2.29%          | 1.000 | 0.012%  |
| reserve fund   | 77025302       | 77025302   | 77025302Money Market    | Money Market    | WF Government Fund      | 09/30/19     | 10/01/19    | 170,653    | 2.27% | 2.29%          | 1.000 | 0.961%  |
| cost of issuance   | 77025303       | 77025303   | 77025303Money Market    | Money Market    | WF Government Fund      | 09/30/19     | 10/01/19    | 0          | 2.27% | 2.29%          | 1.000 | 0.000%  |
| improvement fund   | 77025304       | 77025304   | 77025304Money Market    | Money Market    | WF Government Fund      | 09/30/19     | 10/01/19    | 0          | 2.27% | 2.29%          | 1.000 | 0.000%  |
| admin exp acct   | 77025305       | 77025305   | 77025305Money Market    | Money Market    | WF Government Fund      | 09/30/19     | 10/01/19    | 5          | 2.27% | 2.29%          | 1.000 | 0.000%  |
|  |                |            |                         |                 |                         | 456,763      |             |            |       |                |       |         |
| <b>Wells Fargo 2016 Taxable Refunding Lease Revenue Bonds (Electric Utility)</b> |                |            |                         |                 |                         |              |             |            |       |                |       |         |
| revenue fund   | 84457012       | 84457012   | 84457012Money Market    | Money Market    | WF Government Fund      | 09/30/19     | 10/01/19    | 0          | 2.27% | 2.29%          | 1.000 | 0.000%  |
| interest fund  | 84457013       | 84457013   | 84457013Money Market    | Money Market    | WF Government Fund      | 09/30/19     | 10/01/19    | 0          | 2.27% | 2.29%          | 1.000 | 0.000%  |
| principal fund   | 84457014       | 84457014   | 84457014Money Market    | Money Market    | WF Government Fund      | 09/30/19     | 10/01/19    | 0          | 2.27% | 2.29%          | 1.000 | 0.000%  |
| reserve fund   | 84457015       | 84457015   | 84457015Money Market    | Money Market    | WF Government Fund      | 09/30/19     | 10/01/19    | 0          | 2.27% | 2.29%          | 1.000 | 0.000%  |
|  |                |            |                         |                 |                         | 0            |             |            |       |                |       |         |
| <b>Wells Fargo 2014 Partial Refunding of the 2005 Lease Revenue Bonds</b>        |                |            |                         |                 |                         |              |             |            |       |                |       |         |
| revenue fund   | 83478300       | 83478300   | 83478300Money Market    | Money Market    | WF Government Fund      | 09/30/19     | 10/01/19    | 0          | 2.27% | 2.29%          | 1.000 | 0.000%  |
| interest fund  | 83478301       | 83478301   | 83478301Money Market    | Money Market    | WF Government Fund      | 09/30/19     | 10/01/19    | 216        | 2.27% | 2.29%          | 1.000 | 0.001%  |
| principal fund   | 83478302       | 83478302   | 83478302Money Market    | Money Market    | WF Government Fund      | 09/30/19     | 10/01/19    | 0          | 2.27% | 2.29%          | 1.000 | 0.000%  |
| redemption fund  | 83478303       | 83478303   | 83478303Money Market    | Money Market    | WF Government Fund      | 09/30/19     | 10/01/19    | 0          | 2.27% | 2.27%          | 1.000 | 0.000%  |
|  |                |            |                         |                 |                         | 216          |             |            |       |                |       |         |
| <b>Wells Fargo 2015 Taxable Lease Revenue Bonds (Electric Utility)</b>           |                |            |                         |                 |                         |              |             |            |       |                |       |         |
| revenue fund   | 84457000       | 84457000   | 84457000Money Market    | Money Market    | WF Government Fund      | 09/30/19     | 10/01/19    | 820        | 2.27% | 2.29%          | 1.000 | 0.005%  |
| interest fund  | 84457001       | 84457001   | 84457001Money Market    | Money Market    | WF Government Fund      | 09/30/19     | 10/01/19    | 309        | 2.27% | 2.29%          | 1.000 | 0.002%  |
| principal fund   | 84457002       | 84457002   | 84457002Money Market    | Money Market    | WF Government Fund      | 09/30/19     | 10/01/19    | 0          | 2.27% | 2.29%          | 1.000 | 0.000%  |
| reserve fund   | 84457005       | 84457005   | 84457005Money Market    | Money Market    | WF Government Fund      | 09/30/19     | 10/01/19    | 0          | 2.27% | 2.29%          | 1.000 | 0.000%  |
| construction fund  | 84457006       | 84457006   | 84457006Money Market    | Money Market    | WF Government Fund      | 09/30/19     | 10/01/19    | 0          | 2.27% | 2.29%          | 1.000 | 0.000%  |
| construction fund  | 84457006       | 84457006   | 84457006Government Pool | Government Pool | Local Agency Investment | 09/30/19     | 10/01/19    | 0          | 0.01% | 0.01%          | 1.000 | 0.000%  |
| cost of issuance   | 84467007       | 84467007   | 84467007Money Market    | Money Market    | WF Government Fund      | 09/30/19     | 10/01/19    | 0          | 2.27% | 2.27%          | 1.000 | 0.000%  |
|  |                |            |                         |                 |                         | 1,129        |             |            |       |                |       |         |
| <b>Wilmington Trust 2018 Streetlight Financing</b>                               |                |            |                         |                 |                         |              |             |            |       |                |       |         |
| construction fund  | 130808         | 130808     | 130808cash              | cash            | cash                    | 09/30/19     | 10/01/19    | 0          | 0.00% | 0.00%          | 1.000 | 0.000%  |
| construction fund  | 130808         | 130808     | 130808Money Market      | Money Market    | Federated Gov Obl Fund  | 09/30/19     | 10/01/19    | 1,124,860  | 2.07% | 2.07%          | 1.000 | 6.333%  |
|  |                |            |                         |                 |                         | 1,124,860    |             |            |       |                |       |         |
| <b>Wells Fargo 2019 Taxable Lease Revenue Bonds (Electric Utility)</b>           |                |            |                         |                 |                         |              |             |            |       |                |       |         |
| revenue fund   | 83056100       | 83056100   | 83056100Money Market    | Money Market    | WF Government Fund      | 09/30/19     | 10/01/19    | 11,153,145 | 2.27% | 2.29%          | 1.000 | 62.788% |
| construction fund  | 83056103       | 83056103   | 83056103Money Market    | Money Market    | WF Government Fund      | 09/30/19     | 10/01/19    | 0          | 2.27% | 2.29%          | 1.000 | 0.000%  |
| cost of issuance   | 83056106       | 83056106   | 83056106Money Market    | Money Market    | WF Government Fund      | 09/30/19     | 10/01/19    | 17,669     | 2.27% | 2.29%          | 1.000 | 0.099%  |
|  |                |            |                         |                 |                         | 11,170,814   |             |            |       |                |       |         |
|  |                |            |                         |                 |                         | 17,513,288   |             |            |       |                |       |         |

| Type | Summary of Bond Proceeds with Fiscal Agents |
|------|---|
| 1    | Construction Funds 1,124,860                |
| 2    | Principal & Interest Accounts 3,077,675     |

Attachment: 2019-09 Investment Report (3775) - RECEIPT OF QUARTERLY INVESTMENT REPORT -



# City of Moreno Valley

## MONTHLY ACCOUNT STATEMENT

SEPTEMBER 1, 2019 THROUGH SEPTEMBER 30, 2019

### Chandler Team:

For questions about your account, please call (800) 317-4747,  
or contact [operations@chandlerasset.com](mailto:operations@chandlerasset.com)

### Custodian

Union Bank N.A.  
Tina Guzman  
(619) 230-3547

**CHANDLER ASSET MANAGEMENT**  
chandlerasset.com

*Information contained herein is confidential. We urge you to compare this statement to the one you receive from your qualified custodian. Please see Important Disclosures.*

**PORTFOLIO CHARACTERISTICS**

|                           |          |
|---------------------------|----------|
| Average Modified Duration | 2.38     |
| Average Coupon            | 2.27%    |
| Average Purchase YTM      | 2.13%    |
| Average Market YTM        | 1.83%    |
| Average S&P/Moody Rating  | AA/Aa1   |
| Average Final Maturity    | 2.70 yrs |
| Average Life              | 2.51 yrs |

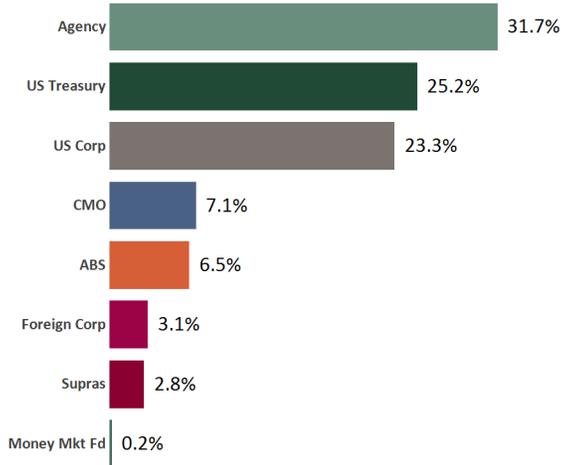
**ACCOUNT SUMMARY**

|                           | Beg. Values<br>as of 8/31/19 | End Values<br>as of 9/30/19 |
|---------------------------|------------------------------|-----------------------------|
| Market Value              | 160,310,760                  | 160,120,219                 |
| Accrued Interest          | 741,368                      | 696,324                     |
| <b>Total Market Value</b> | <b>161,052,128</b>           | <b>160,816,543</b>          |
| Income Earned             | 285,628                      | 287,045                     |
| Cont/WD                   |                              | 0                           |
| Par                       | 157,517,482                  | 157,687,693                 |
| Book Value                | 158,283,018                  | 158,616,764                 |
| Cost Value                | 158,097,829                  | 158,454,419                 |

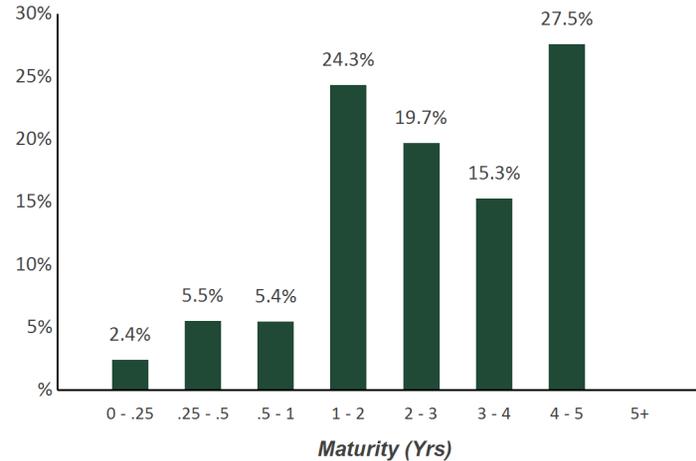
**TOP ISSUERS**

|                                 |              |
|---------------------------------|--------------|
| Government of United States     | 25.2%        |
| Federal Home Loan Bank          | 12.9%        |
| Federal Home Loan Mortgage Corp | 12.1%        |
| Federal National Mortgage Assoc | 10.8%        |
| Federal Farm Credit Bank        | 3.0%         |
| Inter-American Dev Bank         | 2.5%         |
| John Deere ABS                  | 2.1%         |
| Toyota Motor Corp               | 1.7%         |
| <b>Total</b>                    | <b>70.3%</b> |

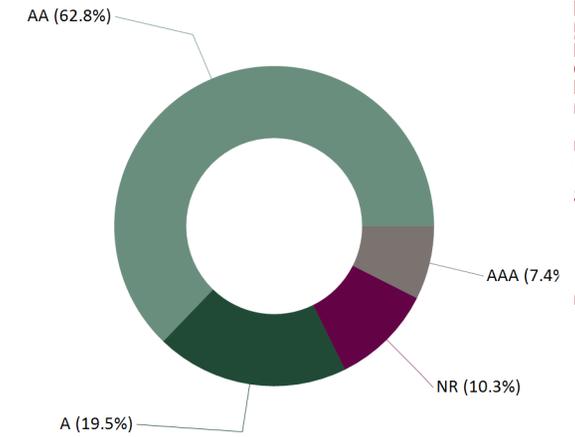
**SECTOR ALLOCATION**



**MATURITY DISTRIBUTION**



**CREDIT QUALITY (S&P)**



**PERFORMANCE REVIEW**

| TOTAL RATE OF RETURN                               | Annualized |       |       |       |       |       |       |       |         |
|--|------------|-------|-------|-------|-------|-------|-------|-------|---------|
|  | 1M         | 3M    | YTD   | 1YR   | 2YRS  | 3YRS  | 5YRS  | 10YRS | 5/31/20 |
| City of Moreno Valley                              | -0.15%     | 0.83% | 3.99% | 5.46% | 2.61% | 1.91% | 1.94% | N/A   | 1.86%   |
| ICE BAML 1-5 Yr US Treasury/Agency Index           | -0.24%     | 0.75% | 3.82% | 5.59% | 2.47% | 1.63% | 1.71% | N/A   | 1.57%   |
| ICE BAML 1-5 Yr US Issuers Corp/Govt Rtd AAA-A Idx | -0.21%     | 0.79% | 4.02% | 5.69% | 2.56% | 1.75% | 1.82% | N/A   | 1.74%   |

Attachment: 2019-09 Investment Report (3775 : RECEIPT OF QUARTERLY INVESTMENT REPORT -



# Statement of Compliance

As of September 30, 2019

## City of Moreno Valley

Assets managed by Chandler Asset Management are in full compliance with state law and with the City's investment policy.

| Category  | Standard   | Comment  |
|---|--|----------|
| Treasury Issues   | No Limitation  | Complies |
| Agency Issues   | No Limitation  | Complies |
| Supranational Securities  | "AA" rated by a NRSRO; 30% maximum; 5% max per issuer; Issued by IBRD, IFC or IADB only  | Complies |
| Municipal Securities (Local Agency/State-CA and others)                                 | No Limitation  | Complies |
| Banker's Acceptances  | 40% maximum; 5% max per issuer; 180 days max maturity  | Complies |
| Commercial Paper  | "A-1/P-1/F-1" minimum ratings; "A" rated issuer or higher, if long term debt; 25% maximum; 5% max per issuer; 270 days max maturity  | Complies |
| Negotiable Certificates of Deposit  | 30% maximum; 5% max per issuer   | Complies |
| Medium Term Notes   | "A" rated or better by a NRSRO; 30% maximum; 5% max per issuer   | Complies |
| Money Market Mutual Funds and Mutual Funds  | AAA/Aaa or Highest rating by two NRSROs; 20% maximum   | Complies |
| Collateralized Certificates of Deposit (CD)/Time Deposit (TD)                           | 5% max per issuer  | Complies |
| FDIC Insured Certificates of Deposit (CD)/Time Deposit (TD)                             | 5% max per issuer  | Complies |
| Asset-Backed (ABS), Mortgage Backed (MBS) and Collateralized Mortgage Obligations (CMO) | "AA" rated or better by a NRSRO; "A" rated issuer; 20% maximum (combined MBS/ABS/CMO); 5% max per issuer   | Complies |
| Repurchase Agreements   | 1 year max maturity  | Complies |
| Local Agency Investment Fund (LAIF)   | Maximum program limitation; Not used by investment adviser   | Complies |
| County Pooled Investment Funds; Joint Powers Authority Pool                             | Not used by investment adviser   | Complies |
| Prohibited Securities   | Reverse repurchase agreements; Futures or Option contracts; Securities lending; Zero interest accrual securities; Derivatives including but not limited to: Inverse floaters, Interest only strips from mortgages, residual securities, structured notes, forward based derivatives, forward contracts, forward rate agreements, interest rate futures, foreign currency futures contracts, option based derivatives, interest rate caps, interest rate floors, swap contracts, interest rate swaps, interest rate collars, foreign currency swaps, cross currency exchange agreements, fixed rate currency swaps, basis swaps, equity swaps, fixed rate equity swaps, floating rate equity swaps and commodity swaps. | Complies |
| Max Per Issuer  | 5% of portfolio per issuer, except US Government, its agencies and instrumentalities   | Complies |
| Maximum maturity  | 5 years  | Complies |
| Weighted Average Maturity   | 3 years  | Complies |

# Holdings Report

As of September 30, 2019



| CUSIP            | Security Description   | Par Value/Units      | Purchase Date<br>Book Yield | Cost Value<br>Book Value                     | Mkt Price<br>Mkt YTM | Market Value<br>Accrued Int.             | % of Port.<br>Gain/Loss          | Moody/S&P<br>Fitch             | Maturity<br>Duration     |
|------------------|--|----------------------|-----------------------------|--|----------------------|--|----------------------------------|--------------------------------|--------------------------|
| <b>ABS</b>       |  |                      |                             |  |                      |  |                                  |                                |                          |
| 89238BAB8        | Toyota Auto Receivables Owner 2018-A<br>A2A<br>2.1% Due 10/15/2020 | 139,504.76           | 01/23/2018<br>2.12%         | 139,490.50<br>139,499.28                     | 100.00<br>2.14%      | 139,501.24<br>130.20                     | 0.09%<br>1.96                    | Aaa / AAA<br>NR                | 1.0<br>0.0               |
| 43811BAC8        | Honda Auto Receivables 2017-2 A3<br>1.68% Due 8/16/2021            | 604,816.21           | 04/27/2018<br>2.62%         | 595,413.22<br>599,466.50                     | 99.80<br>2.09%       | 603,610.17<br>451.60                     | 0.38%<br>4,143.67                | Aaa / AAA<br>NR                | 1.8<br>0.4               |
| 47788BAD6        | John Deere Owner Trust 2017-B A3<br>1.82% Due 10/15/2021           | 111,165.85           | 07/11/2017<br>1.83%         | 111,157.71<br>111,161.94                     | 99.84<br>2.16%       | 110,993.47<br>89.92                      | 0.07%<br>(168.47)                | Aaa / NR<br>AAA                | 2.0<br>0.4               |
| 47788CAC6        | John Deere Owner Trust 2018-A A3<br>2.66% Due 4/18/2022            | 275,000.00           | 02/21/2018<br>2.68%         | 274,980.23<br>274,987.82                     | 100.41<br>2.12%      | 276,123.93<br>325.11                     | 0.17%<br>1,136.11                | Aaa / NR<br>AAA                | 2.9<br>0.7               |
| 43815HAC1        | Honda Auto Receivables Owner 2018-3<br>A3<br>2.95% Due 8/22/2022   | 750,000.00           | 08/21/2018<br>2.98%         | 749,897.10<br>749,925.32                     | 101.16<br>1.99%      | 758,672.24<br>614.58                     | 0.47%<br>8,746.92                | Aaa / NR<br>AAA                | 2.9<br>1.1               |
| 02587AAJ3        | American Express Credit 2017-1<br>1.93% Due 9/15/2022              | 1,300,000.00         | Various<br>3.01%            | 1,280,843.74<br>1,285,931.24                 | 99.92<br>2.16%       | 1,298,970.38<br>1,115.11                 | 0.81%<br>13,039.14               | Aaa / NR<br>AAA                | 2.9<br>0.3               |
| 89238TAD5        | Toyota Auto Receivables Owner 2018-B<br>A3<br>2.96% Due 9/15/2022  | 2,100,000.00         | 07/25/2019<br>1.48%         | 2,122,230.47<br>2,120,986.81                 | 101.14<br>1.97%      | 2,123,956.80<br>2,762.67                 | 1.32%<br>2,969.99                | Aaa / AAA<br>NR                | 2.9<br>1.1               |
| 47788EAC2        | John Deere Owner Trust 2018-B A3<br>3.08% Due 11/15/2022           | 875,000.00           | 07/18/2018<br>3.10%         | 874,933.68<br>874,951.92                     | 101.31<br>1.99%      | 886,486.13<br>1,197.78                   | 0.55%<br>11,534.21               | Aaa / NR<br>AAA                | 3.1<br>1.1               |
| 65479GAD1        | Nissan Auto Receivables Owner 2018-B<br>A3<br>3.06% Due 3/15/2023  | 1,000,000.00         | 09/16/2019<br>1.40%         | 1,013,906.25<br>1,013,764.35                 | 101.45<br>2.08%      | 1,014,459.00<br>1,360.00                 | 0.63%<br>694.65                  | Aaa / AAA<br>NR                | 3.4<br>1.4               |
| 47789JAD8        | John Deere Owner Trust 2019-A A3<br>2.91% Due 7/17/2023            | 1,500,000.00         | 08/27/2019<br>1.87%         | 1,531,230.47<br>1,530,503.67                 | 101.79<br>1.93%      | 1,526,815.50<br>1,940.00                 | 0.95%<br>(3,688.17)              | Aaa / NR<br>AAA                | 3.8<br>1.7               |
| 43815NAC8        | HAROT 2019-3 A3<br>1.78% Due 8/15/2023                             | 1,150,000.00         | 08/20/2019<br>1.79%         | 1,149,990.46<br>1,149,990.76                 | 99.79<br>1.88%       | 1,147,566.60<br>909.78                   | 0.71%<br>(2,424.16)              | Aaa / AAA<br>NR                | 3.8<br>2.3               |
| 477870AC3        | JDOT 2019-B A3<br>2.21% Due 12/15/2023                             | 590,000.00           | 07/16/2019<br>2.23%         | 589,874.74<br>589,880.13                     | 100.66<br>1.93%      | 593,883.97<br>579.51                     | 0.37%<br>4,003.84                | Aaa / NR<br>AAA                | 4.2<br>2.2               |
| <b>Total ABS</b> |  | <b>10,395,486.82</b> | <b>2.15%</b>                | <b>10,433,948.57</b><br><b>10,441,049.74</b> | <b>2.00%</b>         | <b>10,481,039.43</b><br><b>11,476.26</b> | <b>6.52%</b><br><b>39,989.69</b> | <b>Aaa / AAA</b><br><b>AAA</b> | <b>3.2</b><br><b>1.2</b> |

| <b>AGENCY</b> |                                  |            |                     |                          |                |                        |                 |                  |             |
|---------------|----------------------------------|------------|---------------------|--------------------------|----------------|------------------------|-----------------|------------------|-------------|
| 3137EAE5      | FHLMC Note<br>1.5% Due 1/17/2020 | 800,000.00 | 12/27/2017<br>1.98% | 792,368.00<br>798,899.52 | 99.88<br>1.91% | 799,022.40<br>2,466.67 | 0.50%<br>122.88 | Aaa / AA+<br>AAA | 0.3<br>0.30 |

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| CUSIP         | Security Description                                       | Par Value/Units | Purchase Date<br>Book Yield | Cost Value<br>Book Value     | Mkt Price<br>Mkt YTM | Market Value<br>Accrued Int. | % of Port.<br>Gain/Loss | Moody/S&P<br>Fitch | Maturity<br>Duration |
|---------------|--|-----------------|-----------------------------|------------------------------|----------------------|------------------------------|-------------------------|--------------------|----------------------|
| <b>AGENCY</b> |  |                 |                             |                              |                      |                              |                         |                    |                      |
| 3133ECEY6     | FFCB Note<br>1.45% Due 2/11/2020                           | 1,000,000.00    | 11/29/2016<br>1.48%         | 999,000.00<br>999,886.13     | 99.86<br>1.83%       | 998,625.00<br>2,013.89       | 0.62%<br>(1,261.13)     | Aaa / AA+<br>AAA   | 0.3<br>0.3           |
| 3134G96L6     | FHLMC Callable Note Qrtly 11/25/2016<br>1.3% Due 2/25/2020 | 1,000,000.00    | 08/09/2016<br>1.30%         | 1,000,000.00<br>1,000,000.00 | 99.79<br>1.83%       | 997,860.00<br>1,300.00       | 0.62%<br>(2,140.00)     | Aaa / AA+<br>AAA   | 0.4<br>0.4           |
| 3136G3UB9     | FNMA Callable Note 1X 3/30/2017<br>1.2% Due 3/30/2020      | 1,300,000.00    | 08/08/2016<br>1.22%         | 1,299,025.00<br>1,299,867.31 | 99.64<br>1.93%       | 1,295,318.70<br>43.33        | 0.81%<br>(4,548.61)     | Aaa / AA+<br>AAA   | 0.5<br>0.5           |
| 3137EADR7     | FHLMC Note<br>1.375% Due 5/1/2020                          | 650,000.00      | 08/26/2015<br>1.56%         | 644,690.80<br>649,338.29     | 99.71<br>1.88%       | 648,088.35<br>3,723.96       | 0.41%<br>(1,249.94)     | Aaa / AA+<br>AAA   | 0.5<br>0.5           |
| 3130AB6A9     | FHLB Note<br>1.65% Due 7/20/2020                           | 1,000,000.00    | 05/10/2017<br>1.65%         | 999,910.00<br>999,977.36     | 99.86<br>1.83%       | 998,563.00<br>3,254.17       | 0.62%<br>(1,414.36)     | Aaa / AA+<br>NR    | 0.8<br>0.7           |
| 3130ACBY9     | FHLB Callable Note Qrtly 2/28/2018<br>1.68% Due 8/28/2020  | 1,600,000.00    | 08/24/2017<br>1.68%         | 1,600,000.00<br>1,600,000.00 | 99.90<br>1.79%       | 1,598,432.00<br>2,464.00     | 1.00%<br>(1,568.00)     | Aaa / AA+<br>NR    | 0.9<br>0.4           |
| 3133EDWV0     | FFCB Note<br>2.14% Due 10/6/2020                           | 1,860,000.00    | 01/10/2018<br>2.12%         | 1,860,855.60<br>1,860,318.06 | 100.34<br>1.80%      | 1,866,366.78<br>19,349.17    | 1.17%<br>6,048.72       | Aaa / AA+<br>AAA   | 1.0<br>0.9           |
| 3137EAEK1     | FHLMC Note<br>1.875% Due 11/17/2020                        | 400,000.00      | 11/21/2017<br>1.96%         | 398,963.53<br>399,607.64     | 100.10<br>1.78%      | 400,412.80<br>2,791.67       | 0.25%<br>805.16         | Aaa / AA+<br>AAA   | 1.1<br>1.1           |
| 3135G0F73     | FNMA Note<br>1.5% Due 11/30/2020                           | 1,650,000.00    | 12/16/2015<br>1.90%         | 1,618,815.00<br>1,642,660.33 | 99.65<br>1.81%       | 1,644,165.60<br>8,318.75     | 1.03%<br>1,505.27       | Aaa / AA+<br>AAA   | 1.1<br>1.1           |
| 3133EG2L8     | FFCB Note<br>1.92% Due 12/28/2020                          | 1,880,000.00    | 12/18/2017<br>2.03%         | 1,873,777.20<br>1,877,440.99 | 100.10<br>1.84%      | 1,881,919.48<br>9,324.80     | 1.18%<br>4,478.49       | Aaa / AA+<br>AAA   | 1.2<br>1.2           |
| 3130A7CV5     | FHLB Note<br>1.375% Due 2/18/2021                          | 1,410,000.00    | 02/17/2016<br>1.46%         | 1,404,303.60<br>1,408,422.34 | 99.48<br>1.76%       | 1,402,624.29<br>2,315.73     | 0.87%<br>(5,798.05)     | Aaa / AA+<br>AAA   | 1.3<br>1.3           |
| 3135G0J20     | FNMA Note<br>1.375% Due 2/26/2021                          | 1,675,000.00    | Various<br>1.47%            | 1,667,519.85<br>1,672,826.90 | 99.46<br>1.76%       | 1,665,966.73<br>2,239.15     | 1.04%<br>(6,860.17)     | Aaa / AA+<br>AAA   | 1.4<br>1.3           |
| 3135G0K69     | FNMA Note<br>1.25% Due 5/6/2021                            | 1,675,000.00    | 06/29/2016<br>1.18%         | 1,680,695.00<br>1,676,874.75 | 99.24<br>1.73%       | 1,662,276.70<br>8,433.16     | 1.04%<br>(14,598.05)    | Aaa / AA+<br>AAA   | 1.6<br>1.5           |
| 313379RB7     | FHLB Note<br>1.875% Due 6/11/2021                          | 1,000,000.00    | 08/30/2017<br>1.67%         | 1,007,540.00<br>1,003,382.07 | 100.22<br>1.74%      | 1,002,224.00<br>5,729.17     | 0.63%<br>(1,158.07)     | Aaa / AA+<br>AAA   | 1.7<br>1.6           |
| 313373ZY1     | FHLB Note<br>3.625% Due 6/11/2021                          | 2,000,000.00    | 02/11/2019<br>2.51%         | 2,049,900.00<br>2,036,338.94 | 103.18<br>1.72%      | 2,063,518.00<br>22,152.78    | 1.30%<br>27,179.06      | Aaa / AA+<br>NR    | 1.7<br>1.6           |
| 3130A8QS5     | FHLB Note<br>1.125% Due 7/14/2021                          | 1,100,000.00    | 10/04/2016<br>1.33%         | 1,089,836.00<br>1,096,195.79 | 99.03<br>1.68%       | 1,089,337.70<br>2,646.88     | 0.68%<br>(6,858.09)     | Aaa / AA+<br>AAA   | 1.7<br>1.7           |

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| CUSIP               | Security Description                                   | Par Value/Units      | Purchase Date<br>Book Yield | Cost Value<br>Book Value                     | Mkt Price<br>Mkt YTM | Market Value<br>Accrued Int.              | % of Port.<br>Gain/Loss            | Moody/S&P<br>Fitch             | Maturity<br>Duration     |
|---------------------|--|----------------------|-----------------------------|--|----------------------|---|------------------------------------|--------------------------------|--------------------------|
| <b>AGENCY</b>       |  |                      |                             |  |                      |   |                                    |                                |                          |
| 3137EAEC9           | FHLMC Note<br>1.125% Due 8/12/2021                     | 1,625,000.00         | Various<br>1.32%            | 1,610,283.75<br>1,619,432.88                 | 98.97<br>1.69%       | 1,608,192.63<br>2,488.29                  | 1.00%<br>(11,240.25)               | Aaa / AA+<br>AAA               | 1.8<br>1.8               |
| 3135G0Q89           | FNMA Note<br>1.375% Due 10/7/2021                      | 1,740,000.00         | Various<br>1.76%            | 1,710,142.50<br>1,727,253.87                 | 99.43<br>1.66%       | 1,730,141.16<br>11,563.75                 | 1.08%<br>2,887.29                  | Aaa / AA+<br>AAA               | 2.0<br>1.9               |
| 3130AF5B9           | FHLB Note<br>3% Due 10/12/2021                         | 1,400,000.00         | 11/29/2018<br>2.91%         | 1,403,528.00<br>1,402,500.26                 | 102.65<br>1.67%      | 1,437,111.20<br>19,716.67                 | 0.91%<br>34,610.94                 | Aaa / AA+<br>NR                | 2.0<br>1.9               |
| 3130AFT72           | FHLB Callable Note 1X 11/4/2019<br>2.67% Due 11/4/2021 | 1,500,000.00         | 02/11/2019<br>2.67%         | 1,500,000.00<br>1,500,000.00                 | 100.06<br>2.01%      | 1,500,903.00<br>16,353.75                 | 0.94%<br>903.00                    | Aaa / AA+<br>NR                | 2.1<br>0.0               |
| 3135G0S38           | FNMA Note<br>2% Due 1/5/2022                           | 1,700,000.00         | 04/25/2017<br>1.92%         | 1,706,205.00<br>1,702,993.89                 | 100.72<br>1.68%      | 1,712,163.50<br>8,122.22                  | 1.07%<br>9,169.61                  | Aaa / AA+<br>AAA               | 2.2<br>2.2               |
| 3137EADB2           | FHLMC Note<br>2.375% Due 1/13/2022                     | 450,000.00           | 01/27/2017<br>2.03%         | 457,185.15<br>453,316.53                     | 101.54<br>1.69%      | 456,929.10<br>2,315.63                    | 0.29%<br>3,612.57                  | Aaa / AA+<br>AAA               | 2.2<br>2.2               |
| 3135G0T45           | FNMA Note<br>1.875% Due 4/5/2022                       | 1,725,000.00         | 06/19/2017<br>1.88%         | 1,724,739.53<br>1,724,863.51                 | 100.68<br>1.60%      | 1,736,747.25<br>15,812.50                 | 1.09%<br>11,883.74                 | Aaa / AA+<br>AAA               | 2.5<br>2.4               |
| 3135G0T78           | FNMA Note<br>2% Due 10/5/2022                          | 900,000.00           | 12/12/2017<br>2.25%         | 889,749.00<br>893,582.19                     | 101.02<br>1.65%      | 909,141.30<br>8,800.00                    | 0.57%<br>15,559.11                 | Aaa / AA+<br>AAA               | 3.0<br>2.8               |
| 3135G0T94           | FNMA Note<br>2.375% Due 1/19/2023                      | 1,850,000.00         | 04/11/2018<br>2.71%         | 1,822,731.00<br>1,831,132.29                 | 102.49<br>1.60%      | 1,895,979.90<br>8,787.50                  | 1.18%<br>64,847.61                 | Aaa / AA+<br>AAA               | 3.3<br>3.1               |
| 3137EAEN5           | FHLMC Note<br>2.75% Due 6/19/2023                      | 3,000,000.00         | Various<br>2.39%            | 3,038,014.00<br>3,037,634.77                 | 104.04<br>1.63%      | 3,121,284.00<br>23,375.00                 | 1.96%<br>83,649.23                 | Aaa / AA+<br>AAA               | 3.7<br>3.5               |
| 3130A0F70           | FHLB Note<br>3.375% Due 12/8/2023                      | 1,700,000.00         | 01/16/2019<br>2.73%         | 1,749,623.00<br>1,742,482.40                 | 106.99<br>1.64%      | 1,818,869.10<br>18,009.38                 | 1.14%<br>76,386.70                 | Aaa / AA+<br>AAA               | 4.1<br>3.8               |
| 3130AB3H7           | FHLB Note<br>2.375% Due 3/8/2024                       | 1,400,000.00         | 04/29/2019<br>2.37%         | 1,400,098.00<br>1,400,089.49                 | 103.31<br>1.60%      | 1,446,289.60<br>2,124.31                  | 0.90%<br>46,200.11                 | Aaa / AA+<br>NR                | 4.4<br>4.2               |
| 3130A1XJ2           | FHLB Note<br>2.875% Due 6/14/2024                      | 3,000,000.00         | Various<br>1.94%            | 3,131,160.00<br>3,124,666.54                 | 105.58<br>1.64%      | 3,167,460.00<br>25,635.41                 | 1.99%<br>42,793.46                 | Aaa / AA+<br>NR                | 4.7<br>4.3               |
| 3135G0V75           | FNMA Note<br>1.75% Due 7/2/2024                        | 3,000,000.00         | 07/16/2019<br>1.96%         | 2,969,790.00<br>2,971,057.09                 | 100.57<br>1.62%      | 3,017,106.00<br>12,104.17                 | 1.88%<br>46,048.91                 | Aaa / AA+<br>AAA               | 4.7<br>4.5               |
| 3130A2UW4           | FHLB Note<br>2.875% Due 9/13/2024                      | 3,000,000.00         | 09/13/2019<br>1.79%         | 3,155,070.00<br>3,153,794.75                 | 105.72<br>1.67%      | 3,171,633.00<br>4,312.50                  | 1.97%<br>17,838.25                 | Aaa / AA+<br>AAA               | 4.9<br>4.6               |
| <b>Total Agency</b> |  | <b>49,990,000.00</b> | <b>1.95%</b>                | <b>50,255,518.51</b><br><b>50,306,836.88</b> | <b>1.72%</b>         | <b>50,744,672.27</b><br><b>278,088.36</b> | <b>31.73%</b><br><b>437,835.39</b> | <b>Aaa / AA+</b><br><b>AAA</b> | <b>2.5</b><br><b>2.3</b> |

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|--------------------------------|--|----------------------|-----------------------------|--|----------------------|--|-----------------------------------|--------------------------------|--------------------------|
| <b>CMO</b>                     |  |                      |                             |  |                      |  |                                   |                                |                          |
| 3137BDDC7                      | FHLMC K716 A2<br>3.13% Due 6/25/2021                                   | 475,000.00           | 09/12/2017<br>1.92%         | 494,482.42<br>483,936.50                     | 101.31<br>2.15%      | 481,224.88<br>247.79                     | 0.30%<br>(2,711.62)               | Aaa / AA+<br>NR                | 1.7<br>1.5               |
| 3137BFDQ1                      | FHLMC K717 A2<br>2.991% Due 9/25/2021                                  | 1,050,000.00         | 12/28/2018<br>2.89%         | 1,050,656.25<br>1,050,476.26                 | 101.36<br>2.35%      | 1,064,303.10<br>2,617.13                 | 0.66%<br>13,826.84                | NR / NR<br>AAA                 | 1.9<br>1.7               |
| 3137BM6P6                      | FHLMC K721 A2<br>3.09% Due 8/25/2022                                   | 2,790,000.00         | Various<br>2.19%            | 2,877,120.79<br>2,853,605.99                 | 102.27<br>2.15%      | 2,853,360.90<br>7,184.25                 | 1.78%<br>(245.09)                 | Aaa / NR<br>NR                 | 2.9<br>2.5               |
| 3137B5JM6                      | FHLMC K034 A2<br>3.531% Due 7/25/2023                                  | 1,500,000.00         | 08/28/2018<br>3.03%         | 1,531,816.41<br>1,524,773.76                 | 105.34<br>1.98%      | 1,580,154.00<br>4,413.75                 | 0.99%<br>55,380.24                | NR / NR<br>AAA                 | 3.8<br>3.4               |
| 3137B4WB8                      | FHLMC K033 A2<br>3.06% Due 7/25/2023                                   | 1,500,000.00         | 08/19/2019<br>0.96%         | 1,562,812.50<br>1,561,059.19                 | 103.64<br>1.98%      | 1,554,602.99<br>765.00                   | 0.97%<br>(6,456.20)               | Aaa / NR<br>NR                 | 3.8<br>3.4               |
| 3137B7MZ9                      | FHLMC K036 A2<br>3.527% Due 10/25/2023                                 | 2,145,000.00         | Various<br>2.79%            | 2,209,267.38<br>2,203,939.17                 | 105.58<br>2.05%      | 2,264,658.83<br>1,260.90                 | 1.41%<br>60,719.66                | Aaa / NR<br>AAA                | 4.0<br>3.6               |
| 3137BYPQ7                      | FHLMC K726 A2<br>2.905% Due 4/25/2024                                  | 1,500,000.00         | 04/22/2019<br>2.72%         | 1,510,722.66<br>1,509,789.49                 | 103.20<br>2.10%      | 1,548,036.00<br>3,631.25                 | 0.96%<br>38,246.51                | NR / AAA<br>NR                 | 4.5<br>4.0               |
| <b>Total CMO</b>               |  | <b>10,960,000.00</b> | <b>2.38%</b>                | <b>11,236,878.41</b><br><b>11,187,580.36</b> | <b>2.10%</b>         | <b>11,346,340.70</b><br><b>20,120.07</b> | <b>7.07%</b><br><b>158,760.34</b> | <b>Aaa / AAA</b><br><b>AAA</b> | <b>3.4</b><br><b>3.1</b> |
| <b>FOREIGN CORPORATE</b>       |  |                      |                             |  |                      |  |                                   |                                |                          |
| 78012KKU0                      | Royal Bank of Canada Note<br>2.5% Due 1/19/2021                        | 1,050,000.00         | 12/11/2017<br>2.37%         | 1,053,979.50<br>1,051,671.88                 | 100.67<br>1.98%      | 1,056,984.60<br>5,250.00                 | 0.66%<br>5,312.72                 | Aa2 / AA-<br>AA                | 1.9<br>1.7               |
| 404280BA6                      | HSBC Holdings PLC Note<br>3.6% Due 5/25/2023                           | 900,000.00           | 03/20/2019<br>3.33%         | 909,477.00<br>908,277.62                     | 104.05<br>2.43%      | 936,463.50<br>11,340.00                  | 0.59%<br>28,185.88                | A2 / A<br>AA-                  | 3.6<br>3.3               |
| 89114QCB2                      | Toronto Dominion Bank Note<br>3.25% Due 3/11/2024                      | 1,900,000.00         | Various<br>2.77%            | 1,940,554.00<br>1,937,857.83                 | 104.51<br>2.18%      | 1,985,659.60<br>3,430.56                 | 1.24%<br>47,801.77                | Aa3 / A<br>AA-                 | 4.4<br>4.1               |
| 404280BS7                      | HSBC Holdings PLC Callable Note 1X<br>5/18/2023<br>3.95% Due 5/18/2024 | 1,000,000.00         | 08/28/2019<br>2.48%         | 1,050,660.00<br>1,049,719.13                 | 104.66<br>2.55%      | 1,046,551.00<br>14,593.06                | 0.66%<br>(3,168.13)               | A2 / A<br>AA-                  | 4.6<br>3.9               |
| <b>Total Foreign Corporate</b> |  | <b>4,850,000.00</b>  | <b>2.72%</b>                | <b>4,954,670.50</b><br><b>4,947,526.46</b>   | <b>2.26%</b>         | <b>5,025,658.70</b><br><b>34,613.62</b>  | <b>3.15%</b><br><b>78,132.24</b>  | <b>A1 / A</b><br><b>AA-</b>    | <b>3.6</b><br><b>3.2</b> |

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# Holdings Report

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| CUSIP                             | Security Description  | Par Value/Units     | Purchase Date<br>Book Yield | Cost Value<br>Book Value                   | Mkt Price<br>Mkt YTM | Market Value<br>Accrued Int.            | % of Port.<br>Gain/Loss          | Moody/S&P<br>Fitch             | Maturity<br>Duration       |
|-----------------------------------|---|---------------------|-----------------------------|--|----------------------|---|----------------------------------|--------------------------------|----------------------------|
| <b>MONEY MARKET FUND FI</b>       |   |                     |                             |  |                      |   |                                  |                                |                            |
| 60934N104                         | Federated Investors Government Obligations Fund               | 303,206.29          | Various<br>1.85%            | 303,206.29<br>303,206.29                   | 1.00<br>1.85%        | 303,206.29<br>0.00                      | 0.19%<br>0.00                    | Aaa / AAA<br>AAA               | 0.00<br>0.00               |
| <b>Total Money Market Fund FI</b> |   | <b>303,206.29</b>   | <b>1.85%</b>                | <b>303,206.29</b>                          | <b>1.85%</b>         | <b>303,206.29</b><br><b>0.00</b>        | <b>0.19%</b><br><b>0.00</b>      | <b>Aaa / AAA</b><br><b>AAA</b> | <b>0.00</b><br><b>0.00</b> |
| <b>SUPRANATIONAL</b>              |   |                     |                             |  |                      |   |                                  |                                |                            |
| 4581X0CX4                         | Inter-American Dev Bank Note<br>1.625% Due 5/12/2020          | 1,400,000.00        | 04/05/2017<br>1.70%         | 1,396,682.00<br>1,399,339.94               | 99.81<br>1.94%       | 1,397,292.40<br>8,784.03                | 0.87%<br>(2,047.54)              | Aaa / AAA<br>AAA               | 0.00<br>0.00               |
| 45950KCM0                         | International Finance Corp Note<br>2.25% Due 1/25/2021        | 605,000.00          | 01/18/2018<br>2.35%         | 603,221.30<br>604,217.76                   | 100.57<br>1.81%      | 608,454.55<br>2,495.63                  | 0.38%<br>4,236.79                | Aaa / AAA<br>NR                | 1.33<br>1.20               |
| 4581X0CW6                         | Inter-American Dev Bank Note<br>2.125% Due 1/18/2022          | 1,675,000.00        | 01/10/2017<br>2.15%         | 1,672,939.75<br>1,674,052.24               | 101.03<br>1.67%      | 1,692,198.90<br>7,217.62                | 1.06%<br>18,146.66               | Aaa / NR<br>AAA                | 2.33<br>2.20               |
| 4581X0CZ9                         | Inter-American Dev Bank Note<br>1.75% Due 9/14/2022           | 850,000.00          | 03/23/2018<br>2.79%         | 813,178.00<br>825,655.06                   | 100.30<br>1.65%      | 852,509.20<br>702.43                    | 0.53%<br>26,854.14               | Aaa / AAA<br>AAA               | 2.93<br>2.80               |
| <b>Total Supranational</b>        |   | <b>4,530,000.00</b> | <b>2.16%</b>                | <b>4,486,021.05</b><br><b>4,503,265.00</b> | <b>1.77%</b>         | <b>4,550,455.05</b><br><b>19,199.71</b> | <b>2.84%</b><br><b>47,190.05</b> | <b>Aaa / AAA</b><br><b>AAA</b> | <b>1.70</b><br><b>1.70</b> |
| <b>US CORPORATE</b>               |   |                     |                             |  |                      |   |                                  |                                |                            |
| 713448DJ4                         | Pepsico Inc. Note<br>1.35% Due 10/4/2019                      | 1,500,000.00        | 03/13/2017<br>1.67%         | 1,487,931.00<br>1,499,961.19               | 99.99<br>2.07%       | 1,499,877.00<br>9,956.25                | 0.94%<br>(84.19)                 | A1 / A+<br>A                   | 0.00<br>0.00               |
| 24422ETJ8                         | John Deere Capital Corp Note<br>1.25% Due 10/9/2019           | 1,000,000.00        | 03/08/2018<br>2.59%         | 979,508.26<br>999,715.39                   | 99.98<br>2.00%       | 999,810.00<br>5,972.22                  | 0.63%<br>94.61                   | A2 / A<br>A                    | 0.00<br>0.00               |
| 037833DH0                         | Apple Inc Note<br>1.8% Due 11/13/2019                         | 989,000.00          | 05/01/2018<br>2.56%         | 977,874.87<br>988,144.22                   | 99.97<br>2.02%       | 988,723.08<br>6,824.10                  | 0.62%<br>578.86                  | Aa1 / AA+<br>NR                | 0.10<br>0.10               |
| 94974BGF1                         | Wells Fargo Corp Note<br>2.15% Due 1/30/2020                  | 1,050,000.00        | 01/26/2015<br>2.17%         | 1,048,857.60<br>1,049,924.17               | 99.97<br>2.23%       | 1,049,682.90<br>3,825.21                | 0.66%<br>(241.27)                | A2 / A-<br>A+                  | 0.00<br>0.00               |
| 594918AY0                         | Microsoft Callable Note Cont 1/12/2020<br>1.85% Due 2/12/2020 | 1,000,000.00        | 04/07/2017<br>1.69%         | 1,004,330.00<br>1,000,444.21               | 99.92<br>2.07%       | 999,164.00<br>2,518.06                  | 0.62%<br>(1,280.21)              | Aaa / AAA<br>AA+               | 0.00<br>0.00               |

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| CUSIP               | Security Description   | Par Value/Units | Purchase Date<br>Book Yield | Cost Value<br>Book Value     | Mkt Price<br>Mkt YTM | Market Value<br>Accrued Int. | % of Port.<br>Gain/Loss | Moody/S&P<br>Fitch | Maturity<br>Duration |
|---------------------|--|-----------------|-----------------------------|------------------------------|----------------------|------------------------------|-------------------------|--------------------|----------------------|
| <b>US CORPORATE</b> |  |                 |                             |                              |                      |                              |                         |                    |                      |
| 22160KAG0           | Costco Wholesale Corp Note<br>1.75% Due 2/15/2020                            | 665,000.00      | 02/05/2015<br>1.77%         | 664,301.75<br>664,947.55     | 99.90<br>2.02%       | 664,316.38<br>1,487.01       | 0.41%<br>(631.17)       | Aa3 / A+<br>NR     | 0.3<br>0.3           |
| 166764AR1           | Chevron Corp Callable Note Cont<br>2/3/2020<br>1.961% Due 3/3/2020           | 1,000,000.00    | 10/12/2017<br>1.82%         | 1,003,180.00<br>1,000,473.21 | 100.02<br>1.91%      | 1,000,182.00<br>1,525.22     | 0.62%<br>(291.21)       | Aa2 / AA<br>NR     | 0.4<br>0.3           |
| 25468PDP8           | TWDC Enterprises 18 Corp Note<br>1.95% Due 3/4/2020                          | 1,000,000.00    | 05/10/2017<br>1.83%         | 1,003,140.00<br>1,000,475.29 | 99.95<br>2.06%       | 999,534.00<br>1,462.50       | 0.62%<br>(941.29)       | A2 / A<br>A        | 0.4<br>0.4           |
| 747525AD5           | Qualcomm Inc Note<br>2.25% Due 5/20/2020                                     | 980,000.00      | 06/11/2015<br>2.49%         | 969,146.50<br>978,601.11     | 100.04<br>2.18%      | 980,408.66<br>8,023.76       | 0.61%<br>1,807.55       | A2 / A-<br>NR      | 0.6<br>0.6           |
| 69353REP9           | PNC Bank Callable Note 5/2/2020<br>2.3% Due 6/1/2020                         | 550,000.00      | 12/13/2017<br>2.29%         | 550,104.50<br>550,028.36     | 100.14<br>2.06%      | 550,776.05<br>4,216.67       | 0.35%<br>747.69         | A2 / A<br>A+       | 0.6<br>0.5           |
| 0258M0DX4           | American Express Credit Callable Note<br>Cont 08/14/20<br>2.6% Due 9/14/2020 | 900,000.00      | 09/20/2017<br>2.01%         | 914,913.00<br>904,486.60     | 100.51<br>2.00%      | 904,631.40<br>1,105.00       | 0.56%<br>144.80         | A2 / A-<br>A       | 0.9<br>0.8           |
| 594918BG8           | Microsoft Callable Note Cont.<br>10/3/2020<br>2% Due 11/3/2020               | 425,000.00      | 10/29/2015<br>2.02%         | 424,660.00<br>424,925.75     | 100.17<br>1.83%      | 425,705.50<br>3,494.44       | 0.27%<br>779.75         | Aaa / AAA<br>AA+   | 1.1<br>0.9           |
| 00440EAT4           | Chubb INA Holdings Inc Callable Note<br>Cont 10/3/2020<br>2.3% Due 11/3/2020 | 1,050,000.00    | 02/06/2017<br>2.16%         | 1,054,945.50<br>1,051,366.32 | 100.32<br>1.97%      | 1,053,391.50<br>9,928.33     | 0.66%<br>2,025.18       | A3 / A<br>A        | 1.1<br>0.9           |
| 48125LRK0           | JP Morgan Chase Bank Callable Note 1X<br>2/1/2020<br>2.604% Due 2/1/2021     | 1,000,000.00    | 01/15/2019<br>2.97%         | 992,840.00<br>995,312.93     | 100.17<br>2.10%      | 1,001,658.00<br>4,340.00     | 0.63%<br>6,345.07       | Aa2 / A+<br>AA     | 1.3<br>0.3           |
| 30231GAV4           | Exxon Mobil Corp Callable Note Cont<br>2/1/2021<br>2.222% Due 3/1/2021       | 1,160,000.00    | Various<br>1.97%            | 1,173,322.80<br>1,163,942.69 | 100.52<br>1.85%      | 1,166,076.08<br>2,147.94     | 0.73%<br>2,133.39       | Aaa / AA+<br>NR    | 1.4<br>1.3           |
| 24422ESL4           | John Deere Capital Corp Note<br>2.8% Due 3/4/2021                            | 425,000.00      | 05/24/2017<br>2.12%         | 435,340.25<br>428,913.34     | 101.11<br>2.00%      | 429,735.35<br>892.50         | 0.27%<br>822.01         | A2 / A<br>A        | 1.4<br>1.3           |
| 369550BE7           | General Dynamics Corp Note<br>3% Due 5/11/2021                               | 1,055,000.00    | Various<br>3.25%            | 1,047,595.75<br>1,051,008.65 | 101.75<br>1.89%      | 1,073,474.11<br>12,308.33    | 0.68%<br>22,465.46      | A2 / A+<br>NR      | 1.6<br>1.5           |
| 857477AV5           | State Street Bank Note<br>1.95% Due 5/19/2021                                | 580,000.00      | 05/16/2016<br>1.96%         | 579,698.40<br>579,901.56     | 100.01<br>1.94%      | 580,064.38<br>4,147.00       | 0.36%<br>162.82         | A1 / A<br>AA-      | 1.6<br>1.5           |
| 594918BP8           | Microsoft Callable Note Cont 7/8/2021<br>1.55% Due 8/8/2021                  | 770,000.00      | Various<br>1.57%            | 769,085.90<br>769,661.09     | 99.58<br>1.78%       | 766,774.47<br>1,757.10       | 0.48%<br>(2,886.62)     | Aaa / AAA<br>AA+   | 1.8<br>1.8           |

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|---------------------|---|-----------------|-----------------------------|------------------------------|----------------------|------------------------------|-------------------------|--------------------|----------------------|
| <b>US CORPORATE</b> |   |                 |                             |                              |                      |                              |                         |                    |                      |
| 69371RN44           | Paccar Financial Corp Note<br>1.65% Due 8/11/2021                           | 1,100,000.00    | 05/23/2018<br>3.15%         | 1,050,093.00<br>1,071,093.05 | 99.41<br>1.98%       | 1,093,470.40<br>2,520.83     | 0.68%<br>22,377.35      | A1 / A+<br>NR      | 1.8<br>1.8           |
| 68389XBK0           | Oracle Corp Callable Note Cont<br>8/15/2021<br>1.9% Due 9/15/2021           | 1,100,000.00    | 11/29/2016<br>2.40%         | 1,075,371.00<br>1,089,925.78 | 99.88<br>1.96%       | 1,098,703.10<br>928.89       | 0.68%<br>8,777.32       | A1 / A+<br>A       | 1.9<br>1.9           |
| 17275RBJ0           | Cisco Systems Callable Note Cont<br>8/20/2021<br>1.85% Due 9/20/2021        | 1,250,000.00    | 02/26/2019<br>2.70%         | 1,223,812.50<br>1,229,812.63 | 99.97<br>1.87%       | 1,249,607.50<br>706.60       | 0.78%<br>19,794.87      | A1 / AA-<br>NR     | 1.9<br>1.9           |
| 89236TDP7           | Toyota Motor Credit Corp Note<br>2.6% Due 1/11/2022                         | 1,200,000.00    | Various<br>3.19%            | 1,176,750.00<br>1,184,927.85 | 101.58<br>1.89%      | 1,218,990.00<br>6,933.34     | 0.76%<br>34,062.15      | Aa3 / AA-<br>A+    | 2.2<br>2.2           |
| 89233P5T9           | Toyota Motor Credit Corp Note<br>3.3% Due 1/12/2022                         | 1,500,000.00    | 02/20/2019<br>2.84%         | 1,519,035.00<br>1,515,047.57 | 103.14<br>1.89%      | 1,547,095.50<br>10,862.50    | 0.97%<br>32,047.93      | Aa3 / AA-<br>A+    | 2.2<br>2.1           |
| 91159HHP8           | US Bancorp Callable Cont 12/23/2021<br>2.625% Due 1/24/2022                 | 515,000.00      | 01/19/2017<br>2.66%         | 514,114.20<br>514,589.60     | 101.23<br>2.06%      | 521,316.48<br>2,515.99       | 0.33%<br>6,726.88       | A1 / A+<br>AA-     | 2.3<br>2.1           |
| 69353RFE3           | PNC Bank Callable Note Cont 6/28/2022<br>2.45% Due 7/28/2022                | 1,170,000.00    | 07/25/2017<br>2.45%         | 1,169,894.70<br>1,169,940.55 | 101.04<br>2.06%      | 1,182,168.00<br>5,016.38     | 0.74%<br>12,227.45      | A2 / A<br>A+       | 2.8<br>2.6           |
| 44932HAC7           | IBM Credit Corp Note<br>2.2% Due 9/8/2022                                   | 1,050,000.00    | 11/29/2017<br>2.58%         | 1,032,234.00<br>1,039,056.88 | 100.46<br>2.04%      | 1,054,831.05<br>1,475.83     | 0.66%<br>15,774.17      | A2 / A<br>NR       | 2.9<br>2.8           |
| 48128BAB7           | JP Morgan Chase & Co Callable Note 1X<br>1/15/2022<br>2.972% Due 1/15/2023  | 950,000.00      | 02/09/2018<br>3.19%         | 940,832.50<br>943,867.93     | 101.81<br>2.16%      | 967,187.40<br>5,960.51       | 0.61%<br>23,319.47      | A2 / A-<br>AA-     | 3.3<br>2.2           |
| 808513AT2           | Charles Schwab Corp Callable Note<br>Cont 12/25/2022<br>2.65% Due 1/25/2023 | 665,000.00      | 08/01/2019<br>2.27%         | 673,179.50<br>672,802.90     | 101.80<br>2.07%      | 676,979.98<br>3,230.79       | 0.42%<br>4,177.08       | A2 / A<br>A        | 3.3<br>3.0           |
| 24422ETG4           | John Deere Capital Corp Note<br>2.8% Due 3/6/2023                           | 780,000.00      | Various<br>2.49%            | 786,043.20<br>787,812.71     | 102.84<br>1.94%      | 802,162.14<br>1,516.66       | 0.50%<br>14,349.43      | A2 / A<br>A        | 3.4<br>3.2           |
| 037833AK6           | Apple Inc Note<br>2.4% Due 5/3/2023   | 715,000.00      | 11/28/2018<br>3.54%         | 681,959.85<br>688,199.63     | 101.65<br>1.92%      | 726,775.34<br>7,054.67       | 0.46%<br>38,575.71      | Aa1 / AA+<br>NR    | 3.5<br>3.4           |
| 097023BQ7           | Boeing Co Callable Note Cont<br>4/15/2023<br>1.875% Due 6/15/2023           | 800,000.00      | 02/13/2019<br>2.98%         | 764,456.00<br>769,581.89     | 99.14<br>2.12%       | 793,101.60<br>4,416.67       | 0.50%<br>23,519.71      | A2 / A<br>A        | 3.7<br>3.5           |
| 02665WCJ8           | American Honda Finance Note<br>3.45% Due 7/14/2023                          | 335,000.00      | 07/11/2018<br>3.49%         | 334,420.45<br>334,560.89     | 104.88<br>2.10%      | 351,363.75<br>2,472.02       | 0.22%<br>16,802.86      | A2 / A<br>NR       | 3.7<br>3.5           |

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|---------------------------|---|----------------------|-----------------------------|--|----------------------|---|------------------------------------|-----------------------------|--------------------------|
| <b>US CORPORATE</b>       |   |                      |                             |  |                      |   |                                    |                             |                          |
| 06406RAJ6                 | Bank of NY Mellon Corp Note<br>3.45% Due 8/11/2023                              | 1,900,000.00         | Various<br>2.64%            | 1,960,162.00<br>1,956,073.87                 | 104.85<br>2.14%      | 1,992,132.90<br>9,104.16                  | 1.24%<br>36,059.03                 | A1 / A<br>AA-               | 3.8<br>3.6               |
| 02665WCQ2                 | American Honda Finance Note<br>3.625% Due 10/10/2023                            | 1,635,000.00         | Various<br>3.01%            | 1,673,579.30<br>1,672,123.78                 | 105.90<br>2.09%      | 1,731,433.94<br>28,152.66                 | 1.09%<br>59,310.16                 | A2 / A<br>NR                | 4.0<br>3.6               |
| 06051GHF9                 | Bank of America Corp Callable Note 1X<br>3/5/2023<br>3.55% Due 3/5/2024         | 1,900,000.00         | Various<br>3.04%            | 1,930,235.00<br>1,928,265.31                 | 103.93<br>2.35%      | 1,974,601.60<br>4,871.39                  | 1.23%<br>46,336.29                 | A2 / A-<br>A+               | 4.4<br>3.2               |
| 009158AV8                 | Air Products & Chemicals Callable Note<br>Cont 4/30/2024<br>3.35% Due 7/31/2024 | 500,000.00           | 08/07/2019<br>2.11%         | 527,750.00<br>526,897.89                     | 105.48<br>2.09%      | 527,410.00<br>2,838.19                    | 0.33%<br>512.11                    | A2 / A<br>NR                | 4.8<br>4.2               |
| 69371RQ25                 | Paccar Financial Corp Note<br>2.15% Due 8/15/2024                               | 670,000.00           | 08/08/2019<br>2.20%         | 668,519.30<br>668,557.39                     | 99.98<br>2.16%       | 669,836.52<br>1,840.64                    | 0.42%<br>1,279.13                  | A1 / A+<br>NR               | 4.8<br>4.5               |
| <b>Total US Corporate</b> |   | <b>36,834,000.00</b> | <b>2.50%</b>                | <b>36,783,217.58</b><br><b>36,865,371.73</b> | <b>2.03%</b>         | <b>37,313,152.06</b><br><b>188,350.36</b> | <b>23.32%</b><br><b>447,780.33</b> | <b>A1 / A+</b><br><b>A+</b> | <b>2.1</b><br><b>1.8</b> |
| <b>US TREASURY</b>        |   |                      |                             |  |                      |   |                                    |                             |                          |
| 912828VF4                 | US Treasury Note<br>1.375% Due 5/31/2020  | 175,000.00           | 07/10/2015<br>1.62%         | 173,025.00<br>174,730.98                     | 99.66<br>1.89%       | 174,405.35<br>808.66                      | 0.11%<br>(325.63)                  | Aaa / AA+<br>AAA            | 0.6<br>0.6               |
| 912828Q2                  | US Treasury Note<br>1.5% Due 8/15/2020  | 750,000.00           | 11/30/2018<br>2.80%         | 733,857.42<br>741,747.62                     | 99.70<br>1.84%       | 747,773.25<br>1,436.82                    | 0.47%<br>6,025.63                  | Aaa / AA+<br>AAA            | 0.8<br>0.8               |
| 912828L32                 | US Treasury Note<br>1.375% Due 8/31/2020  | 650,000.00           | Various<br>1.38%            | 649,748.27<br>649,952.21                     | 99.57<br>1.85%       | 647,206.95<br>761.16                      | 0.40%<br>(2,745.26)                | Aaa / AA+<br>AAA            | 0.9<br>0.9               |
| 912828WC0                 | US Treasury Note<br>1.75% Due 10/31/2020  | 1,300,000.00         | 11/27/2017<br>1.85%         | 1,296,191.41<br>1,298,585.18                 | 99.93<br>1.81%       | 1,299,136.80<br>9,520.38                  | 0.81%<br>551.62                    | Aaa / AA+<br>AAA            | 1.0<br>1.0               |
| 912828N89                 | US Treasury Note<br>1.375% Due 1/31/2021  | 1,600,000.00         | 03/09/2016<br>1.40%         | 1,598,442.85<br>1,599,574.77                 | 99.48<br>1.77%       | 1,591,625.60<br>3,706.52                  | 0.99%<br>(7,949.17)                | Aaa / AA+<br>AAA            | 1.3<br>1.3               |
| 912828B90                 | US Treasury Note<br>2% Due 2/28/2021  | 1,650,000.00         | Various<br>1.55%            | 1,683,525.06<br>1,660,027.53                 | 100.35<br>1.75%      | 1,655,801.40<br>2,810.44                  | 1.03%<br>(4,226.13)                | Aaa / AA+<br>AAA            | 1.4<br>1.3               |
| 912828Q37                 | US Treasury Note<br>1.25% Due 3/31/2021   | 1,700,000.00         | Various<br>1.58%            | 1,676,910.00<br>1,691,828.64                 | 99.27<br>1.74%       | 1,687,647.80<br>58.06                     | 1.05%<br>(4,180.84)                | Aaa / AA+<br>AAA            | 1.5<br>1.4               |
| 912828C57                 | US Treasury Note<br>2.25% Due 3/31/2021   | 1,500,000.00         | 01/28/2019<br>2.58%         | 1,489,511.72<br>1,492,737.86                 | 100.73<br>1.75%      | 1,511,016.00<br>92.21                     | 0.94%<br>18,278.14                 | Aaa / AA+<br>AAA            | 1.5<br>1.4               |

Attachment: 2019-09 Investment Report (3775 : RECEIPT OF QUARTERLY INVESTMENT REPORT -

# Holdings Report

As of September 30, 2019



| CUSIP                                  | Security Description                      | Par Value/Units       | Purchase Date<br>Book Yield | Cost Value<br>Book Value                       | Mkt Price<br>Mkt YTM | Market Value<br>Accrued Int.               | % of Port.<br>Gain/Loss               | Moody/S&P<br>Fitch             | Maturity<br>Duration     |
|--|---|-----------------------|-----------------------------|--|----------------------|--|---------------------------------------|--------------------------------|--------------------------|
| <b>US TREASURY</b>                     |   |                       |                             |  |                      |  |                                       |                                |                          |
| 912828S27                              | US Treasury Note<br>1.125% Due 6/30/2021  | 1,015,000.00          | Various<br>1.91%            | 980,766.29<br>1,001,791.07                     | 99.01<br>1.70%       | 1,004,929.17<br>2,885.71                   | 0.63%<br>3,138.10                     | Aaa / AA+<br>AAA               | 1.7<br>1.7               |
| 912828T34                              | US Treasury Note<br>1.125% Due 9/30/2021  | 1,700,000.00          | 11/09/2016<br>1.48%         | 1,671,251.79<br>1,688,243.03                   | 98.98<br>1.65%       | 1,682,602.20<br>52.25                      | 1.05%<br>(5,640.83)                   | Aaa / AA+<br>AAA               | 2.0<br>1.9               |
| 912828F21                              | US Treasury Note<br>2.125% Due 9/30/2021  | 2,200,000.00          | 02/11/2019<br>2.47%         | 2,180,578.13<br>2,185,246.65                   | 100.92<br>1.66%      | 2,220,196.00<br>127.73                     | 1.38%<br>34,949.35                    | Aaa / AA+<br>AAA               | 2.0<br>1.9               |
| 912828J43                              | US Treasury Note<br>1.75% Due 2/28/2022   | 1,785,000.00          | 03/13/2017<br>2.14%         | 1,752,722.58<br>1,769,297.95                   | 100.32<br>1.62%      | 1,790,647.74<br>2,660.34                   | 1.12%<br>21,349.79                    | Aaa / AA+<br>AAA               | 2.4<br>2.3               |
| 912828XG0                              | US Treasury Note<br>2.125% Due 6/30/2022  | 1,700,000.00          | 08/15/2017<br>1.82%         | 1,724,111.17<br>1,713,601.52                   | 101.45<br>1.58%      | 1,724,636.40<br>9,129.42                   | 1.08%<br>11,034.88                    | Aaa / AA+<br>AAA               | 2.7<br>2.6               |
| 912828L57                              | US Treasury Note<br>1.75% Due 9/30/2022   | 1,750,000.00          | 10/17/2017<br>1.99%         | 1,730,585.94<br>1,738,242.04                   | 100.50<br>1.58%      | 1,758,681.75<br>83.67                      | 1.09%<br>20,439.71                    | Aaa / AA+<br>AAA               | 3.0<br>2.9               |
| 912828N30                              | US Treasury Note<br>2.125% Due 12/31/2022 | 1,750,000.00          | 01/25/2018<br>2.46%         | 1,722,792.97<br>1,732,058.48                   | 101.71<br>1.58%      | 1,779,872.50<br>9,397.93                   | 1.11%<br>47,814.02                    | Aaa / AA+<br>AAA               | 3.2<br>3.1               |
| 912828T91                              | US Treasury Note<br>1.625% Due 10/31/2023 | 3,200,000.00          | Various<br>1.80%            | 3,176,515.63<br>3,177,723.15                   | 100.21<br>1.57%      | 3,206,873.60<br>21,760.87                  | 2.01%<br>29,150.45                    | Aaa / AA+<br>AAA               | 4.0<br>3.9               |
| 912828V23                              | US Treasury Note<br>2.25% Due 12/31/2023  | 3,150,000.00          | Various<br>1.81%            | 3,209,369.15<br>3,206,188.23                   | 102.77<br>1.57%      | 3,237,239.25<br>17,911.35                  | 2.02%<br>31,051.02                    | Aaa / AA+<br>AAA               | 4.2<br>4.0               |
| 912828B66                              | US Treasury Note<br>2.75% Due 2/15/2024   | 3,150,000.00          | Various<br>1.81%            | 3,279,865.24<br>3,273,149.88                   | 104.96<br>1.57%      | 3,306,391.20<br>11,063.52                  | 2.06%<br>33,241.32                    | Aaa / AA+<br>AAA               | 4.3<br>4.1               |
| 912828X70                              | US Treasury Note<br>2% Due 4/30/2024      | 3,100,000.00          | Various<br>1.86%            | 3,119,312.50<br>3,118,325.91                   | 101.90<br>1.57%      | 3,158,971.30<br>25,945.65                  | 1.98%<br>40,645.39                    | Aaa / AA+<br>AAA               | 4.5<br>4.3               |
| 912828XX3                              | US Treasury Note<br>2% Due 6/30/2024      | 3,000,000.00          | 07/30/2019<br>1.87%         | 3,018,867.19<br>3,018,215.87                   | 101.94<br>1.57%      | 3,058,242.00<br>15,163.04                  | 1.91%<br>40,026.13                    | Aaa / AA+<br>AAA               | 4.7<br>4.5               |
| 912828D56                              | US Treasury Note<br>2.375% Due 8/15/2024  | 3,000,000.00          | 08/29/2019<br>1.45%         | 3,133,007.81<br>3,130,658.89                   | 103.73<br>1.58%      | 3,111,798.00<br>9,099.86                   | 1.94%<br>(18,860.89)                  | Aaa / AA+<br>AAA               | 4.8<br>4.5               |
| <b>Total US Treasury</b>               |   | <b>39,825,000.00</b>  | <b>1.87%</b>                | <b>40,000,958.12</b><br><b>40,061,927.46</b>   | <b>1.63%</b>         | <b>40,355,694.26</b><br><b>144,475.59</b>  | <b>25.18%</b><br><b>293,766.80</b>    | <b>Aaa / AA+</b><br><b>AAA</b> | <b>3.1</b><br><b>3.0</b> |
| <b>TOTAL PORTFOLIO</b>                 |   | <b>157,687,693.11</b> | <b>2.13%</b>                | <b>158,454,419.03</b><br><b>158,616,763.92</b> | <b>1.83%</b>         | <b>160,120,218.76</b><br><b>696,323.97</b> | <b>100.00%</b><br><b>1,503,454.84</b> | <b>Aa1 / AA</b><br><b>AAA</b>  | <b>2.7</b><br><b>2.3</b> |
| <b>TOTAL MARKET VALUE PLUS ACCRUED</b> |   |                       |                             |  |                      | <b>160,816,542.73</b>                      |                                       |                                |                          |

Attachment: 2019-09 Investment Report (3775 : RECEIPT OF QUARTERLY INVESTMENT REPORT -

| Transaction Type    | Settlement Date | CUSIP     | Quantity     | Security Description                            | Price   | Acq/Disp Yield | Amount       | Interest Pur/Sold | Total Amount | Gain/Loss |
|---------------------|-----------------|-----------|--------------|---|---------|----------------|--------------|-------------------|--------------|-----------|
| <b>ACQUISITIONS</b> |                 |           |              |   |         |                |              |                   |              |           |
| Purchase            | 09/01/2019      | 60934N104 | 12,887.60    | Federated Investors Government Obligations Fund | 1.000   | 1.98%          | 12,887.60    | 0.00              | 12,887.60    | 0.00      |
| Purchase            | 09/03/2019      | 60934N104 | 2,267.82     | Federated Investors Government Obligations Fund | 1.000   | 1.98%          | 2,267.82     | 0.00              | 2,267.82     | 0.00      |
| Purchase            | 09/03/2019      | 60934N104 | 9,805.00     | Federated Investors Government Obligations Fund | 1.000   | 1.98%          | 9,805.00     | 0.00              | 9,805.00     | 0.00      |
| Purchase            | 09/04/2019      | 60934N104 | 15,700.00    | Federated Investors Government Obligations Fund | 1.000   | 1.98%          | 15,700.00    | 0.00              | 15,700.00    | 0.00      |
| Purchase            | 09/05/2019      | 60934N104 | 33,725.00    | Federated Investors Government Obligations Fund | 1.000   | 1.98%          | 33,725.00    | 0.00              | 33,725.00    | 0.00      |
| Purchase            | 09/06/2019      | 60934N104 | 10,920.00    | Federated Investors Government Obligations Fund | 1.000   | 1.98%          | 10,920.00    | 0.00              | 10,920.00    | 0.00      |
| Purchase            | 09/08/2019      | 60934N104 | 28,175.00    | Federated Investors Government Obligations Fund | 1.000   | 1.98%          | 28,175.00    | 0.00              | 28,175.00    | 0.00      |
| Purchase            | 09/11/2019      | 60934N104 | 30,875.00    | Federated Investors Government Obligations Fund | 1.000   | 1.98%          | 30,875.00    | 0.00              | 30,875.00    | 0.00      |
| Purchase            | 09/13/2019      | 60934N104 | 6,875.00     | Federated Investors Government Obligations Fund | 1.000   | 1.98%          | 6,875.00     | 0.00              | 6,875.00     | 0.00      |
| Purchase            | 09/13/2019      | 60934N104 | 1,000,000.00 | Federated Investors Government Obligations Fund | 1.000   | 1.98%          | 1,000,000.00 | 0.00              | 1,000,000.00 | 0.00      |
| Purchase            | 09/14/2019      | 60934N104 | 19,137.50    | Federated Investors Government Obligations Fund | 1.000   | 1.98%          | 19,137.50    | 0.00              | 19,137.50    | 0.00      |
| Purchase            | 09/15/2019      | 60934N104 | 10,450.00    | Federated Investors Government Obligations Fund | 1.000   | 1.98%          | 10,450.00    | 0.00              | 10,450.00    | 0.00      |
| Purchase            | 09/16/2019      | 3130A2UW4 | 3,000,000.00 | FHLB Note<br>2.875% Due 9/13/2024               | 105.169 | 1.79%          | 3,155,070.00 | 718.75            | 3,155,788.75 | 0.00      |
| Purchase            | 09/16/2019      | 60934N104 | 200,202.47   | Federated Investors Government Obligations Fund | 1.000   | 1.98%          | 200,202.47   | 0.00              | 200,202.47   | 0.00      |
| Purchase            | 09/16/2019      | 60934N104 | 5,180.00     | Federated Investors Government Obligations Fund | 1.000   | 1.98%          | 5,180.00     | 0.00              | 5,180.00     | 0.00      |
| Purchase            | 09/16/2019      | 60934N104 | 2,446.56     | Federated Investors Government Obligations Fund | 1.000   | 1.98%          | 2,446.56     | 0.00              | 2,446.56     | 0.00      |

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| Transaction Type    | Settlement Date | CUSIP     | Quantity     | Security Description   | Price   | Acq/Disp Yield | Amount       | Interest Pur/Sold | Total Amount | Gain/Loss |
|---------------------|-----------------|-----------|--------------|--|---------|----------------|--------------|-------------------|--------------|-----------|
| <b>ACQUISITIONS</b> |                 |           |              |  |         |                |              |                   |              |           |
| Purchase            | 09/16/2019      | 60934N104 | 2,090.83     | Federated Investors Government Obligations Fund                | 1.000   | 1.98%          | 2,090.83     | 0.00              | 2,090.83     | 0.00      |
| Purchase            | 09/16/2019      | 60934N104 | 3,637.50     | Federated Investors Government Obligations Fund                | 1.000   | 1.98%          | 3,637.50     | 0.00              | 3,637.50     | 0.00      |
| Purchase            | 09/16/2019      | 60934N104 | 2,245.83     | Federated Investors Government Obligations Fund                | 1.000   | 1.98%          | 2,245.83     | 0.00              | 2,245.83     | 0.00      |
| Purchase            | 09/16/2019      | 60934N104 | 609.58       | Federated Investors Government Obligations Fund                | 1.000   | 1.98%          | 609.58       | 0.00              | 609.58       | 0.00      |
| Purchase            | 09/16/2019      | 60934N104 | 1,847.19     | Federated Investors Government Obligations Fund                | 1.000   | 1.98%          | 1,847.19     | 0.00              | 1,847.19     | 0.00      |
| Purchase            | 09/16/2019      | 60934N104 | 1,023.50     | Federated Investors Government Obligations Fund                | 1.000   | 1.98%          | 1,023.50     | 0.00              | 1,023.50     | 0.00      |
| Purchase            | 09/16/2019      | 60934N104 | 58,833.26    | Federated Investors Government Obligations Fund                | 1.000   | 1.98%          | 58,833.26    | 0.00              | 58,833.26    | 0.00      |
| Purchase            | 09/16/2019      | 60934N104 | 8,555.47     | Federated Investors Government Obligations Fund                | 1.000   | 1.98%          | 8,555.47     | 0.00              | 8,555.47     | 0.00      |
| Purchase            | 09/16/2019      | 60934N104 | 69,403.29    | Federated Investors Government Obligations Fund                | 1.000   | 1.98%          | 69,403.29    | 0.00              | 69,403.29    | 0.00      |
| Purchase            | 09/18/2019      | 60934N104 | 1,010,000.00 | Federated Investors Government Obligations Fund                | 1.000   | 1.98%          | 1,010,000.00 | 0.00              | 1,010,000.00 | 0.00      |
| Purchase            | 09/18/2019      | 65479GAD1 | 1,000,000.00 | Nissan Auto Receivables Owner 2018-B A3<br>3.06% Due 3/15/2023 | 101.391 | 1.40%          | 1,013,906.25 | 255.00            | 1,014,161.25 | 0.00      |
| Purchase            | 09/20/2019      | 60934N104 | 11,562.50    | Federated Investors Government Obligations Fund                | 1.000   | 1.98%          | 11,562.50    | 0.00              | 11,562.50    | 0.00      |
| Purchase            | 09/23/2019      | 60934N104 | 1,843.75     | Federated Investors Government Obligations Fund                | 1.000   | 1.98%          | 1,843.75     | 0.00              | 1,843.75     | 0.00      |
| Purchase            | 09/25/2019      | 60934N104 | 1,238.96     | Federated Investors Government Obligations Fund                | 1.000   | 1.98%          | 1,238.96     | 0.00              | 1,238.96     | 0.00      |
| Purchase            | 09/25/2019      | 60934N104 | 6,304.51     | Federated Investors Government Obligations Fund                | 1.000   | 1.98%          | 6,304.51     | 0.00              | 6,304.51     | 0.00      |
| Purchase            | 09/25/2019      | 60934N104 | 4,413.75     | Federated Investors Government Obligations Fund                | 1.000   | 1.98%          | 4,413.75     | 0.00              | 4,413.75     | 0.00      |

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| Transaction Type          | Settlement Date | CUSIP     | Quantity             | Security Description                            | Price  | Acq/Disp Yield | Amount               | Interest Pur/Sold | Total Amount         | Gain/Loss   |
|---------------------------|-----------------|-----------|----------------------|---|--------|----------------|----------------------|-------------------|----------------------|-------------|
| <b>ACQUISITIONS</b>       |                 |           |                      |   |        |                |                      |                   |                      |             |
| Purchase                  | 09/25/2019      | 60934N104 | 3,825.00             | Federated Investors Government Obligations Fund | 1.000  | 1.98%          | 3,825.00             | 0.00              | 3,825.00             | 0.00        |
| Purchase                  | 09/25/2019      | 60934N104 | 2,617.13             | Federated Investors Government Obligations Fund | 1.000  | 1.98%          | 2,617.13             | 0.00              | 2,617.13             | 0.00        |
| Purchase                  | 09/25/2019      | 60934N104 | 7,184.25             | Federated Investors Government Obligations Fund | 1.000  | 1.98%          | 7,184.25             | 0.00              | 7,184.25             | 0.00        |
| Purchase                  | 09/25/2019      | 60934N104 | 3,631.25             | Federated Investors Government Obligations Fund | 1.000  | 1.98%          | 3,631.25             | 0.00              | 3,631.25             | 0.00        |
| Purchase                  | 09/30/2019      | 60934N104 | 83,550.00            | Federated Investors Government Obligations Fund | 1.000  | 1.85%          | 83,550.00            | 0.00              | 83,550.00            | 0.00        |
| <b>Subtotal</b>           |                 |           | <b>6,673,064.50</b>  |   |        |                | <b>6,842,040.75</b>  | <b>973.75</b>     | <b>6,843,014.50</b>  | <b>0.00</b> |
| Security Contribution     | 09/05/2019      | 60934N104 | 1,128.00             | Federated Investors Government Obligations Fund | 1.000  |                | 1,128.00             | 0.00              | 1,128.00             | 0.00        |
| <b>Subtotal</b>           |                 |           | <b>1,128.00</b>      |   |        |                | <b>1,128.00</b>      | <b>0.00</b>       | <b>1,128.00</b>      | <b>0.00</b> |
| Short Sale                | 09/16/2019      | 60934N104 | -1,460,930.94        | Federated Investors Government Obligations Fund | 1.000  |                | -1,460,930.94        | 0.00              | -1,460,930.94        | 0.00        |
| Short Sale                | 09/18/2019      | 60934N104 | -1,014,161.25        | Federated Investors Government Obligations Fund | 1.000  |                | -1,014,161.25        | 0.00              | -1,014,161.25        | 0.00        |
| <b>Subtotal</b>           |                 |           | <b>-2,475,092.19</b> |   |        |                | <b>-2,475,092.19</b> | <b>0.00</b>       | <b>-2,475,092.19</b> | <b>0.00</b> |
| <b>TOTAL ACQUISITIONS</b> |                 |           | <b>4,199,100.31</b>  |   |        |                | <b>4,368,076.56</b>  | <b>973.75</b>     | <b>4,369,050.31</b>  | <b>0.00</b> |
| <b>DISPOSITIONS</b>       |                 |           |                      |   |        |                |                      |                   |                      |             |
| Closing Purchase          | 09/16/2019      | 60934N104 | -1,460,930.94        | Federated Investors Government Obligations Fund | 1.000  |                | -1,460,930.94        | 0.00              | -1,460,930.94        | 0.00        |
| Closing Purchase          | 09/18/2019      | 60934N104 | -1,014,161.25        | Federated Investors Government Obligations Fund | 1.000  |                | -1,014,161.25        | 0.00              | -1,014,161.25        | 0.00        |
| <b>Subtotal</b>           |                 |           | <b>-2,475,092.19</b> |   |        |                | <b>-2,475,092.19</b> | <b>0.00</b>       | <b>-2,475,092.19</b> | <b>0.00</b> |
| Sale                      | 09/16/2019      | 3135G0R39 | 1,690,000.00         | FNMA Note<br>1% Due 10/24/2019                  | 99.893 | 2.01%          | 1,688,191.70         | 6,666.11          | 1,694,857.81         | 1,359.00    |

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| Transaction Type    | Settlement Date | CUSIP     | Quantity            | Security Description   | Price   | Acq/Disp Yield | Amount              | Interest Pur/Sold | Total Amount        | Gain/Loss       |
|---------------------|-----------------|-----------|---------------------|--|---------|----------------|---------------------|-------------------|---------------------|-----------------|
| <b>DISPOSITIONS</b> |                 |           |                     |  |         |                |                     |                   |                     |                 |
| Sale                | 09/16/2019      | 3137EAE5  | 200,000.00          | FHLMC Note<br>1.5% Due 1/17/2020                                   | 99.855  | 1.93%          | 199,710.80          | 491.67            | 200,202.47          | 24.67           |
| Sale                | 09/16/2019      | 60934N104 | 1,460,930.94        | Federated Investors Government<br>Obligations Fund                 | 1.000   | 1.98%          | 1,460,930.94        | 0.00              | 1,460,930.94        | 0.00            |
| Sale                | 09/18/2019      | 60934N104 | 1,014,161.25        | Federated Investors Government<br>Obligations Fund                 | 1.000   | 1.98%          | 1,014,161.25        | 0.00              | 1,014,161.25        | 0.00            |
| <b>Subtotal</b>     |                 |           | <b>4,365,092.19</b> |  |         |                | <b>4,362,994.69</b> | <b>7,157.78</b>   | <b>4,370,152.47</b> | <b>1,384.78</b> |
| Call                | 09/18/2019      | 69353RDZ8 | 1,000,000.00        | PNC Bank Callable Note Cont 9/18/2019<br><br>2.4% Due 10/18/2019   | 100.000 | 2.40%          | 1,000,000.00        | 10,000.00         | 1,010,000.00        | 272.00          |
| <b>Subtotal</b>     |                 |           | <b>1,000,000.00</b> |  |         |                | <b>1,000,000.00</b> | <b>10,000.00</b>  | <b>1,010,000.00</b> | <b>272.00</b>   |
| Paydown             | 09/16/2019      | 02587AAJ3 | 0.00                | American Express Credit 2017-1<br>1.93% Due 9/15/2022              | 100.000 |                | 0.00                | 2,090.83          | 2,090.83            | 0.00            |
| Paydown             | 09/16/2019      | 43811BAC8 | 57,905.45           | Honda Auto Receivables 2017-2 A3<br>1.68% Due 8/16/2021            | 100.000 |                | 57,905.45           | 927.81            | 58,833.26           | 0.00            |
| Paydown             | 09/16/2019      | 43815NAC8 | 0.00                | HAROT 2019-3 A3<br>1.78% Due 8/15/2023                             | 100.000 |                | 0.00                | 1,023.50          | 1,023.50            | 0.00            |
| Paydown             | 09/16/2019      | 477870AC3 | 0.00                | JDOT 2019-B A3<br>2.21% Due 12/15/2023                             | 100.000 |                | 0.00                | 1,847.19          | 1,847.19            | 0.00            |
| Paydown             | 09/16/2019      | 47788BAD6 | 8,374.17            | John Deere Owner Trust 2017-B A3<br>1.82% Due 10/15/2021           | 100.000 |                | 8,374.17            | 181.30            | 8,555.47            | 0.00            |
| Paydown             | 09/16/2019      | 47788CAC6 | 0.00                | John Deere Owner Trust 2018-A A3<br>2.66% Due 4/18/2022            | 100.000 |                | 0.00                | 609.58            | 609.58              | 0.00            |
| Paydown             | 09/16/2019      | 47788EAC2 | 0.00                | John Deere Owner Trust 2018-B A3<br>3.08% Due 11/15/2022           | 100.000 |                | 0.00                | 2,245.83          | 2,245.83            | 0.00            |
| Paydown             | 09/16/2019      | 47789JAD8 | 0.00                | John Deere Owner Trust 2019-A A3<br>2.91% Due 7/17/2023            | 100.000 |                | 0.00                | 3,637.50          | 3,637.50            | 0.00            |
| Paydown             | 09/16/2019      | 89237RAB4 | 2,443.34            | Toyota Auto Receivable 2017-C A2A<br>1.58% Due 7/15/2020           | 100.000 |                | 2,443.34            | 3.22              | 2,446.56            | 0.00            |
| Paydown             | 09/16/2019      | 89238BAB8 | 69,038.34           | Toyota Auto Receivables Owner 2018-A<br>A2A<br>2.1% Due 10/15/2020 | 100.000 |                | 69,038.34           | 364.95            | 69,403.29           | 0.00            |

Attachment: 2019-09 Investment Report (3775 : RECEIPT OF QUARTERLY INVESTMENT REPORT -

| Transaction Type          | Settlement Date | CUSIP     | Quantity            | Security Description   | Price   | Acq/Disp Yield | Amount              | Interest Pur/Sold | Total Amount        | Gain/Loss       |
|---------------------------|-----------------|-----------|---------------------|--|---------|----------------|---------------------|-------------------|---------------------|-----------------|
| <b>DISPOSITIONS</b>       |                 |           |                     |  |         |                |                     |                   |                     |                 |
| Paydown                   | 09/16/2019      | 89238TAD5 | 0.00                | Toyota Auto Receivables Owner 2018-B A3<br>2.96% Due 9/15/2022         | 100.000 |                | 0.00                | 5,180.00          | 5,180.00            | 0.00            |
| Paydown                   | 09/23/2019      | 43815HAC1 | 0.00                | Honda Auto Receivables Owner 2018-3 A3<br>2.95% Due 8/22/2022          | 100.000 |                | 0.00                | 1,843.75          | 1,843.75            | 0.00            |
| Paydown                   | 09/25/2019      | 3137B4WB8 | 0.00                | FHLMC K033 A2Due 7/25/2023   | 100.000 |                | 0.00                | 3,825.00          | 3,825.00            | 0.00            |
| Paydown                   | 09/25/2019      | 3137B5JM6 | 0.00                | FHLMC K034 A2<br>3.531% Due 7/25/2023                                  | 100.000 |                | 0.00                | 4,413.75          | 4,413.75            | 0.00            |
| Paydown                   | 09/25/2019      | 3137B7MZ9 | 0.00                | FHLMC K036 A2Due 10/25/2023  | 100.000 |                | 0.00                | 6,304.51          | 6,304.51            | 0.00            |
| Paydown                   | 09/25/2019      | 3137BDDC7 | 0.00                | FHLMC K716 A2<br>3.13% Due 6/25/2021                                   | 100.000 |                | 0.00                | 1,238.96          | 1,238.96            | 0.00            |
| Paydown                   | 09/25/2019      | 3137BFDQ1 | 0.00                | FHLMC K717 A2<br>2.991% Due 9/25/2021                                  | 100.000 |                | 0.00                | 2,617.13          | 2,617.13            | 0.00            |
| Paydown                   | 09/25/2019      | 3137BM6P6 | 0.00                | FHLMC K721 A2Due 8/25/2022   | 100.000 |                | 0.00                | 7,184.25          | 7,184.25            | 0.00            |
| Paydown                   | 09/25/2019      | 3137BYPQ7 | 0.00                | FHLMC K726 A2<br>2.905% Due 4/25/2024                                  | 100.000 |                | 0.00                | 3,631.25          | 3,631.25            | 0.00            |
| <b>Subtotal</b>           |                 |           | <b>137,761.30</b>   |  |         |                | <b>137,761.30</b>   | <b>49,170.31</b>  | <b>186,931.61</b>   | <b>0.00</b>     |
| Maturity                  | 09/13/2019      | 313380FB8 | 1,000,000.00        | FHLB Note<br>1.375% Due 9/13/2019                                      | 100.000 |                | 1,000,000.00        | 0.00              | 1,000,000.00        | 0.00            |
| <b>Subtotal</b>           |                 |           | <b>1,000,000.00</b> |  |         |                | <b>1,000,000.00</b> | <b>0.00</b>       | <b>1,000,000.00</b> | <b>0.00</b>     |
| Security Withdrawal       | 09/05/2019      | 60934N104 | 1,128.00            | Federated Investors Government Obligations Fund                        | 1.000   |                | 1,128.00            | 0.00              | 1,128.00            | 0.00            |
| <b>Subtotal</b>           |                 |           | <b>1,128.00</b>     |  |         |                | <b>1,128.00</b>     | <b>0.00</b>       | <b>1,128.00</b>     | <b>0.00</b>     |
| <b>TOTAL DISPOSITIONS</b> |                 |           | <b>4,028,889.30</b> |  |         |                | <b>4,026,791.80</b> | <b>66,328.09</b>  | <b>4,093,119.89</b> | <b>1,656.00</b> |
| <b>OTHER TRANSACTIONS</b> |                 |           |                     |  |         |                |                     |                   |                     |                 |
| Interest                  | 09/01/2019      | 30231GAV4 | 1,160,000.00        | Exxon Mobil Corp Callable Note Cont<br>2/1/2021<br>2.222% Due 3/1/2021 | 0.000   |                | 12,887.60           | 0.00              | 12,887.60           | 0.00            |

Attachment: 2019-09 Investment Report (3775) : RECEIPT OF QUARTERLY INVESTMENT REPORT -

| Transaction Type          | Settlement Date | CUSIP     | Quantity     | Security Description   | Price | Acq/Disp Yield | Amount    | Interest Pur/Sold | Total Amount | Gain/Loss |
|---------------------------|-----------------|-----------|--------------|--|-------|----------------|-----------|-------------------|--------------|-----------|
| <b>OTHER TRANSACTIONS</b> |                 |           |              |  |       |                |           |                   |              |           |
| Interest                  | 09/03/2019      | 166764AR1 | 1,000,000.00 | Chevron Corp Callable Note Cont<br>2/3/2020<br>1.961% Due 3/3/2020           | 0.000 |                | 9,805.00  | 0.00              | 9,805.00     | 0.00      |
| Interest                  | 09/04/2019      | 24422ESL4 | 425,000.00   | John Deere Capital Corp Note<br>2.8% Due 3/4/2021                            | 0.000 |                | 5,950.00  | 0.00              | 5,950.00     | 0.00      |
| Interest                  | 09/04/2019      | 25468PDP8 | 1,000,000.00 | TWDC Enterprises 18 Corp Note<br>1.95% Due 3/4/2020                          | 0.000 |                | 9,750.00  | 0.00              | 9,750.00     | 0.00      |
| Interest                  | 09/05/2019      | 06051GHF9 | 1,900,000.00 | Bank of America Corp Callable Note 1X<br>3/5/2023<br>3.55% Due 3/5/2024      | 0.000 |                | 33,725.00 | 0.00              | 33,725.00    | 0.00      |
| Interest                  | 09/06/2019      | 24422ETG4 | 780,000.00   | John Deere Capital Corp Note<br>2.8% Due 3/6/2023                            | 0.000 |                | 10,920.00 | 0.00              | 10,920.00    | 0.00      |
| Interest                  | 09/08/2019      | 3130AB3H7 | 1,400,000.00 | FHLB Note<br>2.375% Due 3/8/2024   | 0.000 |                | 16,625.00 | 0.00              | 16,625.00    | 0.00      |
| Interest                  | 09/08/2019      | 44932HAC7 | 1,050,000.00 | IBM Credit Corp Note<br>2.2% Due 9/8/2022                                    | 0.000 |                | 11,550.00 | 0.00              | 11,550.00    | 0.00      |
| Interest                  | 09/11/2019      | 89114QCB2 | 1,900,000.00 | Toronto Dominion Bank Note<br>3.25% Due 3/11/2024                            | 0.000 |                | 30,875.00 | 0.00              | 30,875.00    | 0.00      |
| Interest                  | 09/13/2019      | 313380FB8 | 1,000,000.00 | FHLB Note<br>1.375% Due 9/13/2019  | 0.000 |                | 6,875.00  | 0.00              | 6,875.00     | 0.00      |
| Interest                  | 09/14/2019      | 0258M0DX4 | 900,000.00   | American Express Credit Callable Note<br>Cont 08/14/20<br>2.6% Due 9/14/2020 | 0.000 |                | 11,700.00 | 0.00              | 11,700.00    | 0.00      |
| Interest                  | 09/14/2019      | 4581X0CZ9 | 850,000.00   | Inter-American Dev Bank Note<br>1.75% Due 9/14/2022                          | 0.000 |                | 7,437.50  | 0.00              | 7,437.50     | 0.00      |
| Interest                  | 09/15/2019      | 68389XBK0 | 1,100,000.00 | Oracle Corp Callable Note Cont<br>8/15/2021<br>1.9% Due 9/15/2021            | 0.000 |                | 10,450.00 | 0.00              | 10,450.00    | 0.00      |
| Interest                  | 09/20/2019      | 17275RBJ0 | 1,250,000.00 | Cisco Systems Callable Note Cont<br>8/20/2021<br>1.85% Due 9/20/2021         | 0.000 |                | 11,562.50 | 0.00              | 11,562.50    | 0.00      |
| Interest                  | 09/30/2019      | 3136G3UB9 | 1,300,000.00 | FNMA Callable Note 1X 3/30/2017<br>1.2% Due 3/30/2020                        | 0.000 |                | 7,800.00  | 0.00              | 7,800.00     | 0.00      |

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# Transaction Ledger

As of September 30, 2019



| Transaction Type                | Settlement Date | CUSIP     | Quantity             | Security Description                               | Price | Acq/Disp Yield | Amount            | Interest Pur/Sold | Total Amount      | Gain/Loss   |
|---------------------------------|-----------------|-----------|----------------------|--|-------|----------------|-------------------|-------------------|-------------------|-------------|
| <b>OTHER TRANSACTIONS</b>       |                 |           |                      |  |       |                |                   |                   |                   |             |
| Interest                        | 09/30/2019      | 912828C57 | 1,500,000.00         | US Treasury Note<br>2.25% Due 3/31/2021            | 0.000 |                | 16,875.00         | 0.00              | 16,875.00         | 0.00        |
| Interest                        | 09/30/2019      | 912828F21 | 2,200,000.00         | US Treasury Note<br>2.125% Due 9/30/2021           | 0.000 |                | 23,375.00         | 0.00              | 23,375.00         | 0.00        |
| Interest                        | 09/30/2019      | 912828L57 | 1,750,000.00         | US Treasury Note<br>1.75% Due 9/30/2022            | 0.000 |                | 15,312.50         | 0.00              | 15,312.50         | 0.00        |
| Interest                        | 09/30/2019      | 912828Q37 | 1,700,000.00         | US Treasury Note<br>1.25% Due 3/31/2021            | 0.000 |                | 10,625.00         | 0.00              | 10,625.00         | 0.00        |
| Interest                        | 09/30/2019      | 912828T34 | 1,700,000.00         | US Treasury Note<br>1.125% Due 9/30/2021           | 0.000 |                | 9,562.50          | 0.00              | 9,562.50          | 0.00        |
| <b>Subtotal</b>                 |                 |           | <b>25,865,000.00</b> |  |       |                | <b>273,662.60</b> | <b>0.00</b>       | <b>273,662.60</b> | <b>0.00</b> |
| Dividend                        | 09/03/2019      | 60934N104 | 118,121.58           | Federated Investors Government<br>Obligations Fund | 0.000 |                | 2,267.82          | 0.00              | 2,267.82          | 0.00        |
| <b>Subtotal</b>                 |                 |           | <b>118,121.58</b>    |  |       |                | <b>2,267.82</b>   | <b>0.00</b>       | <b>2,267.82</b>   | <b>0.00</b> |
| <b>TOTAL OTHER TRANSACTIONS</b> |                 |           | <b>25,983,121.58</b> |  |       |                | <b>275,930.42</b> | <b>0.00</b>       | <b>275,930.42</b> | <b>0.00</b> |

Attachment: 2019-09 Investment Report (3775 : RECEIPT OF QUARTERLY INVESTMENT REPORT -

OCTOBER 2019



IN THIS ISSUE:

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- Yield Curve
- Current Yields

Economic Round-Up ..... 2

- Credit Spreads
- Economic Indicators

Since 1988, Chandler Asset Management has specialized in providing fixed income investment solutions to risk-averse public agencies and institutions. Chandler's mission is to provide fully customizable, client-centered portfolio management that preserves principal, mitigates risk and generates income in our clients' portfolios.

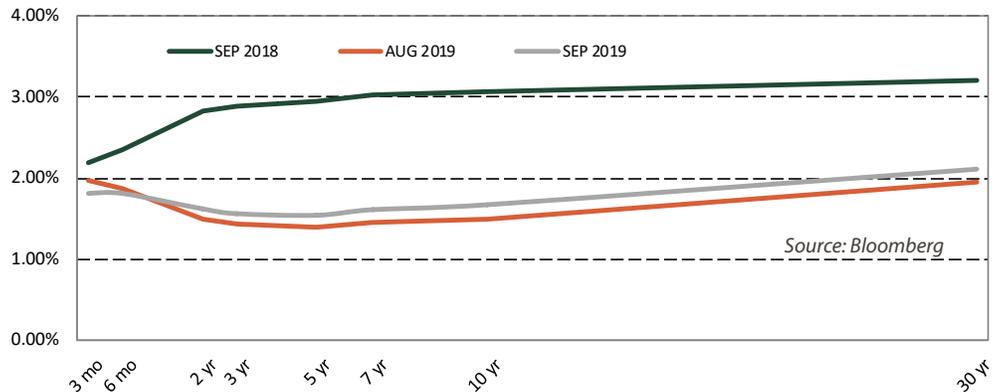
## Market Summary

Labor market and consumer fundamentals remain favorable, but manufacturing data continue to disappoint. We believe economic growth has slowed from earlier this year and downside risks to the outlook remain elevated. The US economy continues to face headwinds from trade disputes, slowing global economic growth, and an uncertain outlook for Brexit. However, we believe accommodative US monetary policy and a collective dovish stance by all of the major global central banks should help to combat the headwinds. We also believe the Trump administration faces significant political pressure to make progress toward a trade agreement with China as we head into an election year.

The Federal Open Market Committee (FOMC) lowered the target fed funds rate by 25 basis points in September (for the second time this year) to a range of 1.75%-2.00%. There were three dissenting votes; one policymaker favored a 50-basis point rate cut, and two policymakers favored leaving the fed funds rate unchanged. According to the Fed's dot plot, only seven out of 17 policymakers are anticipating another rate cut before year-end. Although there is a growing disparity among policymakers about the appropriate path of monetary policy, Fed Chair Powell's press conference suggested the Fed will be flexible and data dependent. Powell indicated more rate cuts may be appropriate if the economy slows further, but the Fed is not on a preset course. We continue to believe the FOMC is likely to cut the fed funds target rate again before year-end, in the absence of a trade resolution or meaningful improvement in market-based measures of inflation. The next FOMC meeting is scheduled for October 29-30.

The Treasury yield curve steepened modestly in September, although the curve remains partially inverted. The 3-month T-bill yield declined nearly 17 basis points to 1.81%, the 2-year Treasury yield increased nearly twelve basis points to 1.62%, and the 10-year Treasury yield increased about 17 basis points to 1.67%. An inversion of the yield curve in which the 10-year Treasury yield is lower than the 3-month T-bill yield is generally viewed as a powerful predictive signal of an upcoming recession. However, we believe increased short-term Treasury issuance to fund the deficit, and negative sovereign bond yields in other countries may be distorting the US Treasury yield curve. German sovereign bond yields (from 1-month out to 30-years) remained negative at September month-end.

### The Treasury Yield Curve Remains Partially Inverted



The shape of the Treasury yield curve has changed significantly on a year-over-year basis. As of September month-end, the 3-month T-bill yield was down 39 basis points, the 2-Year Treasury yield was down nearly 120 basis points, and the 10-Year Treasury yield was down nearly 140 basis points, year-over-year. The current shape of the yield curve implies that market participants are pricing-in an additional rate cut. We believe the year-over-year decline in long-term Treasury yields reflects a high level of market participants' nervousness about the outlook for global economic growth and a decline in global inflation expectations.

| TREASURY YIELDS | Trend (▲/▼) | 9/30/2019 | 8/31/2019 | Change |
|-----------------|-------------|-----------|-----------|--------|
| 3-Month         | ▼           | 1.81      | 1.98      | (0.17) |
| 2-Year          | ▲           | 1.62      | 1.50      | 0.12   |
| 3-Year          | ▲           | 1.56      | 1.43      | 0.13   |
| 5-Year          | ▲           | 1.54      | 1.39      | 0.15   |
| 7-Year          | ▲           | 1.61      | 1.45      | 0.16   |
| 10-Year         | ▲           | 1.67      | 1.50      | 0.17   |
| 30-Year         | ▲           | 2.11      | 1.96      | 0.15   |

Source: Bloomberg

Economic Roundup

Consumer Prices

The Consumer Price Index (CPI) was up 1.7% year-over-year in August, versus up 1.8% year-over-year in July. Core CPI (CPI less food and energy) was up 2.4% year-over-year in August, versus up 2.2% year-over-year in July. The Personal Consumption Expenditures (PCE) index was up 1.4% year-over-year in August, unchanged from July. Core PCE, which is the Fed's primary inflation gauge, was up 1.8% year-over-year in August versus 1.7% year-over-year in July. Core PCE remains below the Fed 2.0% inflation target.

Retail Sales

Retail sales in August were moderately above consensus expectations, coming in at 0.4% compared to the 0.2% estimate. Excluding auto and gas, retail sales were up 0.1% compared to expectations for a 0.2% increase. On a year-over-year basis, retail sales increased by 4.1%, a modest increase from the prior year-over-year number of 3.6%.

Labor Market

U.S. nonfarm payrolls rose by 136,000 in September, slightly below expectations of 145,000. However, August payrolls were revised higher by 38,000. On a trailing 3-month and 6-month average basis, payrolls increased an average of about 157,000 and 154,000 per month, respectively. The unemployment rate declined to 3.5% (the lowest rate since December 1969) from 3.7% in August, and the participation rate held steady at 63.2%. A broader measure of unemployment called the U-6, which includes those who are marginally attached to the labor force and employed part time for economic reasons, dropped to 6.9% in September from 7.2% in August. Wages were flat in September, missing expectations for a 0.3% increase, and the average workweek was unchanged. On a year-over-year basis, wages were up 2.9% in September, versus up 3.2% in August.

Housing Starts

Housing starts were much stronger than expected in August, up 12.3% month-over-month to a 1.364 million annualized rate. Multi-family starts jumped 32.8% month-over-month to an annualized rate of 445,000, while single-family starts rose 4.4% to an annualized rate of 919,000. On a year-over-year basis, total housing starts were up 6.6% in August. Permits were also stronger than expected in the month. Although housing data tends to be volatile on a month-over-month basis, the August report and three-month moving averages suggest that housing activity is accelerating.

Credit Spreads Narrowed Slightly in September

| CREDIT SPREADS                     | Spread to Treasuries (%) | One Month Ago (%) | Change |
|------------------------------------|--------------------------|-------------------|--------|
| 3-month top rated commercial paper | 0.15                     | 0.10              | 0.05   |
| 2-year A corporate note            | 0.38                     | 0.47              | (0.09) |
| 5-year A corporate note            | 0.64                     | 0.69              | (0.05) |
| 5-year Agency note                 | 0.08                     | 0.08              | 0      |

Source: Bloomberg

Data as of 9/30/2019

Economic Data Remains Consistent with Slow Growth

| ECONOMIC INDICATOR           | Current Release     | Prior Release       | One Year Ago        |
|------------------------------|---------------------|---------------------|---------------------|
| Trade Balance                | (54.9) \$Bln AUG 19 | (54.0) \$Bln JUL 19 | (54.9) \$Bln AUG 18 |
| GDP                          | 2.0% JUN 19         | 3.1% MAR 19         | 3.5% JUN 18         |
| Unemployment Rate            | 3.5% SEP 19         | 3.7% AUG 19         | 3.7% SEP 18         |
| Prime Rate                   | 5.0% SEP 19         | 5.25% AUG 19        | 5.25% SEP 18        |
| CRB Index                    | 173.9399 SEP 19     | 170.3556 AUG 19     | 195.1592 SEP 18     |
| Oil (West Texas Int.)        | \$54.07 SEP 19      | \$55.1 AUG 19       | \$73.25 SEP 18      |
| Consumer Price Index (y/o/y) | 1.7% AUG 19         | 1.8% JUL 19         | 2.7% AUG 18         |
| Producer Price Index (y/o/y) | 0.2% AUG 19         | 0.8% JUL 19         | 3.7% AUG 18         |
| Dollar/Euro                  | 1.09 SEP 19         | 1.10 AUG 19         | 1.160 SEP 18        |

Source: Bloomberg

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Market Data

World Indices

data as of 9/30/2019

|                       | Diff<br>(8/31/19) | %<br>Change |
|-----------------------|-------------------|-------------|
| S&P 500               |                   |             |
| 2,976.74              | 50.28             | 1.72%       |
| NASDAQ                |                   |             |
| 7,999.34              | 36.46             | 0.46%       |
| DOW JONES             |                   |             |
| 26,916.83             | 513.55            | 1.95%       |
| FTSE (UK)             |                   |             |
| 7,408.21              | 201.03            | 2.79%       |
| DAX (Germany)         |                   |             |
| 12,428.08             | 488.80            | 4.09%       |
| Hang Seng (Hong Kong) |                   |             |
| 26,092.27             | 367.54            | 1.43%       |
| Nikkei (Japan)        |                   |             |
| 21,755.84             | 1,051.47          | 5.08%       |

Source: Bloomberg



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Attachment: CAM-Newsletter-October-2019-1 (3775) : RECEIPT OF QUARTERLY INVESTMENT REPORT - QUARTER ENDED SEPTEMBER 30,



## Report to City Council

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**TO:** Mayor and City Council

**FROM:** Patty Nevins, Acting Community Development Director  
Chris Ormsby, Senior Planner

**AGENDA DATE:** November 5, 2019

**TITLE:** AUTHORIZATION TO SUBMIT GRANT PROPOSAL  
UNDER SB 2, BUILDING HOMES AND JOBS ACT

---

### **RECOMMENDED ACTION**

#### **Recommendation:**

1. Adopt Resolution No. 2019-XX, authorizing City staff to submit an application for State Bill (SB) 2 Planning Grants Program Funds in the amount of \$ 625,000 for several projects, and authorizing the City Manager to execute an agreement to accept grant funds.

### **SUMMARY**

This report recommends that the City Council adopt Resolution No. XX, - a resolution authorizing application for State Bill (SB) 2 Planning Grants Program Funds in the amount of \$625,000. Funds from this grant will be used for technological enhancements, and for other efforts to streamline the development review process.

### **BACKGROUND**

Senate Bill (SB) 2 (2017) was part of a 15 bill housing package that is aimed at addressing the state's housing shortage and high cost of housing. SB 2 established a permanent source of revenue intended to increase the affordable housing stock in California. The funds are State administered through the Planning Grants Program.

The purpose of the Planning Grants Program is to provide funding and technical assistance to all local governments in California to help cities prepare, adopt, and implement plans and process improvements that streamline housing approvals and accelerate housing production. The State identified six Priority Policy Areas (listed below) for which jurisdictions will receive expedited determinations. Local governments

are encouraged to identify projects, programs and service that meet at least one of the following grant priorities and demonstrates a nexus to accelerating housing production.

State Priority Policies

1. Rezone to Permit By-Right
2. Objective Design and Development Standards
3. Specific Plans or Form Based Codes Coupled with CEQA Streamlining
4. Accessory Dwelling Units or Other Innovative Building Strategies
5. Expedited Processing
6. Innovative Housing Finance, Fees or Infrastructure Strategies

The State determined the maximum award amounts based on population using estimates from the State Department of Finance. The City of Moreno Valley qualifies as a large locality, defined as having a population over 200,000, and thus has a maximum possible grant award of \$625,000.

The State SB 2 Planning Grants Program application requires the applicant’s governing body to certify by resolution the approval of the application before submission.

**DISCUSSION**

Planning staff has identified several potentially qualifying projects under the grant. The City already has efforts underway to streamline the City’s review process. The SB 2 funds would provide the opportunity to expand and accelerate these efforts. The following tasks are proposed as follows:

|         |                            |            |
|---------|----------------------------|------------|
| Task 1. | Technological Enhancements | \$ 450,000 |
|---------|----------------------------|------------|

Streamlining of Development Review Process

|         |   |            |
|---------|---|------------|
| Task 2. | Update Municipal Code development standards | \$ 100,000 |
|---------|---|------------|

|         |  |           |
|---------|--|-----------|
| Task 3. | Guide for residential development/ enhancements to website | \$ 75,000 |
|---------|--|-----------|

**Total \$ 625,000**

Task 1 Technological Enhancements

Through new computer software enhancements to the existing case tracking system, the Planning Division will be able to further expedite the development review process. The proposed enhancements include implementation of electronic plan check process, and expansion of the existing public portal to allow residents and applicants to submit applications online. The City implemented a new case tracking system, Simplicity, nearly four years ago, and followed up within a year with a public portal where applicants can review the status of their project online, and make online payments. The completion of this task is an opportunity to further expand on the success of the system that the City has in place.

Information Technology (IT) staff along with other City staff have reviewed and studied the potential implementation of electronic plan check software, and have determined that electronic plan check will help streamline the review process. Electronic plan check reduces the overall review process time for plan checks by eliminating the need to deliver and return plans for each plan check, and reduces the amount paper and related costs associated with traditional plan check review. The total request under the grant for the new software for the technical improvements is \$450,000.

The second portion of Task 1 is to expand on the existing public portal Accela Citizen Access (ACA) to allow residents and applicants to submit applications online, which would further housing production by allowing a resident to submit an online application for specified types of residential projects. The total request under the grant for this effort is \$ 100,000.

The proposed costs that could be covered under the SB 2 are estimated as follows:

|  |                   |
|--|-------------------|
| Initial License and related costs for e-plan check software: | \$ 100,000        |
| Second and Third Year licensing (\$60,000 per year):         | \$ 120,000        |
| Truepoint – Consultant for the integration with ACP:         | \$ 30,000         |
| Hardware (computer screens, plotter, printer):               | \$ 100,000        |
| Additional online permitting enhancements                    | <u>\$ 100,000</u> |
| Total:   | \$ 450,000        |

This task meets State Priority Policy 5 under the SB 2 grant by streamlining the City’s plan submittal process through technological enhancements.

Task 2: Streamlining the Development Review Process: Municipal Code Amendment

The City is proposing to use SB 2 funds to identify revisions of the Municipal Code that would help remove barriers to housing production, and to prepare and process the related Municipal Code Amendment. The total request under the grant for this effort is \$100,000. In addition, the update to the City’s Municipal Code would incorporate all changes from all applicable State housing related legislation enacted through 2019.

An additional piece of work that would be included within this task is the review of standard project conditions of approval to determine if there are further opportunities in this area to streamline the development process.

This task meets State Priority Policy 2 under the SB 2 grant by streamlining the City’s development review process, and ensuring that development and design standards are objective.

Task 3: Streamlining the Development Review Process: Residential Development Guide and Website Enhancements

The City is also proposing to improve public access to information about residential development by developing a guide for residents, and consolidating resources regarding residential development on the City's website. This effort will make it easier for residents to understand the process, and therefore facilitate housing production. The total request under the grant for this task is \$ 75,000. This would be accomplished as follows:

- A. Prepare residential development guides to assist members of the public in developing residential properties (e.g. explanation of the City's public-facing GIS and other resources, guides for custom homes, duplexes, accessory dwelling units, etc.). The guides would be developed and available on the City website for the benefit of residents, contractors, and developers. The guide will also incorporate the steps for submittal of a residential application online that would be developed in Task 1.
- B. The information on the City's website will be consolidated and streamlined to be more customer friendly. This will include dedicated pages on the website to residential development that would include the proposed guide to residential development mentioned above along with consolidated resource information regarding residential development. Enhancing the City's website will provide an improved customer experience for residents desiring to develop a custom home, duplex, or accessory dwelling unit.

This task satisfies State Priority Policy 5 under the SB 2 grant by expediting the review process by providing improved guidance to the public regarding the development review process.

### **ENVIRONMENTAL**

The grant application is not a project under the California Environmental Quality Act (CEQA), therefore no CEQA analysis is required. Further, implementation of activities using the grant monies would not meet the CEQA definition of a project, and therefore would not require further review.

### **ALTERNATIVES**

1. Authorize City staff to submit an application for State Bill (SB) 2 Planning Grants Program Funds in the amount of \$ 625,000 for several tasks by approving the resolution. This would allow the City to be reimbursed for up to \$625,000 for the tasks identified in this staff report. This alternative is recommended by staff.
2. Do not approve the resolution authorizing staff to submit a grant application. This alternative is not recommended by staff and would prevent the City from receiving current funds that are available. Any funding for improvement of the City's case tracking system that would have been reimbursed from the grant would have to be funded by other sources.

**FISCAL IMPACT**

The total SB 2 Planning Grants Program funding request is \$625,000. This grant application does not require a financial match. Improvements would be funded initially through General Fund and would be reimbursed by the SB 2 Planning Grant Program funds. Once implemented, the annual license agreement cost is estimated at \$60,000 annually.

| Description                               | Fund         | GL Account No.          | Type (Rev/Exp) | FY 19/20 Budget | Proposed Adjustments | FY 19/20 Amended Budget |
|---|--------------|-------------------------|----------------|-----------------|----------------------|-------------------------|
| State Grant Operating Revenue             | Other Grants | 2300-20-27-xxxxx-486000 | Rev            | \$0             | \$625,000            | \$625,000               |
| State Grant Professional Services - Other | Other Grants | 2300-20-27-xxxxx-xxxxxx | Exp            | \$0             | \$625,000            | \$625,000               |

**NOTIFICATION**

Publication of the agenda.

**PREPARATION OF STAFF REPORT**

Prepared By:  
Chris Ormsby  
Senior Planner

Department Head Approval:  
Patty Nevins  
Acting Community Development 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. CC Reso 2019 draft 10.1.2019

**APPROVALS**

|                         |                   |                   |
|-------------------------|-------------------|-------------------|
| Budget Officer Approval | <u>✓ Approved</u> | 10/18/19 11:09 AM |
| City Attorney Approval  | <u>✓ Approved</u> | 10/25/19 11:53 AM |
| City Manager Approval   | <u>✓ Approved</u> | 10/28/19 9:11 AM  |

RESOLUTION NO. 2019-\_\_\_\_\_

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MORENO VALLEY, CALIFORNIA, AUTHORIZING APPLICATION FOR SB 2 PLANNING GRANT PROGRAM FUNDS AND AUTHORIZING THE CITY MANAGER TO EXECUTE AN AGREEMENT TO ACCEPT FUNDS

WHEREAS, the State of California, Department of Housing and Community Development (Department) is authorized to provide up to one hundred twenty-three million dollars (\$123,000,000) under the SB 2 Planning Grants Program (PGP) from the Building Homes and Jobs Trust Fund for assistance to cities to accelerate and streamline housing production by updating planning documents and zoning ordinances; and

WHEREAS, the Department has issued a Notice of Funding Availability (NOFA) dated March 28, 2019, for its PGP; and

WHEREAS, the City of Moreno Valley desires to submit a project application for the PGP to accelerate and streamline the production of housing and will submit a 2019 PGP grant application as described in the NOFA and SB 2 Planning Grant Program Guidelines released by the Department for its PGP; and

WHEREAS, City staff in accordance with the California Environmental Quality Act (CEQA) and the CEQA Guidelines have determined that the application and acceptance of the SB 2 Planning Grants Program from the HCD is not a project under CEQA and is exempt from environmental review.

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

SECTION 1. The City Manager, or his or her designee, is authorized to submit to the Department an application for PGP program funds in an amount not to exceed six hundred and twenty-five thousand dollars (\$625,000).

SECTION 2. In connection with the PGP grant, if the application is approved by the Department, the City Manager, or his or her designee, is authorized to negotiate, enter into, execute, and deliver a State of California Standard Agreement (“Standard Agreement”) in an amount not to exceed six hundred and twenty-five thousand dollars (\$625,000), and any and all other documents deemed necessary or appropriate to evidence and secure the PGP grant, the City’s obligations related thereto, and all amendments thereto (collectively, the “PGP Grant Documents”).

SECTION 3. The City shall be subject to the terms and conditions as specified in the Standard Agreement, the SB 2 Planning Grant Program Guidelines, and any applicable PGP guidelines published by the Department. Funds are to be used for allowable expenditures as specifically identified in the Standard Agreement. The application in full is incorporated as part of the Standard Agreement. Any and all activities funded, information provided, and timelines represented in the application will be enforceable through the executed Standard Agreement. The City Council hereby agrees to use the funds for eligible uses in the manner presented in the application as approved

Attachment: CC Reso 2019 draft 10.1.2019 [Revision 4] (3746 : Authorization to Submit Grant Proposal under SB 2, Building Homes and Jobs

by the Department and in accordance with the NOFA, the SB 2 Planning Grants Program Guidelines, and 2019 Planning Grants Program Application.

SECTION 4. The City Manager, or his or her designee, is authorized to execute the City of Moreno Valley Planning Grants Program Application, the PGP Grant Documents, and any amendments thereto, on behalf of the City of Moreno Valley as required by the Department for receipt of the PGP Grant.

Approved and adopted this 5th day of November 2019.

\_\_\_\_\_  
Mayor of the City of Moreno Valley

ATTEST:

\_\_\_\_\_  
City Clerk

APPROVED AS TO FORM:

\_\_\_\_\_  
City Attorney

Attachment: CC Reso 2019 draft 10.1.2019 [Revision 4] (3746 : Authorization to Submit Grant Proposal under SB 2, Building Homes and Jobs

**RESOLUTION JURAT**

STATE OF CALIFORNIA            )  
COUNTY OF RIVERSIDE        ) ss.  
CITY OF MORENO VALLEY        )

I, Pat Jaquez-Nares, City Clerk of the City of Moreno Valley, California, do hereby certify that Resolution No. 2019-\_\_\_ was duly and regularly adopted by the City Council of the City of Moreno Valley at a regular meeting thereof held on the 5<sup>th</sup> day of November 2019 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

(Council Members, Mayor Pro Tem, and Mayor)

\_\_\_\_\_  
CITY CLERK

(SEAL)

Attachment: CC Reso 2019 draft 10.1.2019 [Revision 4] (3746 : Authorization to Submit Grant Proposal under SB 2, Building Homes and Jobs



## Report to City Council

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**TO:** Mayor and City Council

**FROM:** Patty Nevins, Acting Community Development Director

**AGENDA DATE:** November 5, 2019

**TITLE:** SECOND READING AND ADOPTION OF 2019 CALIFORNIA BUILDING CODES, CALIFORNIA CODE OF REGULATIONS, TITLE 24, INCORPORATING THE LATEST EDITIONS OF THE MODEL CODES WITH AMENDMENTS (ORD. NO. 962)

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### **RECOMMENDED ACTION**

1. That the City Council conduct second reading by title only and adopt Ordinance No. 962.

### **SUMMARY**

This report recommends adoption of Ordinance No. 962, introduced at the October 15, 2019, City Council meeting, amending Title 8 of the City of Moreno Valley Municipal Code by adding Chapters 8.28, 8.30, 8.32, 8.34, 8.38, and 8.44, and by repealing and replacing Chapters 8.20, 8.22, 8.23, 8.24, 8.26, 8.36 and adopting, as modified, the California Building Standards Code, California Code of Regulations, Title 24.

The adoption of the 2019 California Building Standards Code, California Code of Regulations, Title 24 as amended will ensure that minimum building standards are implemented to safeguard life, limb, health, property, and public welfare by regulating and controlling the design, construction, quality of materials, use, occupancy, location, and maintenance of all buildings and structures within the City of Moreno Valley.

### **DISCUSSION**

Based on review and consideration of the Ordinance No. 962 to amend portions of Title 8 of the City of Moreno Valley Municipal Code by adding Chapters 8.28, 8.30, 8.32, 8.34, 8.38, and 8.44, and by repealing and replacing Chapters 8.20, 8.22, 8.23, 8.24, 8.26, 8.36 and adopting, as modified, the California Building Standards Code, California Code of Regulations, Title 24: including the 2019 California Administrative Code, the

2019 California Building Code, the 2019 California Residential Code, the 2019 California Electrical Code, the 2019 California Mechanical Code, the 2019 California Plumbing code, the 2019 California Energy Code, the 2019 California Historical Building Code, the 2019 California Existing Building Code, the 2019 California Green Building Code, the 2019 California Reference Standards Code, and the 2019 California Fire Code, and adopting other regulations relating to building and fire prevention requirements.

The City Council took actions to introduce the ordinance at the October 15, 2019 City Council meeting, and to schedule the introduced ordinance for second reading and final action at the next regular City Council meeting.

The version considered at introduction was a strikeout/underline version showing modifications from the original; the version attached is a clean copy ready for codification. Minor extraneous verbiage has been removed.

## **ALTERNATIVES**

The City Council has the following alternatives to consider:

1. Conduct the second reading by title only and adopt Ordinance No. 962. *This alternative is recommended by staff to ensure effective codes for the future development of Moreno Valley.*
2. Provide revisions to the draft Ordinance and have staff return with the revised draft for another adoption process.
3. Provide alternate direction to staff.

## **NOTIFICATION**

Agenda was posted in accordance with the Brown Act.

## **PREPARATION OF STAFF REPORT**

Prepared By:  
James Verdugo  
Building & Safety Supervisor

Department Head Approval:  
Patty Nevins  
Acting Community Development Director

Concurred By:  
Paul R. Villalobos  
Fire Marshal

Concurred By:  
Abdul Ahmad  
Fire Chief

## **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.

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

**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

Objective 4.7: Demonstrate innovative and industry leading transportation systems.

Objective 4.8: Promote transit as an essential mode of transportation.

Objective 4.9: Expand upon existing Intelligent Transportation Systems.

**ATTACHMENTS**

- 1. 2019 Ordinance 962 FINAL 20191105

**APPROVALS**

|                         |                   |                   |
|-------------------------|-------------------|-------------------|
| Budget Officer Approval | <u>✓ Approved</u> | 10/28/19 7:11 AM  |
| City Attorney Approval  | <u>✓ Approved</u> | 10/24/19 5:15 PM  |
| City Manager Approval   | <u>✓ Approved</u> | 10/28/19 10:12 AM |

## ORDINANCE NO. 962

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MORENO VALLEY, CALIFORNIA, AMENDING TITLE 8, OF THE CITY OF MORENO VALLEY MUNICIPAL CODE BY ADDING CHAPTERS 8.28, 8.30, 8.32, 8.34, 8.38, AND 8.44, AND BY REPEALING AND REPLACING CHAPTERS 8.20, 8.22, 8.23, 8.24, 8.26, 8.36, AND ADOPTING, AS MODIFIED, THE 2019 CALIFORNIA BUILDING STANDARDS CODE, CALIFORNIA CODE OF REGULATIONS, TITLE 24: INCLUDING THE 2019 CALIFORNIA ADMINISTRATIVE CODE, THE 2019 CALIFORNIA BUILDING CODE, THE 2019 CALIFORNIA RESIDENTIAL CODE, THE 2019 CALIFORNIA ELECTRICAL CODE, THE 2019 CALIFORNIA MECHANICAL CODE, THE 2019 CALIFORNIA PLUMBING CODE, THE 2019 CALIFORNIA ENERGY CODE, THE 2019 CALIFORNIA HISTORICAL BUILDING CODE, THE 2019 CALIFORNIA EXISTING BUILDING CODE, THE 2019 CALIFORNIA GREEN BUILDING CODE, THE 2019 CALIFORNIA REFERENCE STANDARDS CODE, AND THE 2019 CALIFORNIA FIRE CODE, AND ADOPTING OTHER REGULATIONS RELATING TO BUILDING AND FIRE PREVENTION REQUIREMENTS.

The City Council of the City of Moreno Valley does ordain as follows:

SECTION 1. PRIOR ENACTMENTS REPEALED:

1.1 All prior enactments of the City, which are in conflict with this Ordinance, are hereby repealed, effective upon the date on which this Ordinance becomes effective and operative.

SECTION 2. CONTINUING EFFECT:

2.1 Notwithstanding Section 1.1 of the Ordinance, and solely for the purposes of this Section 2.1, this Ordinance shall be construed as a continuation of said prior enactments as the same may have been heretofore amended from time to time, and compliance therewith prior to the effective date hereof shall be deemed to be compliance with this Ordinance unless provided otherwise herein.

2.2 Except as specifically or by necessary implication required to the contrary by this Ordinance, no right or entitlement granted, or obligation imposed, or action or proceeding commenced or taken pursuant to a prior resolution or ordinance repealed or modified hereby shall be deemed to be invalidated, waived, terminated or otherwise affected by the enactment hereof.

SECTION 3. EFFECT OF ENACTMENT:

3.1 Except as specifically provided herein, nothing contained in this Ordinance shall be deemed to modify or supersede any prior enactment of the City Council which addresses the same subject addressed herein.

SECTION 4. FINDINGS:

4.1 The International Code Council is a private organization which has been in existence for at least three (3) years.

4.2 The 2019 California Building Code, the 2019 California Fire Code, the California Building Standards Code, and the California Fire Code Standards published by said organization, are a nationally recognized compilation of proposed rules, regulations, and standards of said organization.

4.3 The California Building Code and the California Fire Code have been printed and published as a code in book form within the meaning of Section 50022.2 et seq., of the California Government Code and said code has been adopted and amended by the California Building Standards Commission into the California Code of Regulations (CCR) as Title 24, 2019 edition.

4.4 That one (1) copy of the 2019 California Building Code based on the 2018 International Building Code and one (1) copy of the 2019 California Fire Code based on the 2018 International Fire Code have been on file for use and examination by the public in the office of the Building Official prior to adoption of this Ordinance.

4.5 That the sections of the International Building Code and California Building Code Standards may be referred to by the same number used in said published compilation preceded by the words "City of Moreno Valley International Building Code Section" or "International Building Code Section" or "Building Code Section". Said amendments to the California Building Standards Code under the California Building Code shall be referred to in the same manner as listed above for ease of application.

4.6 That the sections of the California Fire Code may be referred to by the same number used in said published compilation preceded by the words "City of Moreno Valley California Fire Code Section" or "California Fire Code Section" or "Fire Code Section". Said amendments to the California Building Standards Code under the California Fire Code shall be referred to in the same manner as listed above for ease of application.

4.7 Pursuant to Section(s) 17958.5(a) and (b) as well as Section 17958.7 of the California Health and Safety Code, the Section contained herein shall be submitted as the "Findings of Need" with regard to the specific California Building Code and California Fire Code Ordinance Amendments adopted by the City of Moreno Valley and addressed

herein. Additional requirements and standards herein are necessary to properly protect the health, safety and welfare of the existing and future residents as well as workers of the City of Moreno Valley. Under the provisions of Section 17958.7 of the Health and Safety Code, local amendments shall be based on climatic, geological or topographical conditions. The "Findings of Need" contained herein shall address each of these situations and shall present the local situation which singularly or in combination cause the established amendments to be adopted. Each such modification is identified as to which section such finding refers.

4.7.1 Life Safety: That the additional requirements and standard established herein are needed to properly protect the health, safety, life and limb, and welfare of existing and future residents, workers and guests of the City of Moreno Valley.

4.7.2 That these changes and modifications to the standards published in the California Building Code and California Fire Code are reasonably necessary because of local climatic, geological, and topographical conditions. The following are hereby adopted as non-inclusive specific findings in respect to such local conditions and refer to amendments made to the California Building Code, California Code of Regulations, Title 24, and International Fire Code as more particularly set forth below.

**Climatic Conditions:**

4.7.2.1 The City of Moreno Valley receives relatively low amounts of precipitation, low humidity and high temperatures. Such climate conditions are conducive to the spread of fire (Information from the University of California, Riverside, Meteorological Weather Station). This finding refers to and supports modifications to 4906.4, 5601.1.3, 5601.1.3.1, 5607.1.1 of the California Fire Code, 2019 edition.

4.7.2.2 Strong winds, commonly referred to as the Santa Ana Winds, have reached speeds up to 57 miles per hour in Moreno Valley during various months of past years. Damage that can occur during such winds includes the creation of highly flammable conditions of brush, downed trees, utility poles, utility circuits, and power line (Wind speeds documented at March Air Reserve Base). This finding refers to and supports modifications to Chapter 1, Division II, Section 105.2 of the California Building Code, 2019 edition and to Chapter 1, Division II, Section R105.2 of the California Residential Code, 2019 edition. This finding also refers to and supports modifications to 606.10.1.2, 4906.4, 5601.1.3, 5601.1.3.1, 5607.1.1 of the California Fire Code, 2019 edition.

4.7.2.3 Other areas within the City of Moreno Valley are subject to landslides, wind erosion, blown sand, flooding and wildfires. This finding refers to and supports modifications to Chapter 1, Division II, Section 105.2 of the California Building Code, 2019 edition and to Chapter 1, Division II, Section R105.2 and Section R405.1 of the California Residential Code, 2019 edition. This finding also refers to and

supports modifications to 4906.4, 5601.1.3, 5601.1.3.1, 5607.1.1 of the California Fire Code, 2019 edition.

### **Geological:**

4.7.2.4 Within the city limits of Moreno Valley, there are two (2) earthquake faults; the San Jacinto Fault and the Casa Loma Fault. There are also other faults in the immediate adjacent areas. In the event of a severe earthquake, these faults present the potential for catastrophic damage including fire, damage to roadways, and other impairments of emergency apparatus (Fault information from California Division of Mines and Geology). This finding refers to and supports modifications to Chapter 1, Division II, Section 105.2 of the California Building Code, 2019 edition and to Chapter 1, Division II, Section R 105.2 and Chapter 4, Section R403.1.3 and Section R405.1 of the California Residential Code, 2019 edition.

4.7.2.5 There is a lack of fire hydrants and water supply to new construction hillside areas in the City of Moreno Valley. This finding refers to and supports modifications to Sections 505.1903.2, 903.3.5.3, 4906.4 of the California Fire Code, 2019 edition.

4.7.2.6 In Moreno Valley there are known areas where the radio coverage is insufficient to ensure the life safety of emergency personnel due to the mountainous and hilly terrain at the City's northern and eastern boundaries. These areas include the Reche Vista area, the Hidden Springs area near Box Springs Mountain, and the entrance to San Timoteo Canyon off both Moreno Beach Boulevard and Redlands Boulevard near the northern City limits. This finding refers to and supports modifications to Sections 508.1; 508.1.1, 508.1.3; 508.1.5; 508.1.7 of the California Fire Code, 2019 edition.

### **Topographical:**

4.7.2.7 Development has occurred and continues to occur in Moreno Valley at a rapid pace. Traffic congestion occurs during certain peak business hours, weekends, and on holidays along main thoroughfares such as Sunnymead Blvd., Perris Blvd., Alessandro Blvd., Heacock St., Pigeon Pass/Frederick St., and at some points along Indian St. and Cactus Ave. (Information provided by the Transportation Engineering Division of the Public Works Department). This finding refers to and supports modification 505.1 of the California Fire Code, 2019 edition.

4.7.2.8 The distance between fire stations, and the response time in our City compared to the time when flashover generally occurs creates a need for on-site fire suppression capability in all structures, and also the need for specific turning radius and turnaround requirements for fire apparatus. In order to accommodate fire equipment during emergency response, we find that fire apparatus roads, grades, turning radius and turnaround dimensions are required as set forth herein. This finding refers to

and supports modifications to Sections 505.1, 606.10.1.2, 903.2, 903.3.5.3 of the California Fire Code, 2019 edition.

4.7.2.9 Moreno Valley has a number of different water companies serving the area, with varying capacity to deliver water flows for fire suppression purposes. This finding refers to and supports modifications to Sections B105.1, C103.2, 507.5.7, 903.2, 903.3.5.3 of the California Fire Code, 2019 edition.

4.7.2.10 Radio communications and ability to communicate can be hindered by topographical features in Moreno Valley as well as building design, which can include subterranean structures. It is vital to ensure there is adequate radio coverage and breathing air throughout the City for the life safety of the emergency response personnel. This finding refers to and supports modifications to Sections 508.1; 508.1.1; 508.1.3; 508.1.5; 508.1.7 of the California Fire Code, 2019 edition.

SECTION 5. MUNICIPAL CODE AMENDED:

5.1 Chapter 8.20 of Title 8 of the City of Moreno Valley Municipal Code is hereby repealed and replaced in its entirety to read as follows:

“Chapter 8.20

**California Building Code**

8.20.010 Adopted

The California Building Code, 2019 Edition, based on the 2018 International Building Code as published by the International Code Council, excluding Chapter 29 and Chapter 34 and including Appendix H and the Standards referred to therein, is adopted and made part of this title by reference with the following modifications:

- A. Chapter 1, Division II, Section 101.2, Exception is amended to read as follows:  
**Exception:** Detached one- and two-family dwellings and multiple single family dwellings (townhouses) not more than three stories above grade plane in height with a separate means of egress and their accessory structures not more than three stories above grade plane in height, shall comply with the California Residential Code, Title 24, Part 2.5.
- B. Chapter 1, Division II, Section 105.1.1 and 105.1.2 are deleted.
- C. Chapter 1, Division II, Section 105.2, Building 2 is hereby amended to read as follows:  
Fences not over six (6) feet high, masonry concrete block walls under three (3) feet measured from top of footing, or combination masonry concrete block walls under (3) feet measured from top of footing, with any approved

building material wood, wrought iron, chain link not exceeding (6) feet in total height.

- D. Chapter 1, Division II, Section 105.3.2 is amended to read as follows:

**Time limitation of application.** An application for a permit for any proposed work shall be deemed to have been abandoned 180 days after the date of filing, unless such application has been pursued in good faith or a permit had been issued; except that that the building official is authorized to grant one or more extensions of time for additional periods not exceeding 180 days each. The extension shall be requested in writing and justifiable cause demonstrated. Plans and other data submitted for review shall be returned to the applicant or destroyed by the City.

- E. Chapter 1, Division II, Section 105.5 is amended to read as follows:

Every permit shall remain valid for purposes of this part if the work on the site authorized by that permit is commenced within 12 months after its issuance, unless, the permittee has abandoned the work authorized by this permit.

A permittee may request an extension of a permit. The City is authorized to grant, in writing, one or more extensions of time for periods of not more than 180 days per extension. The permittee shall request an extension pursuant to this subdivision in writing and demonstrate justifiable cause for the extension.

- F. Chapter 1, Division II, Section 107.3.3 is deleted.

- G. Chapter 1, Division II, Section 113 is deleted.

- H. Chapter 3, Section 304.1 is amended to include

Motor Vehicle Showrooms

**Police and Fire Stations**

Post Office

- I. Chapter 9, Section 903.2 is amended to read as follows:

In all new buildings and structures which are 3,600 square feet or greater, an approved automatic sprinkler system shall be provided regardless of occupancy classification. Where the California Fire Code is requiring more restrictive requirements in Sections 903.2.1 – 903.2.19, the more restrictive requirement shall take precedence.

Any existing building shall retrofit with automatic fire sprinklers when a structure exceeds 3,600 square feet and additions are made which exceed thirty-three (33) percent of the original building square footage.

Exception: Detached Group U occupancies with setback distances of 50 feet or more from the property line or other structures.

- J. Chapter 9, Section 903.3.5.3 is amended to read as follows:  
 Hydraulically calculated systems. The design of hydraulically calculated fire sprinkler systems shall not exceed 90% of the water supply capacity.  
 Exception: When static pressure exceeds 100 psi, and required by the Fire Code Official, the fire sprinkler system shall not exceed water supply capacity specified by Table 903.3.5.3.”

5.2 Chapter 8.22 of Title 8 of the City of Moreno Valley Municipal Code is hereby repealed and replaced in its entirety to read as follows:

“Chapter 8.22

**California Mechanical Code**

8.22.010 Adopted

The California Mechanical Code, 2019 Edition, including Appendices B, C and D thereto, based on the 2018 Uniform Mechanical Code and the Standards incorporated therein, as published by the International Association of Plumbing and Mechanical Officials is adopted and made a part of this chapter by reference with the following modifications:

- A. Chapter 1, Division II Section 104.3.3 is amended to read as follows:  
 Expiration of Plan Review. Applications for which no permit is issued within 180 days following the date of application shall expire by limitation, plans and other data submitted for review thereafter, shall be returned to the applicant or destroyed by the City. The City shall have the authority to extend the time for action by the applicant for a period not to exceed 180 days upon request by the applicant. The extension shall be requested in writing and justifiable cause demonstrated.
- B. Chapter 1, Division II Section 104.4.3 is amended to read as follows:  
 Expiration. A permit issued by City under the provisions of this code shall expire by limitation and become null and void where the work authorized by such permit is not commenced within 12 months from the date of such permit, or where the work authorized by such permit is suspended or abandoned at a time after the work is commenced for a period of 180 days. Before such work is recommenced, a new permit shall first be obtained.
- C. Chapter 1, Division II Section 104.4.4 is amended to read as follows:  
 Extension. A permittee holding an unexpired permit shall be permitted to apply for an extension of the time within which work shall be permitted to commence under that permit where the permittee is unable to commence work within the time required by this section. The City shall have the authority to extend the time for action by the permittee for a period not exceeding one-hundred and eighty (180) days upon written request by the

permittee The extension shall be requested in writing and justifiable cause demonstrated.

- D. Chapter 1, Division II Section 106.3 is deleted.”

5.3 Chapter 8.23 of Title 8 of the City of Moreno Valley Municipal Code is hereby repealed and replaced in its entirety to read as follows:

“Chapter 8.23

**California Residential Code**

**8.23.010 Adopted**

The California Residential Code, 2019 Edition, based on the 2018 International Residential Code and the Standards referred to therein, as published by the International Code Council, is adopted and made part of this chapter by reference with the following modifications:

- A. Chapter 1, Division II, Section R105.2, Building 2 is hereby amended to read as follows:  
 Fences not over six (6) feet high, masonry concrete block walls under three (3) feet measured from top of footing, or combination masonry concrete block walls under (3) feet measured from top of footing, with any approved building material wood, wrought iron, chain link not exceeding (6) feet in total height.
- B. Chapter 1, Division II, Section R105.5 is amended to read as follows:  
 Every permit shall remain valid for purposes of this part if the work on the site authorized by that permit is commenced within 12 months after its issuance, unless, the permittee has abandoned the work abandoned the work authorized by this permit.
- C. Chapter 1, Division II, Section R106.3.3 is deleted.
- D. Chapter 1, Division II, Section R112 is deleted.
- E. Chapter 3, Table R301.2(1) is revised to read:

**TABLE R301.2(1)  
CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA**

| GROUND SNOW LOAD | WIND DESIGN              |                                  |                                  |                                     | SEISMIC DESIGN CATEGORY <sup>f</sup> | SUBJECT TO DAMAGE FROM  |                               |                      | WINTER DESIGN TEMP <sup>e</sup> | ICE BARRIER UNDERLAYMENT REQUIRED <sup>h</sup> | FLOOD HAZARDS <sup>g</sup> | AIR FREEZING INDEX <sup>i</sup> | MEAN ANNUAL TEMP |
|------------------|--------------------------|----------------------------------|----------------------------------|-------------------------------------|--------------------------------------|-------------------------|-------------------------------|----------------------|---------------------------------|--|----------------------------|---------------------------------|------------------|
|                  | Speed <sup>d</sup> (mph) | Topographic effects <sup>k</sup> | Special Wind region <sup>l</sup> | Wind-borne debris zone <sup>m</sup> |                                      | Weathering <sup>a</sup> | Frost Line depth <sup>b</sup> | Termite <sup>c</sup> |                                 |  |                            |                                 |                  |
| Zero             | 110                      | No                               | No                               | No                                  | D <sup>2</sup> or E                  | Negligible              | 12”                           | Very Heavy           | 43                              | No   | Per Title 8                | 0                               | 64               |

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For SI: 1 pound per square foot = 0.0479kPa, 1 mile per hour = 0.447 m/s.

- a. Weathering may require a higher strength concrete or grade of masonry than necessary to satisfy the structural requirements of this code. The weathering column shall be filled in with the weathering index, “negligible,” “moderate” or “severe” for concrete as determined from Figure R301.2(3). The grade of masonry units shall be determined from ASTM, C34, C55, C62, C73, C90, C129, C145, C216 or C652.
- b. The frost line depth may require deeper footings than indicated in Figure R403.1(1). The jurisdiction shall fill in the frost line depth column with the minimum depth of footing below finish grade.
- c. The jurisdiction shall fill in this part of the table to indicate the need for protection depending on whether there has been a history of local subterranean termite damage.
- d. The jurisdiction shall fill in this part of the table with the wind speed from the basic wind speed map [Figure R301.2(4)A]. Wind exposure category shall be determined on a site-specific basis in accordance with Section R301.2.1.4.
- e. Temperatures shall be permitted to reflect local climates or local weather experience as determined by the building official.
- f. The jurisdiction shall fill in this part of the table with the seismic design category determined from Section R301.2.2.1.
- g. The jurisdiction shall fill in this part of the table (a) the date of the jurisdiction’s entry into the National Flood Insurance Program (date of adoption of the first code or ordinance for management of flood hazard areas), (b) the date(s) of the Flood Insurance Study and (c) the panel number and dates of the currently effective FIRMs and FBFMs or other flood hazard map adopted by the authority having jurisdiction, as amended.
- h. In accordance with Section R905.1.2, R905.4.3.1, R905.5.3.1, R905.6.3.1, R905.7.3.1 and R905.8.3.1, where there has been a history of local damage from the effects of ice damming, the jurisdiction shall fill in this part of the table with “YES.” Otherwise, the jurisdiction shall fill in this part of the table with “NO.”
- i. The jurisdiction shall fill in this part of the table with the 100-year return period air freezing index (BF-days) from Figure R403.3(2) or from the 100-year (99 percent) value on the National Climatic Data Center data table “Air Freezing Index-USA Method (Base 32°F).”
- j. The jurisdiction shall fill in this part of the table with the mean annual temperature from the National Climatic Data Center data table “Air Freezing Index-USA Method (Base 32°F).”
- k. In accordance with Section R301.2.1.5, where there is local historical data documenting structural damage to buildings due to topographic wind speed-up effects, the jurisdiction shall fill in this part of the table with “YES.” Otherwise, the jurisdiction shall indicate “NO” in this part of the table.

- l. In accordance with Figure R301.2(4)A, where there is local historical data documenting unusual wind conditions, the jurisdiction shall fill in this part of the table with “YES” and identify any specific requirements. Otherwise, the jurisdiction shall indicate “NO” in this part of the table.
- m. In accordance with Section R301.2.1.2.1, the jurisdiction shall indicate the wind-borne debris wind zone(s). Otherwise, the jurisdiction shall indicate “NO” in this part of the table.”

5.4 Chapter 8.24 of Title 8 of the City of Moreno Valley Municipal Code is hereby repealed and replaced in its entirety to read as follows:

“Chapter 8.24

**California Plumbing Code**

8.24.010 Adopted

The California Plumbing Code, 2019 Edition, including the Appendices thereto, based on the 2018 Uniform Plumbing Code and installation standards incorporated therein, as published by the International Association of Plumbing and Mechanical Officials, is adopted and made part of this chapter by reference with the following modifications:

- A. Chapter 1, Division II Section 104.3.3 is amended to read as follows:

Expiration of Plan Review. Applications for which no permit is issued within 180 days following the date of application shall expire by limitation, plans and other data submitted for review thereafter, shall be returned to the applicant or destroyed by the City. The City shall have the authority to extend the time for action by the applicant for a period not to exceed 180 days upon request by the applicant. The extension shall be requested in writing and justifiable cause demonstrated.

- B. Chapter 1, Division II Section 104.4.3 is amended to read as follows:

Expiration. A permit issued by City under the provisions of this code shall expire by limitation and become null and void where the work authorized by such permit is not commenced within 12 months from the date of such permit, or where the work authorized by such permit is suspended or abandoned at a time after the work is commenced for a period of 180 days. Before such work is recommenced, a new permit shall first be obtained.

- C. Chapter 1, Division II Section 104.4.4 is amended to read as follows:

Extension. A permittee holding an unexpired permit shall be permitted to apply for an extension of the time within which work shall be permitted to commence under that permit where the permittee is unable to commence work within the time required by this section. The City shall have the authority to extend the time for action by the permittee for a period not exceeding one-hundred and eighty (180) days upon written request by the

permittee The extension shall be requested in writing and justifiable cause demonstrated.

D. Chapter 1, Division II Section 104.5 is deleted.”

5.5 Chapter 8.26 of Title 8 of the City of Moreno Valley Municipal Code is hereby repealed and replaced in its entirety to read as follows:

“Chapter 8.26

**California Electrical Code**

8.26.010 Adopted

The California Electric Code, 2019 Edition, based on the 2017 National Electric Code as published by the National Fire Protection Association, is adopted and made a part of this chapter by reference.”

5.6 Chapter 8.28 of Title 8 of the City of Moreno Valley Municipal Code is hereby added to read as follows:

“Chapter 8.28

**California Administrative Code**

8.28.010 Adopted

The California Administrative Code, 2019 Edition, is adopted and made a part of this chapter by reference.”

5.7 Chapter 8.30 of Title 8 of the City of Moreno Valley Municipal Code is hereby added to read as follows:

“Chapter 8.30

**California Energy Code**

8.30.010 Adopted

The California Energy Code, 2019 Edition, is adopted and made a part of this chapter by reference.”

5.8 Chapter 8.32 of Title 8 of the City of Moreno Valley Municipal Code is hereby added to read as follows:

“Chapter 8.32

**California Historical Building Code**

8.32.010 Adopted

The California Historical Building Code, 2019 Edition, is adopted and made a part of this chapter by reference.”

5.9 Chapter 8.34 of Title 8 of the City of Moreno Valley Municipal Code is hereby added to read as follows:

“Chapter 8.34

**California Existing Building Code**

8.34.010 Adopted

The California Existing Building Code, 2019 Edition, based on the 2018 International Existing Building Code, is adopted and made a part of this chapter by reference.”

5.10 Chapter 8.36 of Title 8 of the City of Moreno Valley Municipal Code is hereby repealed and replaced in its entirety to read as follows:

“Chapter 8.36

**California Fire Code**

8.36.010 Adopted

**APPLICATION AND ADOPTION OF THE CALIFORNIA FIRE CODE.** Except as stated in this Section or as amended below in Section 5 of this Ordinance, all of the provisions and appendices of the 2019 California Fire Code, inclusive of all of the inclusions and exclusions set for in each chapter’s matrix, are hereby adopted and shall apply to the City of Moreno Valley. In addition, the following provisions that are excluded in the 2019 California Fire Code are hereby adopted - Chapter 1, Division II of the California Fire Code is hereby adopted, except that Section 103.2 and 109.3 are not adopted, and Chapters 3, 25, and Sections 403.12, 503, 510.2, and 1103.2 are adopted.

8.36.020 Administrative

A. Section 102.5 is hereby amended as follows:

102.5 Application of residential code. Where structures are designed and constructed in accordance with the California Residential Code, the provisions of this code shall apply as follows:

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1. Construction and design provisions of this code pertaining to the exterior of the structure shall apply including, but not limited to, premises identification, fire apparatus access and water supplies. Where interior or exterior systems or devices are installed, construction permits required by Section 105.7 of this code shall apply.
2. Administrative, operational and maintenance provisions of this code shall apply.
3. Automatic fire sprinkler system requirements of this code shall apply to detached accessory buildings 3,600 square feet or greater in accordance with Section 903.2. The provisions contained in Section 903.2.18 of the California Fire Code or Section R309.6 of the California Residential Code may be used for the design of the automatic fire sprinkler system for detached private garages.

B. Section 103.2 of the California Fire Code is hereby amended to read as follows:

103.2 Appointment. The Fire Chief, Fire Marshal or their designees shall be appointed by the Chief appointing authority of the jurisdiction; and the Fire Chief, Fire Marshal or their designees shall not be removed from office without prior approval with the County Fire Chief regarding implementation, administration and enforcement of the provisions of this Code.

C. Sections 103.4 and 103.4.1 of the California Fire Code are hereby deleted in their entirety and replaced with the following:

103.4 Liability. Any liability against Riverside County or Moreno Valley or any officer or employee for damages resulting from the discharge of their duties shall be as provided by law.

D. Section 104.1.1 is hereby added to the California Fire Code to read as follows:

104.1.1 Authority of the Fire Chief.

(1) The Fire Chief and his or her designees are authorized and directed to enforce all applicable State fire laws and the provisions of this code and he or she shall perform such related duties as may be fixed by the City Council, and for such purposes, he or she shall have the power of a peace officer.

(2) The Fire Chief is authorized to administer, interpret and enforce this code. Under the Fire Chief's direction, the fire department is authorized to enforce all ordinances of the jurisdiction pertaining to:

- a. The prevention of fires,
- b. The suppression or extinguishment of dangerous or hazardous fires,
- c. The storage, use and handling of hazardous materials,

- d. The installation and maintenance of automatic, manual and other private fire alarm systems and fire extinguishing equipment,
- e. The maintenance and regulation of fire escapes,
- f. The maintenance of fire protection and the elimination of fire hazards on land and in buildings, structures and other property, including those under construction,
- g. The maintenance of means of egress.
- h. The investigation of the cause, origin and circumstance of fire and unauthorized releases of hazardous materials.

(3) The following persons are hereby authorized to interpret and enforce the provisions of this Code (except as provided in Section 101.4) and to make arrests and issue citations as authorized by law:

- a. The Unit Chief and peace officers and public officers of the California Department of Forestry and Fire Protection.
- b. The Fire Chief, Peace Officers and Public Officers of the Riverside County Fire Department.
- c. The City Fire Marshal and members of the Moreno Valley Fire Prevention Bureau.
- d. The Riverside County Sheriff and any Deputy Sheriff.
- e. The Police Chief and any Police Officer of any city served by the County Fire Department.
- f. Officers of the California Highway Patrol.
- g. Code Officers of the Riverside County Code Enforcement Department
- g. Peace Officers of the California Department of Parks and Recreation.
- h. The law enforcement officers of the Federal Bureau of Land Management.

E. A new section 104.12 is hereby added to the California Fire Code to read as follows:

104.12 Authority of the Fire Chief to close hazardous fire areas. Except upon National Forest Land, the Fire Chief is authorized to determine and announce the closure of any hazardous fire area or portion thereof. Any closure by the Fire Chief for a period of more than fifteen (15) calendar days must be approved by the City Council within fifteen (15) calendar days of the Fire Chief's original order of closure. Upon such closure, no person shall go in or be upon any hazardous fire area, except upon the public roadways and inhabited areas. During such closure, the Fire Chief shall erect and maintain at all entrances to the closed area sufficient signs giving notice of closure. This section shall not prohibit residents or owners of private property within any closed area, or their invitees, from going in or being upon their lands. This section shall not apply to any entry, in the course of duty, by a peace officer, duly authorized public officer or fire department personnel. For the purpose of this section, "hazardous fire area" shall mean public or private land that is covered with grass, grain, brush or forest and situated in a location that makes suppression difficult resulting in great damage. Such areas are designated on Hazardous Fire Area maps filed with the office of the Fire Chief.

F. Section 106.2 is hereby deleted in its entirety and replaced with the following:

106.2 Schedule of permit fees. Fees for services and permits shall be as set forth in the City of Moreno Valley fee schedule.

G. A new section 106.6 is hereby added to the California Fire Code to read as follows:

106.6 Cost recovery. Fire suppression, investigation, rescue or emergency medical costs are recoverable in accordance with Health and Safety Code Sections 13009 and 13009.1, as may be amended from time to time. Additionally, any person who negligently, intentionally or in violation of law causes an emergency response, including, but not limited to, a traffic accident, spill of toxic or flammable fluids or chemicals is liable for the costs of securing such emergency, including those costs pursuant to Government Code Section 53150, et seq, as may be amended from time to time. Any expense incurred by the City of Moreno Valley or Riverside County Fire Department for securing such emergency shall constitute a debt of such person and shall be collectable by Riverside County in the same manner as in the case of an obligation under contract, express or implied.

H. Section 109.1 of the California Fire Code is hereby amended as follows:

109.1 Board of appeals established. The Board of Appeals shall be the City Council. If he or she determines an outside board is needed, he or she shall designate an outside hearing officer to hear the appeal. The Fire Chief shall be notified of any appeal and the Fire Chief or designee shall be in attendance at the appeal hearing. Depending on the subject of the appeal, specialized expertise may be solicited, at the expense of the applicant, for the purpose of providing input to the Appeals Board.

I. Section 110.4 is hereby deleted in its entirety and replaced with the following:

[A] 110.4 Violation penalties; It shall be unlawful for any person, firm, corporation or association of persons to violate any provision of this ordinance, or to violate the provisions of any permit granted pursuant to this code. Punishments and penalties for violations shall be in accordance with the City of Moreno Valley ordinances, fee schedule, and Health and Safety Code Sections 17995 through 17995.5.

J. The following definition of Section 202 of the California Fire Code is hereby amended as follows:

“FIRE CHIEF.” The Fire Chief of Riverside County or the Fire Chief’s designee.

K. Open Flames

1. Section 308.1.6.3 of the California Fire Code is deleted in its entirety and replaced with the following:

308.1.6.3 Sky lanterns or similar devices. A person shall not release or cause to be released a sky lantern or similar device.

8.36.030 Building and Equipment Design Features

A. Section 503.2.1 of the California Fire Code is hereby amended as follows:

503.2.1 Dimensions. Fire apparatus access roads shall have an unobstructed width of not less than 24 feet (7315 mm), exclusive of shoulders, except for approved security gates in accordance with Section 503.6, and an unobstructed vertical clearance of not less than 13 feet 6 inches (4115 mm). For additional requirements or alternatives, see Riverside County Fire Department Standards and Policies, as may be amended from time to time.

B. Section 503.2.2 is hereby amended as follows:

503.2.2 Authority. The Fire Code Official shall be the only authority authorized to designate fire apparatus access roads and fire lanes and to modify the minimum fire lane access widths for fire or rescue operations.

C. Section 503.6.1 is hereby added to the California Fire Code to read as follows:

503.6.1 Automatic opener. New motorized gates shall be provided with means to be automatically opened remotely by emergency vehicle in accordance with Riverside County Fire Department standards and Policies, as may be amended from time to time.

Exception: Gates serving individual one- and two-family dwelling parcels.

D. Section 503.7 is hereby added to the California Fire Code to read as follows:

503.7 Loading areas and passenger drop-off areas. On private properties, where fire apparatus access roads are utilized for loading or unloading or utilized for passenger

drop-off or pick-up, an additional eight (8) feet of width shall be added to the minimum required width for the fire apparatus access road.

E. Section 505.1 is hereby amended as follows:

505.1 Address identification. New and existing buildings shall have approved address numbers, building numbers or approved building identification placed in a position that is plainly legible and visible from the street or road fronting the property. These numbers shall contrast with their background. Where required by the Fire Code Official, address numbers shall be provided in additional approved locations to facilitate emergency response. Address numbers shall be Arabic numbers or alphabetical letters. Numbers shall be a minimum of 4 inches (101.6 mm) high with a minimum stroke width of 0.5 inch (12.7 mm) for R-3 occupancies, for all other occupancies the numbers shall be a minimum of 6 inches high with a minimum stroke width of 1 inch. Where access is by means of a private road and the building cannot be viewed from the public way, a monument, pole or other sign or means shall be used to identify the structure. Address numbers shall be maintained.

F. Section 507.5.7 is hereby added to the California Fire Code to read as follows:

507.5.7 Fire hydrant size and outlets. As determined by the Fire Code Official, fire hydrant sizes and outlets shall be based on the following:

1. Residential Standard – one (1) four (4) inch outlet, and one (1) two and one-half (2 ½) inch outlet.
2. Super Hydrant Standard – one (1) four (4) inch outlet, and two (2) two and one-half (2 ½) inch outlet.
3. Super Hydrant Enhanced - two (2) four (4) inch outlet, and one (1) two and one-half (2 ½) inch outlet.

G. Section 507.5.8 is hereby added to the California Fire Code to read as follows:

507.5.8 Fire hydrant street marker. Fire hydrant locations shall be visually indicated in accordance with Riverside County Fire Department Technical Policy 06-11, as may be amended from time to time. Any hydrant marker damaged or removed during the course of street construction or repair shall be immediately replaced by the contractor, developer or person responsible for removal or damage.

H. Section 508.1 of the California Fire Code is hereby amended as follows:

508.1 General. Where required by other sections of this code and in all buildings classified as high-rise buildings by the California Building Code and buildings greater than 300,000

square feet in area, and Group I-2 occupancies having occupied floors located more than 75 feet above the lowest level of fire department vehicle access, a fire command center for fire department operations shall be provided and shall comply with Sections 508.1.1 through 508.1.8.

I. Section 508.1.1 of the California Fire Code is deleted in its entirety hereby and replaced with the following:

508.1.1 Location and access. The fire command center shall be located adjacent to the main lobby and shall be accessible from fire department vehicular access or as approved by the Fire Code Official. The room shall have direct access from the building exterior at the lowest level of fire department access.

J. Exception 508.1.3 of the California Fire Code is hereby amended to add the following:

When solely required due to a building greater than 300,000 square feet, the fire command center shall be a minimum of 96 square feet (9m<sup>2</sup>) with a minimum dimension of 8 feet (2,438 mm).

K. Section 508.1.6 of the California Fire Code is hereby amended to add the following:

Exception: A fire command center solely required because a building is greater than 300,000 square feet in area shall comply with NFPA 72 and contain the features set forth in Section 508.1.6 subsections 5, 8, 10, 12, 13 and 14. The features set forth in Section 508.1.6 subsections 1, 2, 3, 4, 6, 7, 9, 11, 15, 16, 17, 18 and 19 shall be required when such building contains systems or functions related to these features.

L. Section 508.1.8 is hereby added to the California Fire Code:

508.1.7 Fire command center identification. The fire command center shall be identified by permanent easily visible sign stating "Fire Dept. Command Center," located on the door to the fire command center.

M. Section 605.10.1.2 Manual operation is hereby amended as follows:

605.10.1.2 Manual operation. When required by the Fire Code Official, automatic crossover valves shall be capable of manual operation. The manual valves shall be located in an approved location immediately outside of the machinery room, in a secure metal box or equivalent and marked as Emergency Controls.

N. Section 903.2 of the California Fire Code is hereby amended as follows:

903.2 Where required.

1. New Buildings. In all new buildings and structures which are 3,600 square feet or greater, an approved automatic sprinkler system shall be provided regardless of occupancy classification. Where the California Fire Code is requiring more restrictive requirements in Sections 903.2.1 – 903.2.20, the more restrictive requirement shall take precedence.

2. Existing Buildings. Notwithstanding any applicable provisions of this code, an automatic sprinkler system shall be provided in an existing building when an addition occurs and when one of the following conditions exists:

- a. When an addition is 33% or more of the existing building area, and the resulting building area exceeds 3,600 square feet (465 m2) as defined in Section 202; or
- b. When an addition exceeds 1,500 square feet (186 m2) and the resulting building area exceeds 3,600 square feet (465 m2) as defined in Section 202.

Exception: Unless required elsewhere in this code or the California Building Code, automatic fire sprinkler systems shall not be required for the following:

- 1. Detached Group U occupancies used for agricultural purposes constructed in accordance with the California Building Code.
- 2. Detached non-combustible equestrian arena shade canopies that are open on all sides and used for riding only - no commercial, assembly or storage uses.
- 3. Detached fabric or non-combustible shade structures that are open on all sides and used to shade playground equipment, temporary storage of vehicles and dining areas with no cooking.
- 4. Where determined by the Fire Chief that no major life safety hazard exists, and the fuel load does not pose a significant threat to firefighter safety or to other structures or property, automatic fire sprinklers may be exempted.

One- and two-family dwellings shall have an automatic fire sprinkler system regardless of square footage in accordance with the California Residential Code. Fire sprinkler systems shall be installed in mobile homes, manufactured homes and multifamily manufactured homes with two dwelling units in accordance with Title 25 of the California Code of Regulations.

The following exceptions in the California Fire Code shall not be allowed:

- a. Exception in Section 903.2.3
- b. Exception 2 in Section 903.2.11.3

O. Section 903.2.11.1.1 of the California Fire Code is hereby amended to read as follows:

903.2.11.1.1 Opening dimension and access. Openings shall have a minimum dimension of not less than 36 inches (762 mm). Such openings shall be accessible to the fire

department from the exterior and shall not be obstructed in a manner that the fire fighter or rescue cannot be accomplished from the exterior.

P. A new section 903.3.5.3 of the California Fire Code is hereby added as follows:

903.3.5.3 Hydraulically calculated systems. The design of hydraulically calculated fire sprinkler systems shall not exceed 90% of the water supply capacity.

#### 8.36.040 Special Occupancies and Operations

A. Section 3204.2 is hereby added to the California Fire Code to read as follows:

3204.2.1 Minimum requirements for client leased or occupant owned warehouses. Designs of an automatic sprinkler system for client leased or occupant owned buildings containing high pile storage shall be based on the requirements of NFPA 13. The responsible fire protection engineer shall perform a survey of the building to determine commodity classification, storage configuration, building height and other information related to the development of an appropriate sprinkler system design. The fire protection engineer shall also make reasonable efforts to meet with the building owner or operator to understand seasonal or customer related fluctuations to the stored commodities, storage height, and configuration. The sprinkler design shall be based on the most demanding requirements determined through the onsite survey and discussions with the building owner or operator. The technical report shall describe the basis for determining the commodity and sprinkler design selection, how the commodities will be isolated or separated, and include references to the design document(s). If a specific fire test is used as the basis of design, a copy of the fire test report shall be provided at the time of plan review.

#### 8.36.050 Requirements for Wildland-Urban Interface Areas

A. Section 4904.3 is hereby added to the California Fire Code to read as follows:

4904.3 High Fire Hazard and Very High Fire Severity Zone Maps. In accordance with Government Code Sections 51175 through 51189, Very High Fire Hazard Severity Zones are designated as shown on a map titled Very High Fire Hazard Severity Zones, dated December 24, 2009 and retained on file at the office of the Fire Chief, which supersedes other maps previously adopted by Riverside County designating high fire hazard areas.

B. Section 4906.4 is hereby added to the California Fire Code to read as follows:

4906.4 Fuel Modification Requirements for New Construction. All new buildings to be built or installed in areas containing combustible vegetation shall comply with the following:

1. Preliminary fuel modification plans shall be submitted to and approved by the Fire Code Official concurrent with the submittal for approval of any tentative map.
2. Final fuel modification plans shall be submitted to and approved by the Fire Code Official prior to the issuance of a grading permit.
3. The fuel modification plans shall meet the criteria set forth in the Riverside County Fire Department Fuel Modification Technical Policy.
4. The fuel modification plan may be altered if conditions change. Any alterations to the fuel modification areas shall have prior approval by the Fire Code Official.
5. All elements of the fuel modification plan shall be maintained in accordance with the approved plan and are subject to the enforcement process outlined in the Fire Code.

8.36.060 Hazardous Materials

A. Section 5601.1.3 is hereby added to the California Fire Code to read as follows:

5601.1.3 Fireworks. The storage, use, sale, possession, and handling of fireworks 1.4G (commonly referred to as Safe and Sane) and fireworks 1.3G is prohibited.

Exception: Fireworks 1.4G and fireworks 1.3G may be part of an electrically fired public display when permitted and conducted by a licensed pyrotechnic operator.

B. Section 5601.1.3.1 is hereby added to the California Fire Code to read as follows:

5601.1.3.1 Seizure of fireworks. The Fire Chief shall have the authority to seize, take, and remove all fireworks stored, sold, offered for sale, used or handled in violation of the provisions of Title 19 CCR, Chapter 6. Any seizure or removal pursuant to this section shall be in compliance with all applicable statutory, constitutional, and decisional law.

C. Section 5607.1.1 is hereby added to the California Fire Code to read as follows:

5607.1.1 Explosives and blasting. Explosives shall not be possessed, kept, stored, sold, offered for sale, given away, used, discharged, transported or disposed of within wildland-urban interface areas, or hazardous fire areas except by permit from the Fire Code Official

8.36.070 Appendix B

A. Table B105.2 of the California Fire Code is hereby amended as follows:

TABLE B105.2  
REQUIRED FIRE-FLOW FOR BUILDINGS OTHER THAN ONE- AND  
TWO-FAMILY DWELLINGS, GROUP R-3 AND R-4 BUILDINGS AND TOWNHOUSES

| <b>AUTOMATIC SPRINKLER SYSTEM (Design Standard)</b>  | <b>MINIMUM FIRE-FLOW (gallons per minute)</b> | <b>FLOW DURATION (hours)</b>                         |
|--|---|--|
| No automatic sprinkler system                        | Value in Table B105.1(2)                      | Duration in Table B105.1(2)                          |
| Section 903.3.1.1 of the <i>California Fire Code</i> | 50% of the value in Table B105.1(2)a          | Duration in Table B105.1(2) at the reduced flow rate |
| Section 903.3.1.2 of the <i>California Fire Code</i> | 50% of the value in Table B105.1(2)b          | Duration in Table B105.1(2) at the reduced flow rate |

For SI: 1 gallon per minute = 3.785 L/m.

- a. The reduced fire-flow shall be not less than 1,000 gallons per minute.
- b. The reduced fire-flow shall be not less than 1,500 gallons per minute.

B. Section C103.1 of the California Fire Code is deleted in its entirety and replaced with the following:

C103.1 Hydrant spacing. Fire apparatus access roads and public streets providing required access to buildings in accordance with Section 503 of the International Fire Code shall be provided with one or more fire hydrants, as determined by Section C102.1. Where more than one fire hydrant is required, the distance between required fire hydrants shall be in accordance with Sections C103.2 and C103.3. Fire hydrants shall also be provided at street intersections.”

5.11 Chapter 8.38 of Title 8 of the City of Moreno Valley Municipal Code is hereby added to read as follows:

“Chapter 8.38

**California Green Building Code**

8.38.010 Adopted

The California Green Building Code, 2019 Edition, is adopted and made a part of this chapter by reference.”

5.12 Chapter 8.44 of Title 8 of the City of Moreno Valley Municipal Code is hereby added to read as follows:

“Chapter 8.44

**California Reference Standards Code**

8.44.010 Adopted

The California Reference Standards Code, 2019 Edition, is adopted and made a part of this chapter by reference.”

SECTION 6. SEVERABILITY

If any section, subsection, subdivision, paragraph, sentence, clause, or phrase in this chapter or any part thereof is for any reason held to be unconstitutional, invalid, or ineffective by any court of competent jurisdiction, such decision shall not affect the validity or effectiveness of the meaning portions of this chapter 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 subsection, subdivision, paragraphs, sentences, clauses, or phrases be declared unconstitutional, invalid, or ineffective.

SECTION 7. 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 8. EFFECTIVE DATE:

This ordinance shall take effect on January 1, 2020.

INTRODUCED at a regular meeting of the City Council on October 15, 2019 and PASSED, APPROVED, and ADOPTED by the City Council on November 5, 2019 the following roll call vote, to wit:

- AYES: Council Members -
- NOES: Council Members -
- ABSENT: Council Members -
- ABSTAIN: Council Members -

\_\_\_\_\_  
Mayor

ATTEST:

\_\_\_\_\_  
Pat Jacquez-Nares, CMC & CERA, City Clerk

APPROVED AS TO FORM:

23  
Ordinance No. 962  
Date Adopted: November 5, 2019

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Martin D. Koczanowicz, City Attorney



## 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:** November 5, 2019

**TITLE:** PEN17-0036 – ACCEPT DEVELOPMENT IMPACT FEES (DIF) IMPROVEMENT CREDIT AGREEMENT #D19-001 FOR PHELAN DEVELOPMENT LOCATED AT THE SOUTHEAST CORNER OF NANDINA AVENUE AND INDIAN STREET DEVELOPER: INDIAN & NANDINA JP/FG, LLC

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### **RECOMMENDED ACTION**

#### **Recommendations:**

1. Accept and approve the Development Impact Fees Improvement Credit Agreement #D19-001 (DIF Agreement) for PEN17-0036 improvements.
2. Authorize the City Manager to execute the DIF Agreement.

### **SUMMARY**

As part of the project conditions of approval, the developer will be constructing required DIF-related public improvements. Section 3.42.110 of the City's Municipal Code allows the developer to receive a credit for qualifying public improvements made to designated arterial street(s). Nandina Avenue and Indian Street are designated streets in the City's DIF Nexus Study. The developer's maximum credit amount is based on the lower of the DIF Nexus Study Costs, the Engineer's Cost Estimate provided by the developer, and the DIF Fee Obligation.

### **DISCUSSION**

Indian & Nandina JP/FG, LLC is approved to construct an approximate 98,395 square foot warehouse facility consisting of 95,395 square feet of warehouse and a future 3,000 square feet of office located at the southeast corner of Nandina Avenue and Indian Street. A vicinity map is attached to this staff report as Attachment 1. The City's

Municipal Code, Chapter 3.42, “Commercial and Industrial Development Impact Fees” requires the developer to pay Development Impact Fees (DIF). The DIF covers the developer’s fair share of the costs to construct improvements that help mitigate the traffic impacts and burdens generated by the project on the City’s network of arterial streets and traffic signals.

As part of the project conditions of approval, the developer will be constructing required DIF-related public improvements. Section 3.42.110 of the City’s Municipal Code allows the developer to receive a credit for qualifying public improvements made to the designated arterial street(s). Nandina Avenue and Indian Street are designated streets in the City’s DIF Nexus Study and the developer of project PEN17-0036 is required to construct public improvements on both streets.

The developer is eligible to receive DIF Credits for specific improvements identified in the DIF Nexus Study for Nandina Avenue and Indian Street. Qualifying DIF improvements include roadway excavation, pavement, base, curb and gutter, striping and traffic control.

Per the DIF Improvement Credit Agreement, the initial credit is the least of the DIF Nexus Study Costs, Engineer’s Cost Estimate provided by the developer, and DIF Fee Obligation. Refer to Exhibit “C” – DIF Credit Calculation Table of the DIF Improvement Credit Agreement. The DIF Improvement Credit Agreement is attached to this Staff Report as Attachment 2. The maximum DIF Credit for this project is \$69,638.35 for the Arterial Street component of the DIF.

## **ALTERNATIVES**

1. Approve and accept the recommended actions as presented in this staff report. *Staff recommends this alternative to help achieve the construction goals as identified within the DIF Nexus Study.*
2. Do not approve and do not accept the recommended actions as presented in this staff report. *Staff does not recommend this alternative as it would result in not achieving the construction goals as identified within the DIF Nexus Study.*

## **FISCAL IMPACT**

There is no fiscal impact to the General Fund.

## **NOTIFICATION**

Publication of agenda.

## **PREPARATION OF STAFF REPORT**

Prepared By:

Department Head Approval:

Larry Gonzales, P.E.  
Senior Engineer

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

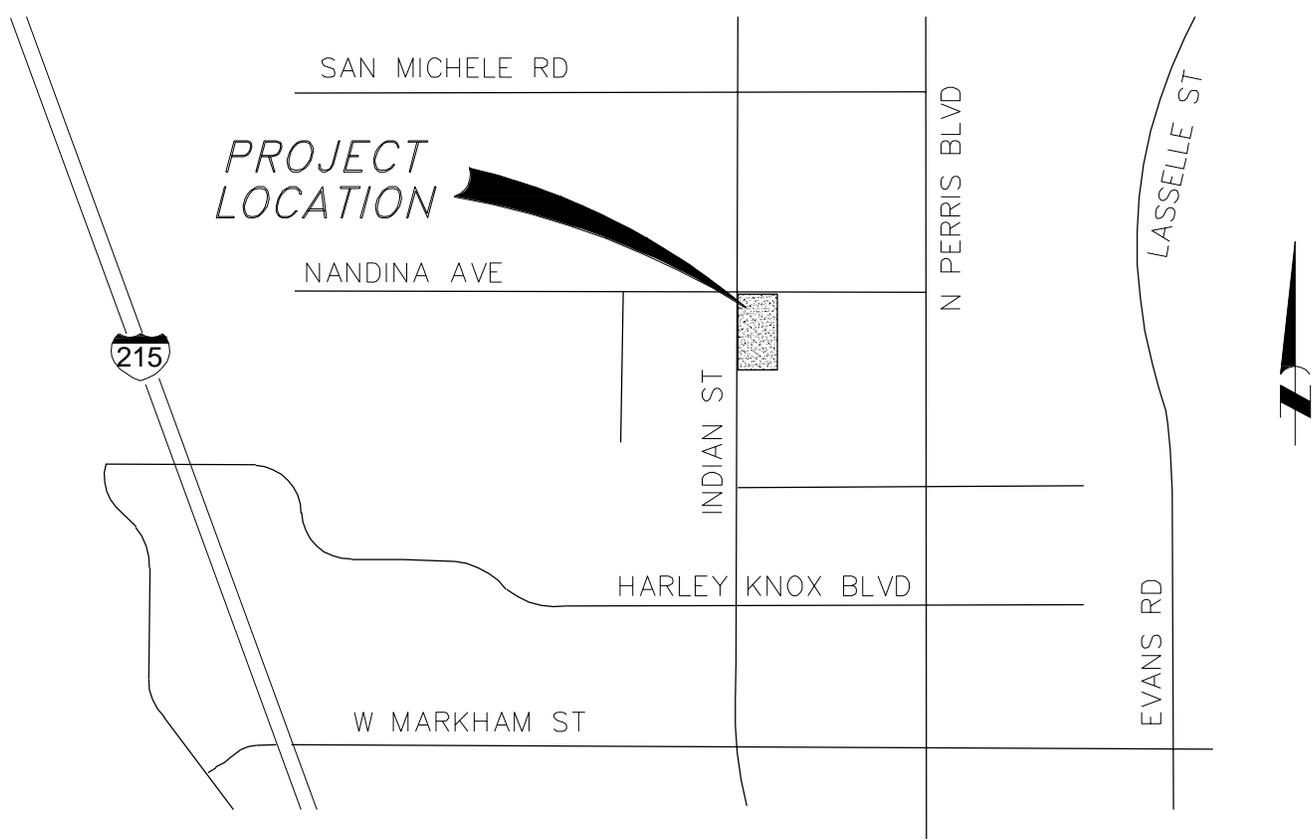
Objective 4.2: Develop and maintain a comprehensive Infrastructure Plan to invest in and deliver City infrastructure.

**ATTACHMENTS**

- 1. Vicinity Map
- 2. DIF Improvement Credit Agreement #D19-001

**APPROVALS**

|                         |                   |                   |
|-------------------------|-------------------|-------------------|
| Budget Officer Approval | <u>✓ Approved</u> | 10/22/19 11:34 AM |
| City Attorney Approval  | <u>✓ Approved</u> | 10/25/19 12:10 PM |
| City Manager Approval   | <u>✓ Approved</u> | 10/28/19 9:33 AM  |



SECTION 31 T.3S., R.3W., S.B.M.

**VICINITY MAP**  
NO SCALE

Attachment: Vicinity Map (3720 : PEN17-0036 – ACCEPT DEVELOPMENT IMPACT FEE (DIF) IMPROVEMENT)

CITY OF MORENO VALLEY  
PUBLIC WORKS DEPARTMENT -  
LAND DEVELOPMENT DIVISION

PEN17-0036

**DEVELOPMENT IMPACT FEES**  
**IMPROVEMENT CREDIT AGREEMENT**  
**NUMBER D19-001**  
**PEN17-0036**  
**95,395 SQ FT, One Building**  
**17600 Indian Street (APN 316-210-052-4)**

This Development Impact Fees Improvement Credit Agreement is made and entered into as of the date the City signs this Agreement, by and between the City of Moreno Valley, a municipal corporation, hereinafter referred to as “City” and the undersigned Developer, hereinafter referred to as “Developer.”

**RECITALS**

WHEREAS, Developer and City have entered into an Agreement for Public Improvements (attached hereto as Exhibit “A”), dated \_\_\_\_\_, which Agreement for Public Improvements sets forth all obligations of the Developer for Public Improvements that are a condition of approval for the above-titled development (hereinafter referred to as the “Project”), some of which may be eligible for Development Impact Fees (hereinafter referred to as “DIF”) Credit under this Agreement; and

WHEREAS, the City of Moreno Valley Municipal Code Chapter 3.38 “Residential Development Impact Fees” and Chapter 3.42 “Commercial and Industrial Development

Impact Fees” requires Developer to pay the DIF for projects identified in the most recently adopted DIF study (hereinafter referred to as “DIF Obligation”) which covers the Project’s fair share of the costs to construct improvements that help mitigate the impacts and burdens on the City’s local systems generated by the Project and that are necessary to provide City services and protect the safety, health, and welfare of residential and non-residential users; and

WHEREAS, certain improvements set forth in the Agreement for Public Improvements are also identified in the City’s DIF Program as improvements that are to be funded from DIF, which identified improvements are set forth in Exhibit “B” attached hereto and hereby incorporated by reference and are hereinafter referred to as the DIF Improvements; and

WHEREAS, if the City or some other third party constructs the DIF improvements set forth in the Agreement for Public Improvements prior to Developer, then this Improvement Credit Agreement shall become null and void and the Developer shall be required to pay the full DIF Obligation of the Project; and

WHEREAS, the City and Developer now desire to enter into this Improvement Credit Agreement to provide a means by which the Developer may receive a Credit for required DIF improvements actually constructed by the Developer for the subject Project subject to the terms and limitations set forth in this Agreement.

NOW, THEREFORE, for the purposes set forth herein, and for good and valuable consideration, the adequacy of which is hereby acknowledged, Developer and City hereby agree as follows:

**1.0 General Provisions.**

**1.1 Incorporation of Recitals.** The Parties hereby affirm the facts and provisions set forth in the above Recitals and agree to their incorporation herein as though set forth in full.

**1.2 Incorporation of the Agreement for Public Improvements.** The Parties hereby affirm the terms, conditions and requirements set forth in the Agreement for Public Improvements (Exhibit "A") and agree to their incorporation herein as though set forth in full.

**2.0 DIF Obligation.**

**2.1 Developer's DIF Obligation.** Developer hereby agrees and accepts that, as of August 15, 2019, the Developer is obligated to pay DIF for the Project to City in the amount of Two Hundred Twenty-Two Thousand Four Hundred Fifteen and Eighty-Three Cents (\$222,415.83) (hereinbefore and hereinafter referred to as the "DIF Obligation").

**2.2 Effect of Agreement.** Notwithstanding anything in this Agreement, Developer acknowledges that the DIF Obligation is established by the provisions of the

City of Moreno Valley Municipal Code Chapter 3.38 “Residential Development Impact Fees,” or Chapter 3.42 “Commercial and Industrial Development Impact Fees,” and that this Agreement does not alter, limit, increase or reduce the obligations under those code sections nor prevent City from adjusting or correcting the DIF Obligation amount to conform to the requirements of the Municipal Code.

### **3.0 DIF Credit Limitations.**

**3.1 Calculation of DIF Credit.** Pursuant to City of Moreno Valley Municipal Code Sections 3.38.150 “Credit for Improvements Provided by Developers” (residential), or 3.42.110 “Credit for Improvements Provided by Developers” (commercial and industrial), and in accordance with the City’s Development Impact Fee Credit and Reimbursement Policy, as adopted by the City Council on August 26, 2008, (the “Credit and Reimbursement Policy”) and in consideration of Developer’s obligations under the Conditions of Approval for the Project and the Agreement for Public Improvements to construct the DIF improvements, the maximum amount of DIF Credit that shall be applied by City to offset the DIF Obligation shall be as defined in Sections 4.0 of this Agreement and the Credit and Reimbursement Policy.

**3.2 Effect of Agreement.** Notwithstanding the foregoing, Developer acknowledges that the amounts of DIF Credits are established by the provisions of the City of Moreno Valley Municipal Code and the DIF Credit and Reimbursement Policy and this Agreement shall not prevent City from adjusting or correcting the DIF Credit amounts set forth in this Agreement to conform to the requirements of the Municipal Code and the Credit and Reimbursement policy.

#### 4.0 DIF Credit

**4.1 Maximum DIF Credit.** City shall apply DIF Credit to offset, in whole or in part, the Project's DIF Obligation. The maximum amount of DIF Credit that shall be applied by City to offset the DIF Obligation shall be equal to the least of: (A) the City Engineer's Estimate of the actual cost of the DIF Improvements (hereinafter collectively referred to as "Engineer's Estimate"), or (B) project costs as identified in the DIF study in effect at the time of the issuance of a building permit, or (C) the actual DIF Obligation. In no event shall a DIF Credit exceed the actual DIF Obligation.

**4.2 DIF Credit Offset to DIF Obligation.** The DIF Credit shall be applied at the time DIF obligation is due and payable. If the project is to be developed by phases, by specific units, or by specific buildings, DIF Credit shall be applied according to a Public Improvements Phasing Schedule approved by the City and attached and incorporated to this agreement.

**4.3 Submittal Timeframe.** The Developer shall submit to the City Engineer any and all documentation the Developer deems relevant in substantiating the claim for DIF Credit for the DIF Qualifying Improvements to be constructed by the Developer. Such documentation may include contracts, bids, estimates, or any other relevant documents pertaining to the actual cost of the Qualifying Improvements. The City Engineer shall take into consideration, but shall not be bound by, any such documentation submitted by the Developer in formulating the Engineer's Estimate. All

such documentation shall be submitted by the Developer to the City Engineer no later than ninety (90) calendar days prior to the date for payment of DIF for the project. The City Engineer will use his or her best efforts and professional judgment in formulating an Engineer's Estimate and shall endeavor to provide said estimate to the Developer in writing within sixty (60) calendar days after submittal of the last document submitted by the Developer.

**4.4 DIF Credit Calculation (completed by City).** As of the date hereof, the amount of DIF Credit for which Developer is potentially eligible is set forth in Exhibit "C" "DIF Credit Calculation Table" attached hereto and hereby incorporated by reference.

**4.5 Reconciliation - Final DIF Credit.** If the dollar amount of the actual DIF Credit is less than the amount of the actual unpaid DIF Obligation (hereinafter referred to as "DIF Balance"), the City shall notify the Developer in writing of the amount of the DIF Balance and Developer shall pay the DIF Balance to fully satisfy the DIF Obligation at the time DIF payments are due. If the dollar amount of the actual DIF Credit exceeds the amount of the actual DIF Obligation, Developer will be deemed to have fully satisfied the DIF Obligation. If the Developer has actually paid DIF and completed DIF Improvements, but has not received full DIF Credit for which the Developer would have been otherwise eligible under the DIF Credit and Reimbursement Policy, the Developer may be eligible for a Reimbursement Agreement, to the extent applicable, as provided in a separate Development Impact Fees Improvement Reimbursement Agreement.

#### **4.6 Credit Transfer for Unfunded DIF Reimbursement Eligibility.**

To the extent that Developer has Reimbursement Eligibility Amounts which are both unpaid and unfunded by the City and which have not expired under the ten (10) year limitation set forth in the Development Impact Fee Credit and Reimbursement Policy No. 3.24, Section F – Time Limitation, Developer may apply to receive partial or full DIF Credits for the same component of DIF on another development project within the City owned or controlled by that Developer and which has received all necessary approvals, on a dollar for dollar basis. Written application shall be made to the City and Developer shall provide any and all documentation and other information the City may reasonably request. The City shall not unreasonably withhold approval of such a Credit Transfer.

**5.0 No Interest.** Developer shall not be entitled to any interest, or any other cost or time value adjustment, for DIF paid to the City whether or not subsequently credited under Section 4.6 or reimbursed.

**6.0 Term of Agreement.** For purposes of Reimbursement Eligibility and Credit Transfer, this Agreement shall remain in effect for a period not to exceed ten (10) years from the date of execution by the City.

#### **7.0 General.**

**7.1 Assignment.** Except as specifically set forth in this Agreement, this Agreement shall not be assigned by any Party without the prior written consent of the non-assigning Party, which consent shall not be unreasonably withheld. All

assignees and successors in interest shall assume and become obligated to perform all obligations and be entitled to all benefits of the original Party.

**7.2 Amendment.** This Agreement may only be amended in writing signed by the Parties.

**7.3 Law, Venue and Jurisdiction.** This Agreement shall be governed by the laws of the State of California. Venue and Jurisdiction of all matters arising out, pertaining to, or in any way related to this Agreement shall be vested in the Superior Court of the State of California, in and for the County of Riverside, California.

**7.4 Notices.** Any notices to be given pursuant to this Agreement shall be in writing and delivered by First Class Mail addressed to the Parties as follows:

City: City Engineer

City of Moreno Valley

Post Office Box 88005

Moreno Valley, California 92552-0805

Developer: Indian & Nandina JP/FG, LLC, a

California Limited Liability Company

450 Newport Center Dr., Ste 405

Newport Beach, California 92660

**7.5 Entire Agreement.** This Agreement is the final, complete and exclusive statement of the Agreement of the Parties with respect to the subject matter hereof and supersedes and replaces any prior oral or written agreements between the Parties addressing the same subject matter.

**(SIGNATURE PAGE TO FOLLOW)**

Attachment: DIF Improvement Credit Agreement #D19-001 (3720 : PEN17-0036 – ACCEPT DEVELOPMENT IMPACT FEE (DIF) IMPROVEMENT)

IN WITNESS WHEREOF, the Parties hereto have caused their authorized representatives to execute this Agreement.

CITY OF MORENO VALLEY,  
a California municipal corporation

Indian & Nandina JP/FG, LLC, a California  
Limited Liability Company

(Name of Developer)  
a Limited Liability Corporation  
(legal capacity of Developer)

By: \_\_\_\_\_  
City Manager

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

Its: \_\_\_\_\_

Its: \_\_\_\_\_

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

Date: 10-9-2019

ATTEST: \_\_\_\_\_  
City Clerk

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

Its: \_\_\_\_\_

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

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

APPROVED AS TO FORM:

\_\_\_\_\_  
City Attorney

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

SIGNING INSTRUCTION TO THE DEVELOPER:

All signatures on the Contract Agreement on behalf of the Developer must be acknowledged before a notary public. In the event that the Developer is a corporation, the president or vice-president plus the secretary of/or an assistant secretary of the corporation must sign. Corporate seal may be affixed hereto.

Attachment: DIF Improvement Credit Agreement #D19-001 (3720 : PEN17-0036 – ACCEPT DEVELOPMENT IMPACT FEE (DIF) IMPROVEMENT)

**DEVELOPMENT IMPACT FEES  
IMPROVEMENT CREDIT AGREEMENT, NO. D19-001  
PEN17-0036, 95,395 SQ FT, One Building**

**EXHIBIT "A"**

**PUBLIC IMPROVEMENT AGREEMENT  
WITH BONDS**

(ATTACHED BEHIND THIS PAGE)

**EXHIBIT "A"**

2019-457

**AGREEMENT FOR PUBLIC IMPROVEMENTS  
FOR  
PROJECT NO. PEN17-0036**

This Agreement made and entered into by and between the City of Moreno Valley, State of California, hereinafter called City, and Indian & Nandina JP/FG, LLC, herein after called Developer, on the date the City signs this agreement.

**WITNESSETH:**

**FIRST:** Developer, for and in consideration of the approval by the City of the final map of that certain land division, or that certain other land development project, known as PEN17-0036 agrees, at Developer's own expense, to furnish all labor, equipment and material necessary, and within TWENTY-FOUR (24) months from the date this Agreement is executed, to perform and complete in a good and workmanlike manner, all of the required improvements in accordance with those improvement plans for said project which have been approved by the City Engineer, and are on file in the office of the City Engineer, and to do all work incidental thereto in accordance with the standards set forth in City ordinances and regulations, and pay all costs of engineering necessary in connection therewith, which are expressly made a part of this Agreement. All of the above-required work shall be done under the inspection of and to the satisfaction of the City Engineer, and shall not be deemed complete until approved and accepted as complete by the City. Developer further agrees to guarantee the required improvements for a period of one year following acceptance by the City and during this one-year period to repair and replace, to the satisfaction of the City Engineer, any defective work or labor done or defective materials furnished. Developer shall complete the improvements described in this paragraph pursuant to Section 66462, Government Code. Developer shall also complete any offsite improvements required as a condition of approval and with plans approved by the City Engineer at such time as the City acquires an interest in the land which will permit the improvements to be made, and the Developer waives the 120-day time limitation set forth in Section 66462.5, Government Code.

Security to guarantee the performance of this agreement shall be in the following amounts:

Faithful Performance security shall be in the sum of SIX HUNDRED EIGHTY-TWO THOUSAND AND NO/100 Dollars (\*\*\*\$682,000.00\*\*\*). The estimated cost of said work and improvements, pursuant to the Preliminary Estimate of Cost labeled Exhibit A attached hereto.

Labor and Material security shall be in the sum of THREE HUNDRED FORTY-ONE THOUSAND AND NO/100 Dollars (\*\*\*\$341,000.00\*\*\*). The estimated cost securing payment of labor and materials is fifty (50) percent of the total cost estimate of the improvements.

Developer further agrees to guarantee the required improvements for a period of one year following acceptance by the City and during this one-year period to repair and replace, to the satisfaction of the City Engineer, any defective work or labor done or defective materials furnished. Upon entering the warranty period, the City shall retain ten percent of the original faithful performance security. Developer reserves the right to substitute the form of security, in accordance with the Moreno Valley Municipal Code, at any time during the term of this agreement, subject to approval of the City Engineer and City Attorney.

**SECOND:** Developer agrees to file with City, prior to the date this Agreement is executed, a good and sufficient improvement security in an amount not less than the estimated cost of the work and improvements for the faithful performance of the terms and conditions of this Agreement, and good and sufficient security for payment of labor and materials in the amount prescribed by City ordinances and regulations to secure the claims to which reference is made in Title 15 (commencing with Section 3082) of Part 4 of Division 3 of the Civil Code of the State of California. Developer agrees to renew each and every said bond or bonds with good and sufficient sureties or increase the amounts of said bond or bonds, or both, within ten (10) days after being notified by the City Engineer that the sureties or amounts are insufficient. Notwithstanding any other provision herein, if Developer fails to take such action as is

necessary to comply with said notice, he shall be in default of this Agreement unless all required improvements are completed within ninety (90) days of the date on which the City Engineer notified the Developer of the insufficiency of said bonds. Developer reserves the right to substitute the form of security in accordance with the City's Municipal Code at any time during the term of this agreement, subject to approval by the City Engineer and City Attorney.

**THIRD:** Developer agrees to pay to the City the actual cost of such inspection of the works and improvements as may be required by the City Engineer. Developer further agrees that, if suit is brought upon this Agreement or any bond guaranteeing the completion of the required improvements, all costs and reasonable expenses and fees incurred by the City in successfully enforcing such obligations shall be paid by Developer and guaranteed by the surety in addition to the face amount of the security, including reasonable attorney's fees, and that, upon entry of judgment, such costs, expenses and fees shall be taxed as costs and included in any judgment rendered.

**FOURTH:** To the furthest extent allowed by law, including California Civil Code Section 2782, Developer shall indemnify, hold harmless and defend City and each of its officers, officials, employees and agents from any and all claims, losses, liabilities, 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/or property damage) incurred by City or any other Person, and from any and all claims, demands and actions in law or equity (including attorney's fees and litigation expenses), arising or alleged to have arisen directly or indirectly out of the performance of this Agreement, including but not limited to the alleged acts or omissions of any contractor, subcontractor, employee or agent acting on behalf of Developer or the design of any improvements to be constructed pursuant to this Agreement or the use of any patent or patented article in the performance of this Agreement.

Developer's obligations to indemnify and hold City harmless shall apply in all instances except those claims caused by the active negligence, sole negligence, or willful misconduct of City or any of its officers, officials, employees or agents. Developer's obligations to defend the City and provide a legal defense (including the retention of attorneys acceptable to City and all legal costs and expenses) shall apply in all instances, except those claims arising out of the sole negligence or the willful misconduct of City or any of its officers, officials, employees or agents.

If Developer retains any contractor or subcontractor to perform any of the Work to be performed under this Agreement, Developer shall require each contractor or subcontractor to indemnify, hold harmless and defend City and each of its officers, officials, employees and agents in accordance with the terms of the preceding paragraphs.

Developer's obligations under this section shall survive the completion of any work to be performed by Developer, the City's inspection and/or acceptance of any work performed by Developer, as well as the termination or expiration of this Agreement.

Developer's provision of insurance, as required below, does not terminate, alter, limit or satisfy Developer's defense and indemnity obligations provided for herein.

**FIFTH:** Throughout the life of the Agreement, Developer shall pay for and maintain in full force and effect all policies of insurance required hereunder with an insurance company (ies) either (I) 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 (ii) as authorized by the City Manager or his/her designee. The following policies of insurance are required:

(i) COMMERCIAL GENERAL LIABILITY insurance which shall be at least as broad as the most current version of Insurance Services Office (ISO) Commercial General Liability Coverage Form CG 00 01 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 (including, without limitation, indemnity obligations under the Contract) with limits of not less than \$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.

(ii) **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.

(iii) **WORKERS' COMPENSATION** insurance as required under the California Labor Code.

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

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 thirty (30) calendar day written notice by certified mail, return receipt requested, has been given to the City. Upon issuance by the insurer, broker or agent of a notice of cancellation, non-renewal or reduction in coverage or limits, Developer 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 work, Developer shall provide a new certificate and all applicable endorsements evidencing renewal of such policy(ies) not less than 15 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 endorsed to name 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. Any Workers' Compensation insurance policy shall contain a waiver of subrogation as to City, its officers, officials, employees and agents. Developer 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 Developer retains any contractor or subcontractor to perform any of the Work to be performed under this Agreement, Developer 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 Developer shall likewise be required to name City its officers, officials, employees and agents as additional insured's as required herein. Developer shall obtain certificates and endorsements from such contractors or subcontractors before the commencement of any work.

At any time during the Agreement, upon request of City, Developer 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.

If at any time Developer 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 Developer to provide or maintain the required insurance shall be considered a material breach of the Agreement.

**AGREEMENT FOR PROJECT NO. PEN17-0036  
PUBLIC IMPROVEMENTS**

The fact that insurance is obtained by Developer shall not be deemed to release or diminish its liability, including but not limited to, liability under the indemnity provisions on this Agreement. Developer'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 Developer.

**SIXTH** The Developer hereby grants to the City and/or to any authorized agent or employee of the City, the irrevocable permission to enter upon the lands of the above-referenced land division for the purpose of completing the improvements. This permission shall terminate in the event that the Developer has completed the work within the time specified or any extension thereof granted by the City.

**SEVENTH:** Developer agrees at all times, up to the completion and acceptance of the improvements by the City, to give good and adequate warning to the traveling public of each and every dangerous condition caused by the construction of the improvements, and to protect the traveling public from such defective or dangerous conditions. The Developer shall keep all traveled ways that are a part of, or affected by the construction of this project free and clear of mud, dirt and debris and shall provide twice monthly street sweeping service. A copy of the contract for street sweeping service shall be provided to the City. The Developer's obligation under this provision shall be secured by the bonds securing performance of this Agreement.

**EIGHTH:** The Developer, his agents and employees, shall give notice to the City Engineer at least 48 hours before beginning any work and shall furnish said City Engineer all reasonable facilities for obtaining full information with respect to the progress and manner of work.

**NINETH:** If the Developer, or his agents or employees, neglects, refuses, or fails to prosecute the work with such diligence as to insure its completion within the specified time, or within such extensions of time as have been granted by the City, or if the Developer violates, neglects, refuses, or fails to perform satisfactorily any of the provisions of the plans and specifications, he shall be in default of this Agreement and notice in writing of such default shall be served upon him. The City Council shall have the power, on recommendation by the City Engineer, to terminate all rights of the Developer because of such default. The determination by the City Engineer of the question as to whether any of the terms of the Agreement or specifications have been violated, or have not been performed satisfactorily, shall be conclusive upon the Developer, and any and all parties who may have any interest in the Agreement or any portion thereof. The foregoing provisions of this section shall be in addition to all other rights and remedies available to the City under law.

**TENTH:** It is further agreed by and between the parties hereto, including the surety or sureties on the bonds securing this Agreement that, in the event it is deemed necessary to extend the time of completion of the work contemplated to be done under this Agreement, extensions of time **may** be granted by the City from time to time, either at its own option, or upon request of Developer, and such extensions shall in no way affect the validity of this Agreement or release the surety or sureties on said bonds, Developer further agrees to maintain the aforesaid bonds in full force and effect during the terms of this Agreement, including any extensions of time as may be granted therein.

**ELEVENTH:** It is understood and agreed by the parties hereto that if any part, term or provision of this Agreement is by the courts held to be unlawful and void, the validity of the remaining portions shall not be affected and the rights and obligations of the parties shall be construed and enforced as if the Agreement did not contain the particular part, term or provision held to be invalid.

**TWELFTH:** In the event legal action is required to enforce the terms of the Agreement, the prevailing party shall be entitled to recover attorney's fees and costs, including expert fees.

AGREEMENT FOR PROJECT NO. PEN17-0036  
PUBLIC IMPROVEMENTS

**THIRTEENTH:** Any notice or notices required or permitted to be given pursuant to this Agreement shall be served on the other party by mail, postage prepaid, at the following addresses:

**City:**  
City Engineer  
P.O. Box 88005  
14177 Frederick Street  
Moreno Valley, CA 92552-0805

**Developer:**  
Indian & Nandina JP/FG, LLC  
450 Newport Center Drive  
Suite 405  
Newport Beach, CA 92660

**IN WITNESS WHEREOF** Developer has affixed his name and address.

Date approved by the City: 10-7-19

**Indian & Nandina JP/FG, LLC:**  
Developer

By: [Signature]  
Signature  
Jeffrey Delan  
Print/Type Name  
Manager  
Title

By: [Signature]  
Signature  
JAMES C. FULLMER  
Print/Type Name  
MANAGER, TFC MANAGEMENT, LLC  
Title MANAGER.

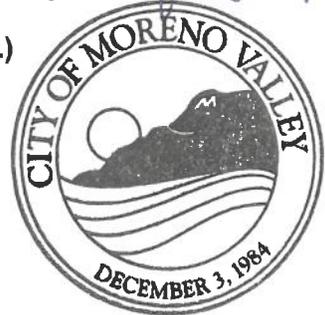
**ATTEST:**  
CITY CLERK  
OF THE CITY OF MORENO VALLEY

By: [Signature]  
City Clerk

**CITY OF MORENO VALLEY**

By: [Signature]  
City Engineer

(SEAL)



**APPROVED AS TO FORM:**  
CITY ATTORNEY

Date: 10-2-19

By: [Signature]  
City Attorney

**NOTE: TWO SIGNATURES ARE REQUIRED FOR CORPORATIONS UNLESS CORPORATE DOCUMENTS ARE PROVIDED THAT INDICATE OTHERWISE.**  
SIGNATURES OF DEVELOPER MUST BE EXECUTED IN QUADRUPPLICATE AND THE EXECUTION OF THE ORIGINAL COPY MUST BE ACKNOWLEDGED BEFORE A NOTARY  
ORIGINAL - CITY CLERK; PINK - DEVELOPER; GREEN - SURETY; BLUE - PROJECT FILE

Attachment: DIF Improvement Credit Agreement #D19-001 (3720 : PEN17-0036 - ACCEPT DEVELOPMENT IMPACT FEE (DIF) IMPROVEMENT)

**CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT**

**CIVIL CODE § 1189**

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 )  
County of Orange )

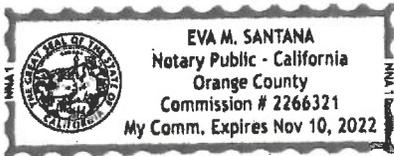
On September 4, 2019 before me, Eva M. Santana, Notary Public,  
*Date Here Insert Name and Title of the Officer*

personally appeared James L. Fullmer  
*Name(s) of Signer(s)*

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

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

WITNESS my hand and official seal.



Signature *Eva M. Santana*  
*Signature of Notary Public*

*Place Notary Seal Above*

**OPTIONAL**

*Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.*

**Description of Attached Document**

Title or Type of Document: \_\_\_\_\_ Document Date: \_\_\_\_\_  
Number of Pages: \_\_\_\_\_ Signer(s) Other Than Named Above: \_\_\_\_\_

**Capacity(ies) Claimed by Signer(s)**

Signer's Name: \_\_\_\_\_  
 Corporate Officer — Title(s): \_\_\_\_\_  
 Partner —  Limited  General  
 Individual  Attorney in Fact  
 Trustee  Guardian or Conservator  
 Other: \_\_\_\_\_  
Signer Is Representing: \_\_\_\_\_

Signer's Name: \_\_\_\_\_  
 Corporate Officer — Title(s): \_\_\_\_\_  
 Partner —  Limited  General  
 Individual  Attorney in Fact  
 Trustee  Guardian or Conservator  
 Other: \_\_\_\_\_  
Signer Is Representing: \_\_\_\_\_

Attachment: DIF Improvement Credit Agreement #D19-001 (3720 : PEN17-0036 – ACCEPT DEVELOPMENT IMPACT FEE (DIF) IMPROVEMENT)

### ACKNOWLEDGMENT

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  
County of ORANGE

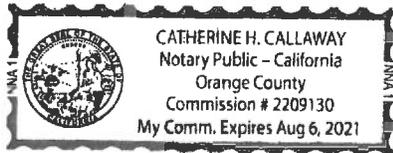
On 9.10.2019 before me, CATHERINE H. CALLAWAY  
(insert name and title of the officer)

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

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

WITNESS my hand and official seal.

Signature Catherine H Callaway (Seal)



Attachment: DIF Improvement Credit Agreement #D19-001 (3720 : PEN17-0036 - ACCEPT DEVELOPMENT IMPACT FEE (DIF) IMPROVEMENT)

CITY OF MORENO VALLEY  
LAND DEVELOPMENT DIVISION

PROJECT: PEN17-0036 MAP / LOT: APN 316-210-052 DATE: 6/24/2019

| <u>IMPROVEMENT TYPE</u>                     |                   | <u>SUBTOTALS</u> |
|---|-------------------|------------------|
| STREET PAVEMENT SECTIONS                    | (Sheet 2 of 13)   | \$88,000         |
| OFF-SITE STREET IMPROVEMENTS                | (Sheet 3 of 13)   | \$214,000        |
| BONDABLE STREET WORK ONLY                   | (Sheet 4 of 13)   | \$13,000         |
| MONUMENTS                                   | (Sheet 4 of 13)   | \$0              |
| SPECIAL DISTRICTS                           | (Sheet 4 of 13)   | \$38,000         |
| MORENO VALLEY UTILITIES                     | (Sheet 4 of 13)   | \$0              |
| TRANSPORTATION IMPROVEMENTS                 | (Sheet 5 of 13)   | \$33,000         |
| TRAFFIC SIGNAL IMPROVEMENTS                 | (Sheet 5 of 13)   | \$50,000         |
| STORM DRAIN IMPROVEMENTS (City Maintained)  | (Sheet 6-7 of 13) | \$72,000         |
| STORM DRAIN IMPROVEMENTS (RCFC Maintained)  | (Sheet 8-9 of 13) | \$0              |
| PUBLIC WATER IMPROVEMENTS                   | (Sheet 12 of 13)  | \$56,000         |
| PUBLIC SEWER IMPROVEMENTS                   | (Sheet 13 of 13)  | \$4,000          |
| <b>TOTAL COST (VALUE) OF IMPROVEMENTS =</b> |                   | <b>\$568,000</b> |
| <b>+20% CONTINGENCY =</b>                   |                   | <b>\$113,600</b> |
| <b>GRAND TOTAL =</b>                        |                   | <b>\$681,600</b> |

**FAITHFUL PERFORMANCE SECURITY AMOUNT = \$682,000**

**LABOR & MATERIAL SECURITY AMOUNT = \$341,000**

\* The cost for securing payment of Labor and Materials is fifty (50) percent of the total cost estimate of the improvements.

ENGINEER OF RECORD STATEMENT OF ESTIMATE WORKSHEET

The construction items and their quantities as shown on the attached worksheet are accurate for the construction of the improvements required or implied to fulfill the Conditions of Approval for this project. The mathematical extensions, using the City of Moreno Valley's Unit Prices, are accurate for determining Bond Amounts and Fees.



Jeff Meiter  
Valued Engineering, Inc.  
Prepared By

June 24, 2019  
Date Prepared

\* \* PLEASE READ INSTRUCTIONS BELOW \* \* \*

1. Quantities to be taken from and match exactly to the improvement plans.
2. Bond Amounts are shown to the nearest \$1,000.00 (Rounded Up)
3. For construction items not covered by this worksheet, the Engineer of Record is to provide his opinion of construction cost and use that unit cost. If City of Moreno Valley Unit Prices are determined to be too low in the opinion of the Engineer of Record, the higher cost as provided by the Engineer of Record should be used.

Attachment: DIF Improvement Credit Agreement #D19-001 (3720 : PEN17-0036 - ACCEPT DEVELOPMENT IMPACT FEE (DIF) IMPROVEMENT)









PROJECT: PEN17-0036 MAP/LOT: APN 316-210-052 DATE: 6/24/2019

STORM DRAIN IMPROVEMENTS [City Maintained]

| TYPE   | QTY | UNIT  | UNIT PRICE  | TOTAL COST   |
|--|-----|-------|-------------|--------------|
| <b>PIPES</b>   |     |       |             |              |
| 24" Reinforced Concrete (R.C.P.) Pipe  | 49  | L. F. | \$160.00    | \$ 7,840.00  |
| 30" Reinforced Concrete (R.C.P.) Pipe  |     | L. F. | \$180.00    | \$           |
| 36" Reinforced Concrete (R.C.P.) Pipe  |     | L. F. | \$190.00    | \$           |
| 39" Reinforced Concrete (R.C.P.) Pipe  |     | L. F. | \$200.00    | \$           |
| 42" Reinforced Concrete (R.C.P.) Pipe  |     | L. F. | \$210.00    | \$           |
| 48" Reinforced Concrete (R.C.P.) Pipe  |     | L. F. | \$250.00    | \$           |
| 54" Reinforced Concrete (R.C.P.) Pipe  |     | L. F. | \$300.00    | \$           |
| 60" Reinforced Concrete (R.C.P.) Pipe  |     | L. F. | \$350.00    | \$           |
| 66" Reinforced Concrete (R.C.P.) Pipe  |     | L. F. | \$375.00    | \$           |
| 72" Reinforced Concrete (R.C.P.) Pipe  |     | L. F. | \$414.00    | \$           |
| 78" Reinforced Concrete (R.C.P.) Pipe  |     | L. F. | \$459.00    | \$           |
| 84" Reinforced Concrete (R.C.P.) Pipe  |     | L. F. | \$505.00    | \$           |
| 90" Reinforced Concrete (R.C.P.) Pipe  |     | L. F. | \$557.00    | \$           |
| 96" Reinforced Concrete (R.C.P.) Pipe  |     | L. F. | \$613.00    | \$           |
| 102" Reinforced Concrete (R.C.P.) Pipe   |     | L. F. | \$671.00    | \$           |
| 108" Reinforced Concrete (R.C.P.) Pipe   |     | L. F. | \$724.00    | \$           |
| 114" Reinforced Concrete (R.C.P.) Pipe   |     | L. F. | \$785.00    | \$           |
| 4" PVC Schedule 40   |     | L. F. | \$25.00     | \$           |
| 4" PVC Schedule 80   |     | L. F. | \$30.00     | \$           |
| 6" PVC Schedule 40   |     | L. F. | \$30.00     | \$           |
| 6" PVC Schedule 80   |     | L. F. | \$35.00     | \$           |
| 8" PVC Schedule 40   |     | L. F. | \$40.00     | \$           |
| 8" PVC Schedule 80   |     | L. F. | \$48.00     | \$           |
| Reinforced Concrete Structure  |     | L. F. | \$530.00    | \$           |
| 8' x 10' Reinforced Concrete Box (R.C.B.)  |     | L. F. | \$1,200.00  | \$           |
| 8' x 12' Reinforced Concrete Box (R.C.B.)  |     | L. F. | \$1,400.00  | \$           |
| 2 - 4' x 3' Reinforced Concrete Box (R.C.B.)   |     | L. F. | \$600.00    | \$           |
| 3 - 4' x 2' Reinforced Concrete Box (R.C.B.)   |     | L. F. | \$461.00    | \$           |
| 2 - 72" Reinforced Concrete (R.C.P.) Pipe  |     | L. F. | \$840.00    | \$           |
| Remove Existing Pipe   |     | L. F. | \$50.00     | \$           |
| 6" HDPE (Perforated) Drain Pipe  | 130 | L.F.  | \$35.00     | \$ 4,550.00  |
| 6" HDPE Drain Pipe   | 31  | L.F.  | \$30.00     | \$ 930.00    |
| 12" Reinforced Concrete (R.C.P.) Pipe  | 33  | L.F.  | \$0.00      | \$           |
|  |     |       | \$15,000.00 | \$           |
| <b>MANHOLES</b>  |     |       |             |              |
| Manhole No. 1 [per MVFE-320/321 Series / RCFC MH251 - pipes 33" or smaller]              | 1   | EA    | \$5,300.00  | \$ 5,300.00  |
| Manhole No. 2 [per MVFE-320/321 Series / RCFC MH252 - pipes 36" or larger]               |     | EA    | \$6,700.00  | \$           |
| Manhole No. 3 [per MVFE-320/321 Series / RCFC MH253 - all R.C.B.'s]                      |     | EA    | \$5,300.00  | \$           |
| Manhole No. 4 [per MVFE-320/321 Series / RCFC MH254 - pipes 36" or larger w/ side inlet] |     | EA    | \$6,700.00  | \$           |
| Adjust Manhole (MH) to Grade   |     | EA    | \$460.00    | \$           |
|  |     |       | \$0.00      | \$           |
|  |     |       | \$0.00      | \$           |
| <b>CATCH BASINS</b>  |     |       |             |              |
| Catch Basin (7') [per MVFE-300 Series]   | 1   | EA    | \$5,500.00  | \$ 5,500.00  |
| Catch Basin (10') [per MVFE-300 Series]  |     | EA    | \$6,000.00  | \$           |
| Catch Basin (14') [per MVFE-300 Series]  |     | EA    | \$8,000.00  | \$           |
| Catch Basin (21') [per MVFE-300 Series]  |     | EA    | \$12,500.00 | \$           |
| Catch Basin (28') [per MVFE-300 Series]  |     | EA    | \$16,000.00 | \$           |
| Local Depression [per MVFE-300A or APWA Std. 313]  | 14  | EA    | \$535.00    | \$ 7,490.00  |
| 18" x 18" Grated Basin   |     | EA    | \$2,100.00  | \$           |
| 24" x 24" Grated Basin   |     | EA    | \$2,500.00  | \$           |
| Grated Catch Basin   |     | EA    | \$6,000.00  | \$           |
| 6" Wide Strip Basin  |     | EA    | \$3,000.00  | \$           |
| Remove / Relocate Existing Catch Basin   |     | EA    | \$5,000.00  | \$           |
|  |     |       | \$0.00      | \$           |
|  |     |       | \$0.00      | \$           |
|  |     |       | \$0.00      | \$           |
|  |     |       | \$0.00      | \$           |
| <b>DRAINS</b>  |     |       |             |              |
| Terrace Drain  |     | S. F. | \$10.00     | \$           |
| Down Drain   |     | S. F. | \$10.00     | \$           |
| Parkway Culvert (per MVSI-150A)  | 7   | EA    | \$3,500.00  | \$ 24,500.00 |
| Sidewalk Outlet (per MVSI-151A)  |     | EA    | \$1,400.00  | \$           |
| Curb Drain (per MVSI-152)  |     | EA    | \$300.00    | \$           |
| Concrete "V" Ditch   |     | S. F. | \$10.00     | \$           |
|  |     |       | \$0.00      | \$           |
|  |     |       | \$0.00      | \$           |
|  |     |       | \$0.00      | \$           |

Attachment: DIF Improvement Credit Agreement #D19-001 (3720 : PEN17-0036 - ACCEPT DEVELOPMENT IMPACT FEE (DIF) IMPROVEMENT)











FAITHFUL PERFORMANCE BOND

City of Moreno Valley
County of Riverside
State of California
(Government Code Section 66499.1)

Public Improvements \$682,000

Project No. PEN17-0036

Bond No. SU1153958
(Faithful Performance Bond No. shall be different from Material & Labor Bond No.)

Premium \$6,820.00

Surety Arch Insurance Company

Principal Indian & Nandina JP/FG, LLC

Address 3 Parkway, Suite 1500

Address 450 Newport Center Drive
Suite 450

City/Zip Philadelphia, PA 19102

City/Zip Newport Beach, CA 92660

WHEREAS, the City of Moreno Valley, County of Riverside, State of California, and INDIAN & NANDINA JP/FG, LLC, (hereinafter designated as "Principal") have entered into, or are about to enter into the attached agreement whereby Principal agrees to install and complete the above-designated public improvements, relating to PEN17-0036, which agreement is hereby referred to and made a part hereof; and,

WHEREAS, said principal is required under the terms of said agreement to furnish bond for the faithful performance of said agreement;

NOW, THEREFORE, we the Principal, and Arch Insurance Company, as Surety, are held and firmly bound to the City of Moreno Valley in the penal sum of SIX HUNDRED EIGHTY-TWO THOUSAND AND NO/100 Dollars (\*\*\*\$682,000.00\*\*\*), lawful money of the United States, for the payment of which sum will and truly to be made, we bind ourselves, our heirs, successors, executors and administrator, jointly and severally, firmly by these presents.

The condition of this obligation is such that if the above bonded Principal, his or its heirs, executors, administrators, successors, or assigns, shall in all things stand to and abide by, and well and truly keep and perform the covenants, conditions and provisions in the said agreement and any alteration thereof made as therein provided on his or their part, to be kept and performed at the time and in the manner specified, and in all respects according to their true intent and meaning, and shall indemnify and save harmless the City of Moreno Valley, its officers, agents and employees, as therein stipulated, then this obligation shall become null and void; otherwise, it shall be and remain in full force and effect.

As part of the obligation secured hereby, and in addition to the face amount specified therefore, there shall be included costs and reasonable expenses and fees, including reasonable attorney's fees, incurred by City in successfully enforcing such obligation, all to be taxed as costs and included in any judgment rendered.

Attachment: DIF Improvement Credit Agreement #D19-001 (3720 : PEN17-0036 - ACCEPT DEVELOPMENT IMPACT FEE (DIF) IMPROVEMENT)

**FAITHFUL PERFORMANCE BOND (Page 2 of 2)**  
**PROJECT NO. PEN17-0036**

The surety hereby stipulates and agrees that no change, extension of time, alteration or addition to the terms of the agreement or to the work to be performed thereunder or the specifications accompanying the same shall in anywise affect its obligation on this bond, and it does hereby waive notice of any such change, extension of time, alteration or addition to the terms of the agreement or to the work or to the specifications. Surety further stipulates and agrees that the provisions of Section 2845 of the Civil Code are not a condition precedent to Surety's obligations hereunder and are hereby waived by Surety.

When the work covered by the agreement is complete, the City Engineer will accept the work and thereupon the amount of the obligation of this bond is reduced by 90%, with the remaining 10% held as security for the one-year maintenance period provided for in the agreement(s).

IN WITNESS WHEREOF, this instrument has been duly executed by the Principal and Surety above named on September 10, 2019.

NAME OF PRINCIPAL: Indian & Nandina JP/FG, LLC  
Company Name

AUTHORIZED SIGNATURE(S): By

Title

Name

*[Handwritten Signature]*  
MANAGER  
JEFFREY PHELAN

Name

Title

TFC INVESTORS L.P. MEMBER,  
JAMES L. FULLMER, MANAGER OF TFC MANAGEMENT, LLC  
ITS GENERAL PARTNER

NAME OF SURETY: Arch Insurance Company  
Company Name

AUTHORIZED SIGNATURE:

Edith Garibay,

ITS ATTORNEY-IN-FACT

*[Handwritten Signature]*

ATTACH NOTARIAL ACKNOWLEDGMENT OF SIGNATURE OF PRINCIPAL AND ATTORNEY-IN-FACT.  
BOND COMPANY – ATTACH POWER OF ATTORNEY

Approved as to form:

Date: 10-2-19

*[Handwritten Signature]*  
City Attorney

City of Moreno Valley

**CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT**

**CIVIL CODE § 1189**



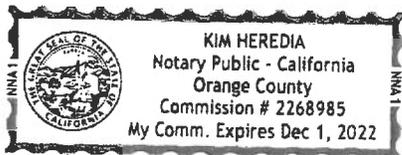
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California )  
County of Orange )  
On 09-10-2019 before me, Kim Heredia, Notary Public,  
Date Here Insert Name and Title of the Officer  
personally appeared Edith Garibay  
Name(s) of Signer(s)

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

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

WITNESS my hand and official seal.



Signature [Signature]  
Kim Heredia Signature of Notary Public

Place Notary Seal Above

**OPTIONAL**

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

**Description of Attached Document**

Title or Type of Document: \_\_\_\_\_ Document Date: \_\_\_\_\_  
Number of Pages: \_\_\_\_\_ Signer(s) Other Than Named Above: \_\_\_\_\_

**Capacity(ies) Claimed by Signer(s)**

Signer's Name: \_\_\_\_\_  
 Corporate Officer — Title(s): \_\_\_\_\_  
 Partner —  Limited  General  
 Individual  Attorney in Fact  
 Trustee  Guardian or Conservator  
 Other: \_\_\_\_\_  
Signer Is Representing: \_\_\_\_\_

Signer's Name: \_\_\_\_\_  
 Corporate Officer — Title(s): \_\_\_\_\_  
 Partner —  Limited  General  
 Individual  Attorney in Fact  
 Trustee  Guardian or Conservator  
 Other: \_\_\_\_\_  
Signer Is Representing: \_\_\_\_\_

Attachment: DIF Improvement Credit Agreement #D19-001 (3720 : PEN17-0036 – ACCEPT DEVELOPMENT IMPACT FEE (DIF) IMPROVEMENT)

**THIS POWER OF ATTORNEY IS NOT VALID UNLESS IT IS PRINTED ON BLUE BACKGROUND.**

*This Power of Attorney limits the acts of those named herein, and they have no authority to bind the Company except in the manner and to the extent herein stated. Not valid for Note, Loan, Letter of Credit, Currency Rate, Interest Rate or Residential Value Guarantees.*

**POWER OF ATTORNEY**

Know All Persons By These Presents:

That the Arch Insurance Company, a corporation organized and existing under the laws of the State of Missouri, having its principal administrative office in Jersey City, New Jersey (hereinafter referred to as the "Company") does hereby appoint:

Edith Garbay, Eugene T. Zondlo and Kim Heredia of Irvine, CA (EACH)

its true and lawful Attorney(s)in-Fact, to make, execute, seal, and deliver from the date of issuance of this power for and on its behalf as surety, and as its act and deed:

Any and all bonds, undertakings, recognizances and other surety obligations, in the penal sum not exceeding Ninety Million Dollars (\$90,000,000.00).

This authority does not permit the same obligation to be split into two or more bonds In order to bring each such bond within the dollar limit of authority as set forth herein.

The execution of such bonds, undertakings, recognizances and other surety obligations in pursuance of these presents shall be as binding upon the said Company as fully and amply to all intents and purposes, as if the same had been duly executed and acknowledged by its regularly elected officers at its principal administrative office in Jersey City, New Jersey.

This Power of Attorney is executed by authority of resolutions adopted by unanimous consent of the Board of Directors of the Company on September 15, 2011, true and accurate copies of which are hereinafter set forth and are hereby certified to by the undersigned Secretary as being in full force and effect:

*VOTED*, That the Chairman of the Board, the President, or the Executive Vice President, or any Senior Vice President, of the Surety Business Division, or their appointees designated in writing and filed with the Secretary; or the Secretary shall have the power and authority to appoint agents and attorneys-in-fact, and to authorize them subject to the limitations set forth in their respective powers of attorney, to execute on behalf of the Company, and attach the seal of the Company thereto, bonds, undertakings, recognizances and other surety obligations obligatory in the nature thereof, and any such officers of the Company may appoint agents for acceptance of process.

This Power of Attorney is signed, sealed and certified by facsimile under and by authority of the following resolution adopted by the unanimous consent of the Board of Directors of the Company on September 15, 2011:

*VOTED*, That the signature of the Chairman of the Board, the President, or the Executive Vice President, or any Senior Vice President, of the Surety Business Division, or their appointees designated in writing and filed with the Secretary, and the signature of the Secretary, the seal of the Company, and certifications by the Secretary, may be affixed by facsimile on any power of attorney or bond executed pursuant to the resolution adopted by the Board of Directors on September 15, 2011, and any such power so executed, sealed and certified with respect to any bond or undertaking to which it is attached, shall continue to be valid and binding upon the Company.

Attachment: DIF Improvement Credit Agreement #D19-001 (3720 : PEN17-0036 – ACCEPT DEVELOPMENT IMPACT FEE (DIF) IMPROVEMENT)

**CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT**

**CIVIL CODE § 1189**

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 )  
County of Orange )

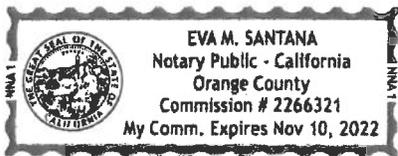
On September 10, 2019 before me, Eva M. Santana, Notary Public,  
*Date Here Insert Name and Title of the Officer*

personally appeared James L. Fullmer, Member  
*Name(s) of Signer(s)*

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

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

WITNESS my hand and official seal.



Signature [Handwritten Signature]  
*Signature of Notary Public*

*Place Notary Seal Above*

**OPTIONAL**

*Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.*

**Description of Attached Document**

Title or Type of Document: \_\_\_\_\_ Document Date: \_\_\_\_\_

Number of Pages: \_\_\_\_\_ Signer(s) Other Than Named Above: \_\_\_\_\_

**Capacity(ies) Claimed by Signer(s)**

Signer's Name: \_\_\_\_\_

Corporate Officer — Title(s): \_\_\_\_\_

Partner —  Limited  General

Individual  Attorney in Fact

Trustee  Guardian or Conservator

Other: \_\_\_\_\_

Signer Is Representing: \_\_\_\_\_

Signer's Name: \_\_\_\_\_

Corporate Officer — Title(s): \_\_\_\_\_

Partner —  Limited  General

Individual  Attorney in Fact

Trustee  Guardian or Conservator

Other: \_\_\_\_\_

Signer Is Representing: \_\_\_\_\_

Attachment: DIF Improvement Credit Agreement #D19-001 (3720 : PEN17-0036 – ACCEPT DEVELOPMENT IMPACT FEE (DIF) IMPROVEMENT)

### ACKNOWLEDGMENT

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State of California  
County of ORANGE

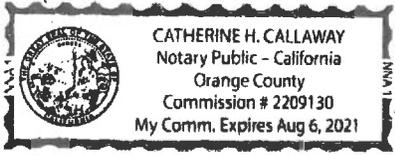
On 9.10.2019 before me, CATHERINE H. CALLAWAY  
(insert name and title of the officer)

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

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

WITNESS my hand and official seal.

Signature Catherine H Callaway (Seal)



Attachment: DIF Improvement Credit Agreement #D19-001 (3720 : PEN17-0036 - ACCEPT DEVELOPMENT IMPACT FEE (DIF) IMPROVEMENT)

MATERIAL AND LABOR BOND

City of Moreno Valley
County of Riverside
State of California
(Government Code Section 66499.2)

Public Improvements \$341,000

Project No. PEN17-0036

Bond No. SU1153958-LM
(Material & Labor Bond No. shall be different from Faithful Performance Bond No.)

Included in Performance Bond no.
Premium SU1153958

Surety Arch Insurance Company

Principal Indian & Nandina JP/FG, LLC

Address 3 Parkway, Suite 1500

Address 450 Newport Center Dr.
Suite 405

City/Zip Philadelphia, PA 19102

City/Zip Newport Beach, CA 92660

WHEREAS, the City of Moreno Valley, County of Riverside, State of California, and INDIAN & NANDINA JP/FG, LLC., (hereinafter designated as "Principal") have entered into, or are about to enter into the attached agreement whereby Principal agrees to install and complete the above-designated public improvements, relating to PEN17-0036, which agreement is hereby referred to and made a part hereof; and,

WHEREAS, under the terms of said agreement, principal is required before entering upon the performance of the work, to file a good and sufficient payment bond with the City of Moreno Valley to secure the claims to which reference is made in Title 3 (commencing with Section 9000) of Part 6 of Division 4 of the Civil Code of the State of California.

NOW, THEREFORE, we the Principal, and the undersigned as corporate Surety, are held and firmly bound unto the City of Moreno Valley and all contractors, subcontractors, laborers, material persons and other persons employed in the performance of the aforesaid agreement and referred to in the aforesaid Civil Code in the sum of THREE HUNDRED FORTY-ONE THOUSAND AND NO/100 Dollars (\*\*\$341,000.00\*\*), lawful money of the United States, for materials furnished or labor thereon of any kind, or for amounts due under the Unemployment Insurance Act with respect to such work or labor, that said Surety will pay the same in an amount not exceeding the amount hereinabove set forth, also in case suit is brought upon this bond, will pay, in addition to the face amount hereof, costs and reasonable expenses and fees, including reasonable attorney's fees, incurred by City in successfully enforcing such obligation, to be awarded and fixed by the court, and to be taxed as costs and to be included in the judgment therein rendered.

It is hereby expressly stipulated and agreed that this bond shall inure to the benefit of any and all persons, companies and corporations entitled to file claims under Title 3 (commencing with Section 9000) of Part 6 of Division 4 of the Civil Code, so as to give a right of action to them or their assigns in any suit brought upon this bond.

Attachment: DIF Improvement Credit Agreement #D19-001 (3720 : PEN17-0036 - ACCEPT DEVELOPMENT IMPACT FEE (DIF) IMPROVEMENT)

**MATERIAL AND LABOR BOND (Page 2 of 2)**  
**PROJECT NO. PEN17-0036**

Should the condition of this bond be fully performed, then this obligation shall become null and void, otherwise it shall be and remain in full force and effect.

The Surety hereby stipulates and agrees that no change, extension of time, alteration or addition to the terms of the agreement or the specifications accompanying the same shall in any manner affect its obligation on this bond, and it does hereby waive notice of any such change, extension, alteration or addition. Surety further stipulates and agrees that the provision of Section 2845 of the Civil Code are not a condition precedent to the Surety's obligations hereunder and hereby waived by the Surety.

In witness whereof, this instrument has been duly executed by the Principal and Surety above named, on September 10, 2019.

NAME OF PRINCIPAL: Indian & Nandina JP/FG, LLC  
Company Name

AUTHORIZED SIGNATURE(S):  
  
Name [Signature] Title MANAGER  
Name TFC INVESTORS L.P., MEMBER Title  
JAMES L. FULLMER OF TFC MANAGEMENT, LLC  
ITS GENERAL PARTNER

NAME OF SURETY: Arch Insurance Company  
Company Name

AUTHORIZED SIGNATURE: [Signature]  
Edith Garibay, ITS ATTORNEY-IN-FACT

ATTACH NOTARIAL ACKNOWLEDGMENT OF SIGNATURE OF PRINCIPAL AND ATTORNEY-IN-FACT.  
BOND COMPANY -- ATTACH POWER OF ATTORNEY

Approved as to form:  
Date: 10-2-19

[Signature]  
City Attorney  
City of Moreno Valley

Attachment: DIF Improvement Credit Agreement #D19-001 (3720 : PEN17-0036 -- ACCEPT DEVELOPMENT IMPACT FEE (DIF) IMPROVEMENT)

**CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT**

**CIVIL CODE § 1189**



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State of California )

County of Orange )

On 09-10-2019 before me, Kim Heredia, Notary Public,  
Date Here Insert Name and Title of the Officer

personally appeared Edith Garibay  
Name(s) of Signer(s)

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

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

WITNESS my hand and official seal.



Signature [Handwritten Signature]  
Kim Heredia Signature of Notary Public

Place Notary Seal Above

**OPTIONAL**

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

**Description of Attached Document**

Title or Type of Document: \_\_\_\_\_ Document Date: \_\_\_\_\_  
Number of Pages: \_\_\_\_\_ Signer(s) Other Than Named Above: \_\_\_\_\_

**Capacity(ies) Claimed by Signer(s)**

Signer's Name: \_\_\_\_\_  
 Corporate Officer — Title(s): \_\_\_\_\_  
 Partner —  Limited  General  
 Individual  Attorney in Fact  
 Trustee  Guardian or Conservator  
 Other: \_\_\_\_\_  
Signer Is Representing: \_\_\_\_\_

Signer's Name: \_\_\_\_\_  
 Corporate Officer — Title(s): \_\_\_\_\_  
 Partner —  Limited  General  
 Individual  Attorney in Fact  
 Trustee  Guardian or Conservator  
 Other: \_\_\_\_\_  
Signer Is Representing: \_\_\_\_\_

Attachment: DIF Improvement Credit Agreement #D19-001 (3720 : PEN17-0036 – ACCEPT DEVELOPMENT IMPACT FEE (DIF) IMPROVEMENT)

AIC 0000253070

**THIS POWER OF ATTORNEY IS NOT VALID UNLESS IT IS PRINTED ON BLUE BACKGROUND.**

*This Power of Attorney limits the acts of those named herein, and they have no authority to bind the Company except in the manner and to the extent herein stated. Not valid for Note, Loan, Letter of Credit, Currency Rate, Interest Rate or Residential Value Guarantees.*

**POWER OF ATTORNEY**

Know All Persons By These Presents:

That the Arch Insurance Company, a corporation organized and existing under the laws of the State of Missouri, having its principal administrative office in Jersey City, New Jersey (hereinafter referred to as the "Company") does hereby appoint:

Edith Garbay, Eugene T. Zondlo and Rosa E. Rivas of Irvine, CA (EACH)

its true and lawful Attorney(s)in-Fact, to make, execute, seal, and deliver from the date of issuance of this power for and on its behalf as surety, and as its act and deed:

Any and all bonds, undertakings, recognizances and other surety obligations, in the penal sum not exceeding Ninety Million Dollars (\$90,000,000.00).

This authority does not permit the same obligation to be split into two or more bonds in order to bring each such bond within the dollar limit of authority as set forth herein.

The execution of such bonds, undertakings, recognizances and other surety obligations in pursuance of these presents shall be as binding upon the said Company as fully and amply to all intents and purposes, as if the same had been duly executed and acknowledged by its regularly elected officers at its principal administrative office in Jersey City, New Jersey.

This Power of Attorney is executed by authority of resolutions adopted by unanimous consent of the Board of Directors of the Company on September 15, 2011, true and accurate copies of which are hereinafter set forth and are hereby certified to by the undersigned Secretary as being in full force and effect:

"VOTED, That the Chairman of the Board, the President, or the Executive Vice President, or any Senior Vice President, of the Surety Business Division, or their appointees designated in writing and filed with the Secretary, or the Secretary shall have the power and authority to appoint agents and attorneys-in-fact, and to authorize them subject to the limitations set forth in their respective powers of attorney, to execute on behalf of the Company, and attach the seal of the Company thereto, bonds, undertakings, recognizances and other surety obligations obligatory in the nature thereof, and any such officers of the Company may appoint agents for acceptance of process."

This Power of Attorney is signed, sealed and certified by facsimile under and by authority of the following resolution adopted by the unanimous consent of the Board of Directors of the Company on September 15, 2011:

VOTED, That the signature of the Chairman of the Board, the President, or the Executive Vice President, or any Senior Vice President, of the Surety Business Division, or their appointees designated in writing and filed with the Secretary, and the signature of the Secretary, the seal of the Company, and certifications by the Secretary, may be affixed by facsimile on any power of attorney or bond executed pursuant to the resolution adopted by the Board of Directors on September 15, 2011, and any such power so executed, sealed and certified with respect to any bond or undertaking to which it is attached, shall continue to be valid and binding upon the Company.

**CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT**

**CIVIL CODE § 1189**

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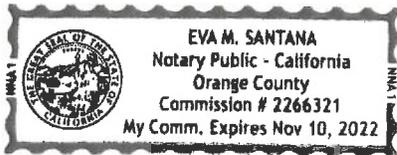
On September 10, 2019 before me, Eva M. Santana, Notary Public,  
*Date Here Insert Name and Title of the Officer*

personally appeared James L. Fullmer, Member  
*Name(s) of Signer(s)*

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

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

WITNESS my hand and official seal.



Signature *Eva M. Santana*  
*Signature of Notary Public*

*Place Notary Seal Above*

**OPTIONAL**

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Title or Type of Document: \_\_\_\_\_ Document Date: \_\_\_\_\_

Number of Pages: \_\_\_\_\_ Signer(s) Other Than Named Above: \_\_\_\_\_

**Capacity(ies) Claimed by Signer(s)**

Signer's Name: \_\_\_\_\_

Corporate Officer — Title(s): \_\_\_\_\_

Partner —  Limited  General

Individual  Attorney in Fact

Trustee  Guardian or Conservator

Other: \_\_\_\_\_

Signer Is Representing: \_\_\_\_\_

Signer's Name: \_\_\_\_\_

Corporate Officer — Title(s): \_\_\_\_\_

Partner —  Limited  General

Individual  Attorney in Fact

Trustee  Guardian or Conservator

Other: \_\_\_\_\_

Signer Is Representing: \_\_\_\_\_



**EXHIBIT "B"**  
**DIF IMPROVEMENTS**

**EXHIBIT "B"**

**EXHIBIT B**  
**PEN17-0036**  
**ENGINEER'S ESTIMATE OF DIF IMPROVEMENTS**

| Valued Engineering, Inc.<br>Indian Street |          |      |            |                  |
|---|----------|------|------------|------------------|
| CONSTRUCTION ITEM                         | QUANTITY | UNIT | UNIT PRICE | TOTAL            |
| Clearing and grubbing                     | 1        | L.S. | 6,000.00   | 6,000            |
| Roadway Excavation                        | 520      | C.Y. | 30.00      | 15,600           |
| Aggregate Base Class II                   |          |      |            |                  |
| Thickness (ft)                            | 0.833333 |      |            |                  |
| Area (sf)                                 | 6,952    | 435  | Ton        | 50.00            |
|   |          |      |            | 21,750           |
| Asphalt Concrete                          |          |      |            |                  |
| Thickness (ft)                            | 0.5      |      |            |                  |
| Area (sf)                                 | 6,952    | 252  | Ton        | 85.00            |
|   |          |      |            | 21,420           |
| Curb and Gutter - 8"                      | 650      | L.F. | 30.00      | 19,500           |
| Striping                                  | 1        | L.S. | 2,500.00   | 2,500            |
| Traffic Control                           | 1        | L.S. | 5,000.00   | 5,000            |
| <b>TOTAL</b>                              |          |      |            | <b>\$ 91,770</b> |

Attachment: DIF Improvement Credit Agreement #D19-001 (3720 : PEN17-0036 – ACCEPT DEVELOPMENT IMPACT FEE (DIF) IMPROVEMENT)

**EXHIBIT B**  
**PEN17-0036**  
**ENGINEER'S ESTIMATE OF DIF IMPROVEMENTS**

| Valued Engineering, Inc.<br>Nandina Avenue |          |      |            |                  |
|--|----------|------|------------|------------------|
| CONSTRUCTION ITEM                          | QUANTITY | UNIT | UNIT PRICE | TOTAL            |
| Clearing and grubbing                      | 1        | L.S. | 5,000.00   | 5,000            |
| Roadway Excavation                         | 550      | C.Y. | 30.00      | 16,500           |
| Aggregate Base Class II                    |          |      |            |                  |
| Thickness (ft)                             | 0.416667 |      |            |                  |
| Area (sf)                                  | 3,600    | 111  | 50.00      | 5,550            |
| Asphalt Concrete                           |          |      |            |                  |
| Thickness (ft)                             | 0.5      |      |            |                  |
| Area (sf)                                  | 3,600    | 135  | 85.00      | 11,475           |
| Curb and Gutter - 8"                       | 280      | L.F. | 30.00      | 8,400            |
| Striping                                   | 1        | L.S. | 2,000.00   | 2,000            |
| Traffic Control                            | 1        | L.S. | 5,000.00   | 5,000            |
| <b>TOTAL</b>                               |          |      |            | <b>\$ 53,925</b> |

Attachment: DIF Improvement Credit Agreement #D19-001 (3720 : PEN17-0036 – ACCEPT DEVELOPMENT IMPACT FEE (DIF) IMPROVEMENT)

**EXHIBIT "C" – DIF Credit Calculation Table**

| Item | Process for DIF Credit Calculation                       | Streets     | Traffic Signals | Police      | Fire        | Libraries | Parks | Community/ Rec Centers | Public Facilities* | Interchange Improvements | Electric Utility |
|------|--|-------------|-----------------|-------------|-------------|-----------|-------|------------------------|--------------------|--------------------------|------------------|
| 1    | Engineer's Estimate                                      | \$145,695   | \$              | \$          | \$          | \$        | \$    | \$                     | \$                 | \$                       | \$               |
| 2    | Project costs as identified in DIF study                 | \$184,804   | \$              | \$          | \$          | \$        | \$    | \$                     | \$                 | \$                       | \$               |
| 3    | Actual DIF Obligation                                    | \$69,638.35 | \$47,315.92     | \$11,065.82 | \$24,516.52 | \$0       | \$0   | \$0                    | \$26,474.49        | \$43,404.73              | \$0              |
| 4    | Developer's Credit Amount**<br>- Least of Lines 1, 2 & 3 | \$69,638.35 | \$              | \$          | \$          | \$        | \$    | \$                     | \$                 | \$                       | \$               |

Not all development DIF fees are shown, only those available at the time of agreement. Agreement focus is Street Credits.

\*May include, but not limited to, City Hall, Corporate Yard, Maintenance Equipment, Administration and Processing Fees, etc.

\*\*Credit amount shall not exceed obligation.

**EXHIBIT "C"**

### ACKNOWLEDGMENT

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State of California  
County of ORANGE )

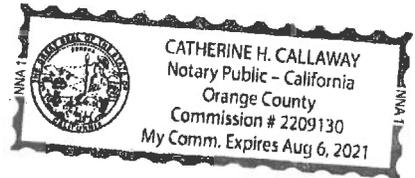
On OCTOBER 9, 2019 before me, CATHERINE H CALLAWAY  
(insert name and title of the officer)

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

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

WITNESS my hand and official seal.

Signature Catherine H Callaway (Seal)



Attachment: DIF Improvement Credit Agreement #D19-001 (3720 : PEN17-0036 - ACCEPT DEVELOPMENT IMPACT FEE (DIF) IMPROVEMENT)



## Report to City Council

---

**TO:** Mayor and City Council

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

**AGENDA DATE:** November 5, 2019

**TITLE:** AUTHORIZATION TO AWARD CONTRACT TO KTU&A FOR DRACAEA AVENUE NEIGHBORHOOD GREENWAY CORRIDOR STUDY (AGMT NO. 2019-XXX)

---

### **RECOMMENDED ACTION**

#### **Recommendations:**

1. Approve Agreement No. 2019-XXX for Professional Consultant Services to KTU&A to complete a Neighborhood Greenway Corridor Study and authorize the City Manager to execute a contract, subject to the approval by the City Attorney;
2. Authorize the issuance of a Purchase Order to KTU&A, in the amount of \$164,912.00 when the contract has been signed by all parties; and
3. Authorize the Public Works Director to execute any subsequent related amendments to the Agreement for Professional Consultant Services with KTU&A, not to exceed the project's budget amount, subject to the approval by the City Attorney.
4. Authorize a budget adjustment as set forth in the Fiscal Impact section of this report.

### **SUMMARY**

This report recommends approval of an agreement for Professional Consultant Services with KTU&A to conduct a Neighborhood Greenway Corridor Study on Dracaea Avenue and make recommendations. The project is funded by the Caltrans Sustainable Communities Planning Grant and Air Quality Subvention programs.

### **DISCUSSION**

Transportation Planning Grants offered by Caltrans are intended to promote a balanced, comprehensive multi-modal transportation system. Goals of the grants are: (1) Improve Mobility and Accessibility, (2) Preserve the Transportation System, (3) Support the Economy, (4) Enhance Public Safety and Security, (5) Reflect Community Values, and (6) Enhance the Environment. Because Dracaea Avenue was deemed to be the most competitive based upon the scoring criteria outlined in the grant documents, the City submitted an application for funding and was notified of approval on May 11, 2018. The City Council accepted the grant on August 21, 2018.

Dracaea Avenue is an excellent candidate for the study for the following reasons. It is a residential collector roadway, approximately five miles in length, extending from Arbor Park Lane to Nason Street. Dracaea Avenue provides direct connection to four parks, eight schools, two major shopping centers, churches, multi-use trails, transit stops, and several residential communities. Dracaea Avenue is the longest residential collector roadway in the City. Within the corridor, certain segments carry more than 5,500 vehicles per day, which is higher than any other residential collector within the City. The majority of the corridor has a 35 mph posted speed limit and residences take direct access to the roadway.

The study will provide recommendations and guidelines for improvements along the entire corridor of Dracaea Avenue, from Arbor Park Lane to Nason Street, to reduce neighborhood speeding, enhance pedestrian and bicycle safety, and reduce cut through traffic. The consultant will evaluate Dracaea Avenue as a Master Planned Neighborhood Greenway Corridor. Neighborhood Greenways are intended to operate as low-volume, low-speed routes that provide safe, quiet routes for motorists, pedestrians, and bicycles. The results of the study will be taken to the Traffic Safety / Planning Commissions for input, and City Council for adoption. Any subsequent major project(s) resulting from the Study will be presented to the Council for their consideration as part of a Capital Improvement Plan project.

In August 2019, staff issued a Request for Proposals (RFP) for consultants to perform the corridor study. Four proposals were received before the required deadline. A panel scored the proposals and selected the three best qualified firms for interviews. Caltrans' procurement procedures for professional services were adhered to along with requirements outlined in the City's Municipal Code. Based on overall scores, staff recommends awarding an agreement to KTU&A, which was deemed the best qualified to perform the work.

Approval of the recommended actions would support Objective 4.6 of the Momentum MoVal Strategic Plan: "Advance the development of a well-connected and balanced citywide transportation network that serves all modes."

## **ALTERNATIVES**

1. Approve and authorize the recommended actions as presented in this staff report. *This alternative will allow the project to move forward in accordance with the grant requirements.*

- Do not approve and authorize the recommended actions as presented in this staff report. *This alternative will delay the project and jeopardize funding within the approved schedule.*

**FISCAL IMPACT**

The project is fully funded and included in the current Capital Improvement Plan. **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 |
|-------------|------------------------|---|----------------|-----------------|----------------------|-------------------------|
| CIP         | Air Quality Management | 2005-70-76-80010-720199<br>810 0015-2005-99 | EXP            | \$10,000        | \$10,073             | \$20,073                |

| Description | Fund                   | GL Account No.                              | Type (Rev/Exp) | FY 20/21 Budget | Proposed Adjustments | FY 20/21 Amended Budget |
|-------------|------------------------|---|----------------|-----------------|----------------------|-------------------------|
| CIP         | Air Quality Management | 2005-70-76-80010-720199<br>810 0015-2005-99 | EXP            | \$10,073        | (\$10,073)           | \$0                     |

**PROJECT BUDGET:**

Capital Projects Grants  
 (Account No. 2301-70-76-80010-720199) (Project No. 810 0015)..... \$154,927  
 Air Quality Management  
 (Account No. 2005-70-76-80010-720199) (Project No. 810 0015)..... \$ 20,073  
**Total** ..... \$175,000

**ESTIMATED COSTS**

Consultant Services ..... \$164,912  
 Staff Time ..... \$ 10,088  
**Total Estimated Costs**..... \$175,000

**ANTICIPATED PROJECT SCHEDULE:**

Notice to Proceed issued to consultant ..... November 2019  
 Completion of report..... February 2021

**NOTIFICATION**

Publication of agenda

**PREPARATION OF STAFF REPORT**

Prepared By:  
Eric Lewis, P.E., T.E.  
City Traffic Engineer

Department Head Approval:  
Michael L. Wolfe, P.E.  
Public Works Director/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 4.6: Advance the development of a well-connected and balanced citywide transportation network that serves all modes.

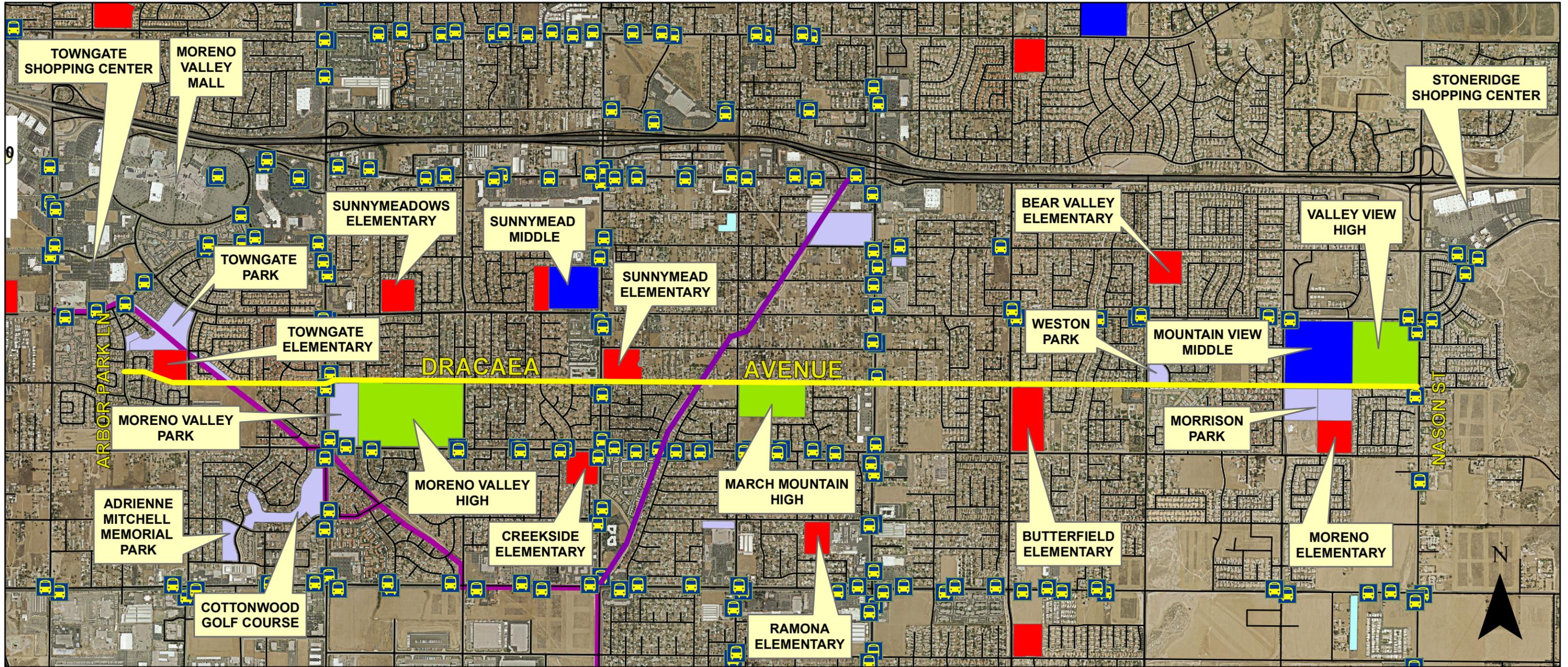
**ATTACHMENTS**

- 1. Dracaea Avenue Exhibit
- 2. Agreement

**APPROVALS**

|                         |                   |                  |
|-------------------------|-------------------|------------------|
| Budget Officer Approval | <u>✓ Approved</u> | 10/30/19 2:05 PM |
| City Attorney Approval  | <u>✓ Approved</u> | 10/31/19 3:58 PM |
| City Manager Approval   | <u>✓ Approved</u> | 10/31/19 3:58 PM |

# NEIGHBORHOOD GREENWAY DRACAEA AVENUE FROM ARBOR PARK LANE TO NASON STREET



### LEGENDS:

- Elementary School
- High School
- College
- Public Transit Stop
- Neighborhood Greenway
- Middle School
- K-12 School
- City Parks
- Multi-Use Trails

**AGREEMENT FOR PROFESSIONAL  
CONSULTANT SERVICES WITH KTU&A FOR THE DRACAEA AVENUE NEIGHBORHOOD  
GREENWAY CORRIDOR STUDY  
PROJECT NO. 801 0015  
STATE CONTRACT 74A1087**

This Agreement is by and between the City of Moreno Valley, California, a municipal corporation, hereinafter described as "City," and KTU&A, 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 (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, 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:

### DESCRIPTION OF PROJECT

1. The Project is described as **Dracaea Avenue Neighborhood Greenway Corridor Study**. Project No. 801 0015 and State Contract 74A1087.

### SCOPE OF SERVICES

2. The Consultant's scope of service is described on Exhibit B attached hereto and incorporated herein by this reference. In the event of a conflict, the City's request for scope and fee 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 \$164,912.00 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. This Agreement shall be effective from effective date and shall continue in full force and effect date through March 31, 2021, subject to any earlier termination in accordance with this Agreement. 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.

7. (a) The Consultant agrees that the personnel, including the principal Project manager, and all sub consultants assigned to the Project by the Consultant, shall be subject to the prior approval of the City.

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(b) No change in sub-consultants or key personnel shall be made by the Consultant without written prior approval of the City.

**SPECIAL PROVISIONS**

8. 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.

9. 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 sub-consultants 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 sub-consultant for services rendered on the Project.

10. The Consultant and the City agree to use reasonable care and diligence to perform their respective services under this Agreement.

11. The Consultant shall comply with applicable federal, state, and local laws in the performance of work under this Agreement.

12. 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 and during the performance of this Agreement, Consultant agrees as follows:

(a) Consultant will comply with all applicable laws and regulations providing that

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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, sexual orientation, ethnicity, status as a disabled veteran or veteran of the Vietnam era.

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(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.

13. 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.

14. 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 E 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

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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

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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.

15. 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.

16. Consultant and sub consultants shall pay prevailing wage rates when required by the Labor Laws of the State of California.

17. (a) The Consultant shall deliver to the Public Works Director/City Engineer 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 sub consultants, 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.

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18. (a) This Agreement shall terminate without any liability of City to Consultant 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 it is determined that City

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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.

19. 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.

20. 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.

21. 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 FOR PROFESSIONAL CONSULTANT SERVICES  
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Agreement signed by both parties.

22. 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.

23. 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.

24. (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 shall immediately notify City of these facts

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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.

25. All Plans, drawings, Specifications, reports, logs, and other documents prepared

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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.

26. 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**

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STATE CONTRACT 74A1087, CITY PROJECT NO. 810 0015

IN WITNESS HEREOF, the parties have each caused their authorized representative to execute this Agreement.

City of Moreno Valley

KTU&A

BY: \_\_\_\_\_  
Thomas M. DeSantis, City Manager  
  
\_\_\_\_\_  
Date

BY: \_\_\_\_\_  
Name: \_\_\_\_\_  
TITLE: \_\_\_\_\_  
(President or Vice President)

\_\_\_\_\_  
Date

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

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

TITLE: \_\_\_\_\_  
(Corporate Secretary)

\_\_\_\_\_  
Date

|                                     |
|-------------------------------------|
| <b><u>INTERNAL USE ONLY</u></b>     |
| APPROVED AS TO LEGAL FORM:          |
| _____                               |
| City Attorney                       |
| _____                               |
| Date                                |
| RECOMMENDED FOR APPROVAL:           |
| _____                               |
| Public Works Director/City Engineer |
| _____                               |
| Date                                |

- Enclosures: Exhibit "A" – City Scope of Services  
 Exhibit "B" – Consultant Proposal  
 Exhibit "C" – City's Responsibility  
 Exhibit "D" – Terms of Payment  
 Exhibit "E" – Insurance Requirements

Attachment: Agreement (3810 : AUTHORIZATION TO AWARD CONTRACT TO KTU&A FOR DRACAEA AVENUE NEIGHBOR GREENWAY

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# EXHIBIT “A”

Attachment: Agreement (3810 : AUTHORIZATION TO AWARD CONTRACT TO KTU&A FOR DRACAEA AVENUE NEIGHBOR GREENWAY

**CITY OF MORENO VALLEY  
REQUEST FOR PROPOSALS FOR PROFESSIONAL CONTRACT SERVICES  
FOR DRACAEA AVENUE NEIGHBORHOOD GREENWAY CORRIDOR STUDY  
STATE CONTRACT NO. 74A1087  
CITY PROJECT NO. 810 0015**

**I. SUMMARY**

The City of Moreno Valley hereby invites proposals to study and conceptualize Dracaea Avenue as a Neighborhood Greenway Corridor as part of the City’s Sustainable Communities grant project. The corridor study is intended to provide traffic calming strategies to enhance the City’s Safe Routes to School Program as well as augment the City’s bicycle network in accordance with the adopted Bicycle Master Plan, all of which further the goals of reducing single occupant motor vehicle trips and improving safety for all roadway users.

Interested parties may register and download copies of the RFP by visiting the City’s vendor portal website, located at <http://www.planetbids.com/portal/portal.cfm?CompanyID=24660>. **To download submittal packages and submit proposals, vendors will be required to pay an online usage download fee of \$10.00.** All documents associated with this RFP will be downloadable after the fee has been paid. Once the prospective Offeror downloads any documents relative to a solicitation, that Offeror’s name will appear on the Prospective Bidders List.

Proposals will be accepted until **2:00 p.m. on September 16, 2019.**

All questions regarding this RFP must be submitted through PlanetBids vendor portal noted above and must be submitted no later than close of business on **September 9, 2019.**

Proposals shall be submitted electronically (in PDF format) via PlanetBids, located at <http://www.planetbids.com/portal/portal.cfm?CompanyID=24660>. The proposer shall provide a separate electronic file for their technical proposal and cost proposal.

Compensation will be made on the basis of negotiated hourly rates, not to exceed a negotiated amount (including expenses).

The proposer is solely responsible for “on time” submission of their electronic proposal. The City will only consider proposals that have been transmitted successfully and have been issued an “E-Bid” confirmation number with a time stamp from the Bid Management System indicating that bid was submitted successfully. Transmission of proposals by any other means will not be accepted. Proposer shall be solely responsible for informing itself with respect to the proper utilization of the proposal management system, for ensuring the capability of their computer system to upload the required documents, and for the stability of their internet service. Failure of the proposer to successfully submit an electronic proposal shall be at the proposer’s sole risk and no relief will be given for late and/or improperly submitted proposals. Proposers experiencing any technical difficulties with the proposal submission process may contact PlanetBids at (818) 992-1771.

Attachment: Agreement (3810 : AUTHORIZATION TO AWARD CONTRACT TO KTU&A FOR DRACAEA AVENUE NEIGHBOR GREENWAY

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Questions of an operational nature may be directed to the City's Capital Projects Division at (951) 413-3130. Neither the CITY, nor PlanetBids, makes any guarantee as to the timely availability of assistance, or assurance that any given problem will be resolved by the proposal submission deadline.

## II. PROJECT FUNDING AND SCHEDULE

The project is funded by the Caltrans Sustainable Communities Grant Program under the jurisdiction of Caltrans District 8 Division of Planning with the City matching funds from local revenues. The budget for this project is **\$175,000**. It is imperative that all activities associated with this project conform to the Restricted Grant Agreement (RGA) Number 74A1087 (**Attachment A**), otherwise funding will be jeopardized.

|                              |                    |
|------------------------------|--------------------|
| Proposals due:               | September 16, 2019 |
| Consultant Interviews        | October 3, 2019    |
| Award of Consultant Contract | October 15, 2019   |

The project must be completed by February 28, 2021 in accordance with the RGA.

## III. SCOPE OF SERVICES

The following scope of work provides an outline of services that are expected to be offered as part of the development of the Dracaea Avenue Neighborhood Greenway Corridor Study. A comprehensive scope of work is provided as **Attachment II** in the RGA. The work shall be in accordance with the requirements of the RGA, City of Moreno Valley Standards, City of Moreno Valley General Plan, and the California Manual on Uniform Traffic Control Devices (latest edition).

- A. Public Outreach – the consultant shall hold three workshops intended to seek public input on the corridor plan vision / goals, traffic calming strategies, and suggestions. The Consultant shall provide translation services for Spanish speaking participants at the workshops.
- B. Data Collection and Analysis – the consultant shall inventory existing City facilities within the corridor, review regional plans, and identify Active Transportation and Safe Routes to School Enhancements.
- C. Corridor Plan Development and Adoption – the consultant shall incorporate findings from public outreach efforts as well as data collection / analysis to develop the Neighborhood Greenway Corridor Study. The consultant shall assist City staff with the adoption process that includes presentations to the Traffic Safety Commission, Planning Commission, and City Council.

## IV. SUBMITTAL REQUIREMENTS

The Consultant's Proposal shall be no more than 30 pages. The page limits exclude a cover letter of up to two pages, resumes up to two pages per person, dividers, certificates,

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appendices and separate cost proposal. Resumes, project schedule, certificates, and other required forms shall be attached in the appendices. Proposals failing to provide sufficient information and assurances of performance to accurately assess each category of the required services and failing to comply with requirements and conditions of the RFP will not be given further consideration.

At a minimum, the Proposal shall include the following sections:

- A. **Project Understanding:** This section should clearly convey clear understanding of the nature of the work, identification of major project issues, and proposed solutions thereof.
- B. **Approach and Scope of Services:** This section provides the Consultant's proposed approach and scope of services. Include an organization chart showing proposed relationship among Consultant team/staff as well as any other parties that may have significant role in the implementation of this program. Deliverables shall be clearly identified.
- C. **Qualifications and Experience:** Provide qualifications and experience of the Consultant team for this project. Emphasize the specific qualifications and experience from projects similar to this project for the key team members including references. Identify and provide detailed information for the Consultant's qualifications, track record and relevant experience.
- D. **Staffing Plan:** Discuss staffing plan, the workload, both current and anticipated, for all key team members, and their capacity to perform the requested services according to the proposed schedule. Discuss the firm/team's approach for completing the services required for this program within budget and schedule.
- E. **Quality Control and Assurance:** Discuss QA/QC proposed for each task/deliverable.
- F. **Additional Relevant Information:** Provide additional relevant information that may be helpful in the selection process (not to exceed two pages).

The Proposal shall additionally include the following:

- A. 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 Proposal is contingent and which shall take precedence over this RFP.
- B. A statement of qualifications applicable to this project including the names, qualifications and proposed duties of the Consultant's Staff to be assigned to this project; a listing of recent similar projects completed including the names, titles, addresses and telephone numbers of the appropriate persons whom the City could

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- C. contact. If one or more of the Consultant's staff should become unavailable, other staff of at least equal competence may be substituted only after prior written approval by the City.
- D. A resource allocation matrix must be submitted with the Proposal. The resource allocation matrix must list detailed tasks in rows and the appropriate individual (Job Title Only) as well as the number of hours that these individuals will be working on each task listed, will be included in adjacent columns. The resource allocation matrix and the project design schedule are required of both the primary Consultant, as well as any sub consultant.
- E. A statement of any and all sub consultant's qualifications applicable to this project including the names, qualifications and proposed duties of the sub consultant's staff to be assigned to this project; a listing of recent similar projects completed including the names, titles, addresses, and telephone numbers of the appropriate persons whom the City could contact.
- F. A statement acknowledging that the Consultant will not be allowed to add, remove, or change any sub consultants without written permission from the City.
- G. A statement that the Consultant will document and provide the results of the work to the satisfaction of the City. This may include preparation of reports, or similar evidence of attainment of the Agreement objectives.
- H. A statement that any extra work will require prior written approval from the City.
- I. A statement that the Consultant will not discriminate against any employee or applicant for employment because of race, color, religion, sex, or national origin.
- J. A statement that all federal laws and regulations shall be adhered to notwithstanding any state or local laws and regulations. In a case of conflict between federal, state or local laws or regulations the strictest shall be adhered to.
- K. A statement that the Consultant shall allow all authorized federal, state, county, and City officials access to place of work, books, documents, papers, fiscal, payroll, materials, and other relevant contract records pertinent to this special project. All relevant records shall be retained for at least five years.

The Consultant's fee proposal shall be submitted in a file separate from the proposal. Only the top-ranked consultant's fee proposal will be reviewed, proceeding to the second-ranked consultant only if negotiations are concluded with reaching agreement: and so forth.

## V. PAYMENT

- A. This work is to be performed for a "Not-to-Exceed Fee."

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- B. Invoices will specifically identify job title, person-hours, and costs incurred by task.
- C. All expenses shall have supporting documentation presented together with the associated invoice.

## VI. TERMS AND INSURANCE

Please refer to Attachment B for the City's standard agreement. Exhibit E of the standard agreement contains the insurance requirements which will apply to this agreement. Exceptions to the agreement and/or insurance requirements, if any, must be detailed in the proposal. Proposers shall confirm ability to provide prior to submitting.

## VII. TERMINATION FOR CONVENIENCE OF THE CITY

The City reserves the right to terminate the agreement for the convenience of the City at any time by giving ten (10) days' written notice to the Consultant of such termination and specifying the effective date thereof. All finished or unfinished drawings, maps, documents, field notes and other materials produced and procured by the Consultant under the said aforementioned Agreement is, at the option of the City, City property and shall be delivered to the City by the Consultant within ten (10) working days from the date of such termination. The City will reimburse the Consultant for all acceptable work performed as set forth in the executed Agreement.

## VIII. INDEPENDENT CONSULTANT

The Consultant's relationship to the City in the performance of this project is that of an independent Consultant. The personnel performing the said Services shall at all times be under the Consultant's exclusive direction and control and shall be employees of the Consultant and not employees of the City. The Consultant shall pay all wages, salaries and other amounts due his employees in connection with the performance of said work shall be responsible for all employee reports and obligations, including but not necessarily restricted to, social security, income tax withholding, unemployment compensation, and Workers' Compensation.

## IX. DISCLOSURE

The Political Reform Act and the City's Conflict of Interest Code require that Consultants be considered as potential filers of Statements of Economic Interest. Consultants, as defined by Section 18701, may be required to file an Economic Interest Statement (Form 700) within 30 days of signing a Consultant Agreement with the City, on an annual basis thereafter if the contract is still in place, and within 30 days of completion of the contract.

## X. GENERAL CONDITIONS

- A. Pre-contractual expenses are defined as expenses incurred by the Consultant in: (1) preparing the Proposal; (2) submitting the Proposal to the City; (3) presentation during selection interview; (4) negotiating with the City any matter related to this Proposal; (5) any other expenses incurred by the Consultant prior to an executed Agreement.

The City shall in no way be liable for any pre-contractual expenses incurred by the Consultant.

- B. The City reserves the right to withdraw this RFP at any time without prior notice. Further, the City makes no representations that any Agreement will be awarded to any Consultant responding to this RFP. The City expressly reserves the right to postpone reviewing the Proposal for its own convenience and to reject any and all Proposals responding to this RFP without indicating any reasons for such rejection(s).
- C. The City reserves the right to reject any or all Proposals submitted. Any Contract awarded for these Consultant engagements will be made to the Consultant who, in the opinion of the City, is best qualified.

## XI. SELECTION CRITERIA

The Proposals will be rated/ranked according to the following criteria:

1. **General Experience and Qualifications (20 points)**—Information about the company (and all sub consultants); ability to furnish required insurance and meet stipulations of the City's "boiler plate" agreement; details about similar projects completed by the firm, including key staff and reference information (preferably with municipal agencies); local experience; and demonstrated ability to deliver similar projects on time and on budget.
2. **Experience of Key Personnel (40 points)**—Background on key personnel (including all sub consultants) qualifications and abilities; familiarity with state and federal procedures; local experience on comparable projects and length of service with the firm; relevant licenses and/or certifications; experience with programs similar in nature to this project; proposed staff performed the firm's similar projects.
3. **Project Approach/Understanding (40 points)**—Understanding of project; discussion of major issues and how the Consultant team plans to address them; the management approach and organization necessary for the delivery of a quality product on time and within budget; reasonableness of the proposed schedule.

Proposals failing to provide sufficient information to accurately assess the qualifications of the proposed individual and failing to comply with requirements and conditions of the RFP will not be given further consideration.

AGREEMENT FOR PROFESSIONAL CONSULTANT SERVICES  
DRACAEA AVENUE NEIGHBORHOOD GREENWAY CORRIDOR STUDY  
STATE CONTRACT 74A1087, CITY PROJECT NO. 810 0015

## EXHIBIT “B”

Attachment: Agreement (3810 : AUTHORIZATION TO AWARD CONTRACT TO KTU&A FOR DRACAEA AVENUE NEIGHBOR GREENWAY

# Dracaea Avenue Neighborhood Greenway Corridor Study

CITY OF MORENO VALLEY | SEPTEMBER 16, 2019

STATE CONTRACT #74A1087 | CITY PROJECT #810 0015

Attachment: Agreement (3810 : AUTHORIZATION TO AWARD CONTRACT TO KTU&A FOR DRACAEA AVENUE NEIGHBOR GREENWAY



ktua

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September 16, 2019

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

Subject: Dracaea Avenue Neighborhood Greenway Corridor Study

Dear Members of the Selection Panel,

**Streets matter.** They are critical in supporting adjacent land uses, setting urban form, providing areas for social interaction, and accommodating mobility options. A safe and walkable street that is desired to be more than a throughput road still must move vehicles smoothly and efficiently, and needs to provide the visual clues and elements that will make the speed and movements safe for bicyclists, pedestrians and transit users. In addition, aesthetic amenities such as streetscape and green infrastructure improvements are important to attract users to the street to make their journey more enjoyable. Streetscape amenities can be integrated with stormwater improvements for a functional and aesthetically pleasing street which can reduce speeding and encourage more walking and biking. This is the foundation of the complete street movement and the goal for Dracaea Avenue.

KTUA has been a major player in complete streets projects throughout Southern and Central California. Although the company is nearly 50 years old, the last two decades we have been focused on streets and what they mean for a community. By combing our landscape architecture experience and complete street planning and design experience, we have the in-house capabilities and passion to make a difference.

I will be the principal-in-charge, overseeing the contract and quality control. I completed the City's Bicycle Master Plan in 2015 and recently managed RTA's First and Last Mile Mobility Action Plan. I have managed dozens of active transportation and corridor plans, including Vista's Townsite Drive Corridor Study, which was awarded funding at the state level through Caltrans' ATP Cycle 5 program. We recognize that some of the design elements will require the review and attention of a licensed traffic engineer, so this project will be managed by Tom Bertulis, nationally recognized for his active transportation and traffic calming expertise. We will be once again collaborating with IBI Group for this project to provide continuity for Dracaea Avenue. Our team has worked on several active transportation and corridor projects together, including the City's Bicycle Master Plan. Recently, we've collaborated on the East Wilshire Bicycle Boulevard Plan in Fullerton, OCTA's Active Transportation Plan, and Costa Mesa's Multi-Use Trail Master Plan. IBI Group brings national level complete street experience and award-winning design guideline experience. They will lead the design guideline and data collection tasks.

To support outreach efforts and abide by the ENGAGE MoVal outreach strategies, Riverside University Health System – Public Health (RUHS-PH) will lead outreach efforts. RUHS-PH was involved in the ENGAGE MoVal efforts and will provide their resources to encourage participation at the workshops and assist with the Safe Routes to School tasks. KTUA and RUHS-PH are currently working together on Menifee's Active Transportation Plan.

Another major focus for KTUA over the last five years has been on writing and preparing complete street plans and refined concepts to support planning and construction grants. These include Sustainable Community Grants and Active Transportation Grants from CALTRANS, Smart Growth and ATP Grants from SANDAG, Urban Greening Grants from the Strategic Growth Council and other various health and safety grants. We not only prepare these grants, but we help to implement them. Complete streets and active transportation plans prepared by KTUA have resulted in nearly \$28 million in implementation funding for our clients.

Attachment: Agreement (3810) : AUTHORIZATION TO AWARD CONTRACT TO KTUA FOR DRACAEA AVENUE NEIGHBOR GREENWAY

“

We've been building cities as if the most important element is the car. We should be building like the most important element is the people. ~ Brent Toderian

”

This Dracaea Avenue Neighborhood Greenway Corridor Study will strive to equitably address all modes of transportation through an outreach program while incorporating traffic calming, context sensitive design and green infrastructure, where applicable. Design interventions will be designed to encourage multimodal mobility while providing placemaking opportunities for safe routes to school. In our proposal, we have developed a scope that meets the City's scope of work, and grant requirements. The scope provides added value items to enhance the project. We look forward to talking with you in greater detail and getting started on this exciting and challenging set of work products.

**REQUIRED PROPOSAL STATEMENTS**

**Addenda:** KTUA acknowledges receipt of Q&A Addendum #1 dated 9/5/19 and Q&A Addendum #2 dated 9/9/19.

**Staffing:** Key KTUA personnel are available for the duration of the project. KTUA acknowledges that key staff will not be removed or replaced without the prior consent of the City of Moreno Valley.

**Quality of Deliverables:** KTUA will document and provide the results of the work to the satisfaction of the City. This may include preparation of reports, or similar evidence of attainment of the Agreement objectives.

**Additional Work:** Any additional work beyond the agreed scope of work will require prior written approval from the City

**Affirmative Action Statement:** KTU&A provides equal employment opportunities without regard to race, color, religion, sex, national origin, age, disability, marital status, veteran status, sexual orientation, genetic information or any other protected characteristic under applicable law. This policy relates to all phases of employment or the provisions of services. KTUA has an approved Equal Opportunity Employment Plan on file with the City of San Diego

**Adherence to Laws/Regulations:** KTU&A acknowledges that all federal laws and regulations shall be adhered to notwithstanding any state or local laws and regulations. In a case of conflict between federal, state or local laws or regulations, the strictest shall be adhered to.

**Records Access:** KTUA shall allow all authorized federal, state, county, and City officials access to place of work, books, documents, papers, fiscal, payroll, materials, and other relevant contract records pertinent to this special project. All relevant records shall be retained for at least five years.

Respectfully submitted,

Joe Punsalan  
Associate Principal

**KTUA PRIMARY CONTACT INFORMATION**

Joe Punsalan, Associate Principal  
3916 Normal Street, San Diego, CA 92103  
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joe@ktua.com

Attachment: Agreement (3810) : AUTHORIZATION TO AWARD CONTRACT TO KTU&A FOR DRACAEA AVENUE NEIGHBOR GREENWAY

**PROJECT UNDERSTANDING**

Upon initial field work along Dracaea Avenue, shared lane markings have already been installed with several schools and parks along the corridor. Lane widths are consistent except for a few areas where there are undeveloped parcels and at flood control channels. Fortunately, sidewalks are present throughout most of the corridor, even as neighborhood characteristics change. The presence of schools on Dracaea Avenue and within a half-mile, highlight the importance of this corridor to provide safe routes to school and traffic calming since the street has very little horizontal and vertical curvature which helps to increase vehicular speeding. Being able to provide the traffic calming, urban greening, and bicycle and pedestrian safety elements will be key to increase active modes, reduce speeding, and develop placemaking. With the varying demographics along the corridor, it will be key to receive input from a wide range of residents and stakeholders to develop a viable and implementable neighborhood greenway.

To encourage participation, the KTUA team will employ engagement strategies that will overcome the “digital divide” we encounter in many of our projects. We rely on graphic-rich materials to convey the various elements of a project and complete streets. Graphics that can be easily understood by the public are important to provide the proper information, independent of language barriers. All materials will be produced in Spanish and English and bilingual staff will always be available. The KTUA team will build upon the ENGAGE MoVal outreach program to engage residents, which will be supplemented by providing flyers and surveys at schools, businesses, and other locations the City suggests. Surveys will be provided as hard copies and online to provide as many options for public participation.

Interactive workshops with consensus building exercises allow voices to be heard and provides participants a sense of involvement in improving their community. These workshops will employ discussions between neighbors, and education and voting to provide consensus on the vision, goals and final concept plan. For participants to experience potential improvements, a demonstration project at one of the workshops can be implemented. KTUA and RUHS-PH have the tools and resources to provide this service.

When developing corridor improvements, the KTUA team has the tools and experience for a successful project. Understanding the goal to improve safety for all roadway users and identify traffic calming opportunities, a systematic process of **iteration** and **integration** will be employed to develop the corridor concept plan. Iterations from the alternatives to the final plan will start with community input, an initial schematic design for review and direction, followed by two concept alternatives, a preferred alternative and then a final concept plan. Integration will involve workshop and meetings with stakeholders and residents at various stages of the process to review and provide additional direction. KTUA also intends to employ additional analysis such as “public life”/desire line analysis, bicycle and pedestrian counts, and Safe Routes to School and First and Last Mile analysis. Integration also entails utilizing the context sensitive design guidelines for traffic calming features, sustainable streetscape treatments, and bicycle, pedestrian and transit best practices to create an enhanced corridor for all users. By employing these additional analysis and design features, Dracaea Avenue could be eligible for multiple grants and funding to expedite implementation. KTUA will also develop a 3D video fly-through of the corridor to be used for City Council, Traffic Safety Commission and Planning Commission meetings and approvals.



## ISSUES AND SOLUTIONS

### Improving Neighborhood Connectivity – Super Block

Moreno Valley's loose grid development pattern works well for dispersing traffic vehicle, but the "superblock" arrangement with interior cul-de-sacs and offset intersections can create barriers for other forms of transportation like cycling and walking. Remedies are likely to be costly and therefore receive little initial support, unless their value can be clearly expressed. Well-connected non-motorized transportation facilities like bicycle lanes or bike boulevards need to be presented to provide mobility choices for all, not just drivers, and not just as a recreational asset. Improved non-motorized connectivity can also be viewed as a quality of life issue since being able to safely access schools, parks and shopping, especially along Dracaea Avenue. To provide support for potential recommendations, KTUA will conduct bike and ped counts at six (6) locations along the corridor and conduct "public life"/desire line surveys near three schools. This data collection will help inform design recommendations and provide baseline metrics for future grant applications.

### Lack of Community Workshop Attendance

Providing the ability for the public to provide comments is an integral part of every project. However, we have found that it can be difficult to convince citizens to attend public meetings, especially if there is no looming controversy to attract their attention. Strategies to boost attendance is to provide food, activities for children, demonstration projects and prize giveaways. For similar projects, these strategies resulted in an attendance of approximately 40-60 people. One main factor in garnering good attendance is working with community-based organizations to spread the word, and in some cases, provide the facilities to host the workshop. With the number of schools along Dracaea Avenue, it will be critical to reach out and integrate them into the community engagement process.

While this study requires public workshops and many people are interested in this type of project, some may not feel they have the time to attend the workshops. In addition to a standard online survey, we employ an online map application for those interested to not only provide general comments, but to also geographically point out areas of concern like they could on physical maps at a public meeting. From experience, participation is exponentially greater when online tools are available.

### Balancing Traffic Flow with Traffic Calming and Multi-Modal Access

A major challenge will be to increase mobility options along the corridor, where single-occupancy trips will always be a large percentage of all trips, even with the best transit, walking and biking improvement projects. As such, balancing the safety of vehicles, bicyclists, pedestrians and emergency response along this corridor and connections around the City will need to be a priority. Public safety, however, must take precedence. If a goal is to get more people to walk, ride and access transit, then safety must be improved. Analyzing safety trends along the corridor will provide a baseline for type and location of specific safety countermeasures that may be applied.

Some countermeasure may entail adding a signal, or signal modification, but if the roadway is still wide, has long distances to cross, and lacks pedestrian visibility, these countermeasures may not be attractive enough to increase bicycle or pedestrian activity or decrease collisions. As countermeasures are developed, KTUA will look at additional placemaking elements that can be incorporated into the engineered countermeasures, such as sustainable design and wayfinding. With additional funds being available for sustainable street infrastructure projects, this may provide another source of safety improvement funding and implementation.



*HUD Guidelines for Creating Walkable and Bikeable Communities.*

03 | QUALIFICATIONS & EXPERIENCE | **Scope of Work****TASK 1: PROJECT INITIATION****1.1 Project Kick-off Meeting**

To be completed by the City

**1.2 Staff Coordination**

KTUA will attend up to eight (8) monthly face-to-face project team meetings with the remaining as conference calls or webinars, depending on the project phase or topics to be discussed. Caltrans staff will be invited to the project team meetings. An internal kick-off meeting will be conducted to review the project scope, schedule, outreach program, and general expectations. KTUA will prepare the agenda and meeting minutes, with action items, for each meeting.

RESPONSIBLE PARTY: CITY

**1.3 RFP for Consultant Services**

To be completed by the City

**Task Deliverables**

- Meeting notes, Monthly meeting notes, copy of the procurement procedures and executed consultant contract

**TASK 2: PUBLIC OUTREACH****2.1 Stakeholder Outreach**

It's understood that City staff will identify and contact stakeholders notify them of Workshop #1, and request their attendance. City staff will also attend stakeholder organization meetings to inform members of the project and the kick-off meeting. The KTUA team, led by RUHS-PH, will provide support and necessary materials needed to encourage attendance, such as fact sheets and flyers. Particular attention will be given to methods and materials to engage traditionally under-represented groups, the disabled, low-income, and the senior population that reside along the corridor.

The three (3) workshops will occur at specific school sites along or adjacent to the corridor to assure minimum travel cost and time burden on families and other local stakeholders. RUHS-PH will conduct outreach to community members who reside in and around the targeted area to maximize participation in the workshops. RUHS-PH will implement the following outreach strategies:

1. Set up meetings with school administration (principal, assistant principal, parent liaison) to discuss purpose and value of workshop.
  - Confirm use of multi-purpose or classroom(s) for workshop
  - Request to conduct outreach on campus prior to workshop
  - Request that the principal posts date and time of workshop on various outgoing messaging boards to parents, such as social media, automated text, student announcements, and outdoor marquis.

2. Request contact information for key stakeholders, such as ELAC and PTA leaders, to set up outreach presentations. Outreach to the fire and police departments will also be conducted.
3. Upon approval from the principal, provide presentations to parent groups, such as ELAC, PTA, and School Site Council.
4. Promote workshop attendance at previously scheduled events at the schools, such as Back to School nights, Coffee with the Principal, Spring and Fall Festivals, etc.
5. Conduct at all outreach events:
  - Utilize KTUA/RUHS-PH or project branded tablecloths/clothing/materials for brand recognition
  - Distribute colorful and captivating flyers
  - Offer items such as reflective items, bike lights and helmets, and healthy snacks to incentivize attendance
6. Conduct tabling during afternoon pick up when parents frequent campus.
7. Invite other interested parties involved in school health and safety, such as crossing guards, safety patrol, and PE teachers.
8. Post flyers at community sites where parents frequent, such as city parks, recreation centers, after school facilities, and libraries.
9. Promote workshops on RUHS-PH social media sites and link to local target area websites.
10. To maximize convenience and comfort for attendees, RUHS-PH will promote the following services provided at the workshops:
  - Bilingual/bicultural staff
  - Simultaneous English/Spanish interpretation
  - Child activity corner (coloring sheets, word search, activity books)



*Stakeholder outreach.*

### Project Branding

A key component of engagement, whether online or through public workshops, is branding the project. A project logo or branding that brings continuity between these components is important to: 1) be easily identifiable throughout the duration of the project; and 2) provide continuity for the various components of the project, such as flyers, exhibits, online materials, and planning products. KTUA will be responsible for drafting, designing, and printing other engagement materials for workshops and other events.

### Online Survey and Map

KTUA can also design two online surveys to gather feedback on corridor needs. The first survey will utilize SurveyMonkey as a traditional survey with quick and concise questions to solicit input and can be distributed through RUHS-PH's outreach efforts. The other survey will be an online mapping platform to identify opportunities and constraints along the corridor. This latter method has proven to be effective with residents who have easy access to the internet. Both platforms also provide summary tools to tabulate the results. In addition, these surveys will be created as hard copies to be distributed at recreations centers or civic spaces along the corridor so that residents that have limited access to online resources can make their voices heard.

### ESRI Story Map

To facilitate outreach with those unable to attend events in person, KTUA will create a variety of web-based tools that can be shared with residents. To keep all web materials organized, KTUA will build a Story Map using ESRI's ArcGIS Online infrastructure if the City decides this approach is best. A Story Map is a collection of maps, text, images, and multimedia content organized to tell a specific story. In this case, the Story Map will outline the project goals, community engagement, data findings, results from the workshops, and drafts of the corridor design and plan, allowing the community to stay informed and engaged throughout the life of the project.

RESPONSIBLE PARTY: CITY WITH KTUA SUPPORT

### 2.2 Workshop #1

Prior to conducting Workshop #1, KTUA will develop a preliminary menu of vision and goal statements to provide a framework for the first workshop. Incorporating regional and city goals for safety, sustainability, mobility, accessibility, and equity will be a key component of the plan. Refinement of the vision and goals will be incorporated from input gathered at this community workshop. Table exercises will be structured for group collaboration to develop a unified vision and goals.

KTUA will present the project highlighting the project scope, schedule, and products. As part of the tables, a mapping exercise will also be conducted to seek input on existing facility opportunities and constraints. This type of interactive exercise

allows participants to immediately get involved and interact with their neighbors, stakeholders, City and the KTUA team.

Based on the team's experience developing vision and goals for active transportation plans and corridor studies, elements of the project's goal may potentially include:

- Increasing accessibility around the disadvantaged neighborhoods along the corridor. We will examine criteria from CalEnviroScreen and to identify tracts that are particularly disadvantaged to ensure that these tracts receive improvements.
- Providing aesthetics to encourage walking and bicycling to increase health conditions. Using reliable surveys on health (e.g., diabetes, obesity, physical health, etc.) and the California Healthy Places Index to prioritize the selection of locations to ensure needy areas are addressed.
- Increasing safety by understanding the demographic characteristics. We will review demographic patterns to ensure that corridor segments where the potential of bicycle and pedestrian infrastructure is high are also represented in linkage with community assets, such as schools and parks, and preferred routes or facilities.
- Developing context sensitive countermeasures. Developing a suite of traffic calming, bicycle and pedestrian improvement options, and streetscape opportunities that are cohesive with neighborhood characteristics and provide added active transportation amenities.

RESPONSIBLE PARTY: KTUA TEAM

### 2.3 Workshop #2

Upon completion of initial data collection, KTUA will present the findings and implementation strategies for potential corridor enhancements. An interactive workshop format will be used for this second public workshop to listen and gather feedback on issues and solutions along Dracaea Avenue. This format will allow the team to successfully collect the necessary feedback to meet the project's goals. The following highlights the workshop format, which is subject to revisions based on City input.

- Ten to 15-minute presentation. Typically starting ten minutes into the workshop to account for people signing in, snacks, etc.
- Exhibits and tables will be available for comments and input. Participants will be broken out into tables for two exercises. The first exercise will be to identify the issues and opportunities along the corridor and mark them on the map and summary sheets. Each group will then report back to the larger audience their top concerns. The second exercise will consist of designing the corridor to mitigate those concerns. Each table will need to work together to solve common concerns, then report back to the group their final recommendations. This method has been highly effective in gaining consensus on recommendations and have even brought neighbors together for a common goal.

## 03 | QUALIFICATIONS & EXPERIENCE | Scope of Work

Other materials such as agendas, handouts, sign-in sheets, and comment cards will be provided. In addition, voting exercises will be provided to begin refining the vision and goals to drive the design of the project. Public feedback can also be collected through a survey, as well as voting boards where traffic calming elements will be explained through visuals, such as infographics, photos, and 3D graphics. Suggestions for additional improvements will also be collected through a highly visual “Wish Board”, where residents will be able to write down their vision for the area for a truly interactive experience.

Tactical urbanism or demonstration projects are organized engagement activities that spark interest and offer an interactive, but most importantly, an educational experience for participants. KTUA frequently employs temporary installations as part of events and workshops, and because of these activities, KTUA has some materials in-house to support this installation, which can provide some cost savings for this task. RUHS-PH will provide support by working with SCAG on their GoHuman Safety package to supplement temporary demonstration project at this workshop.



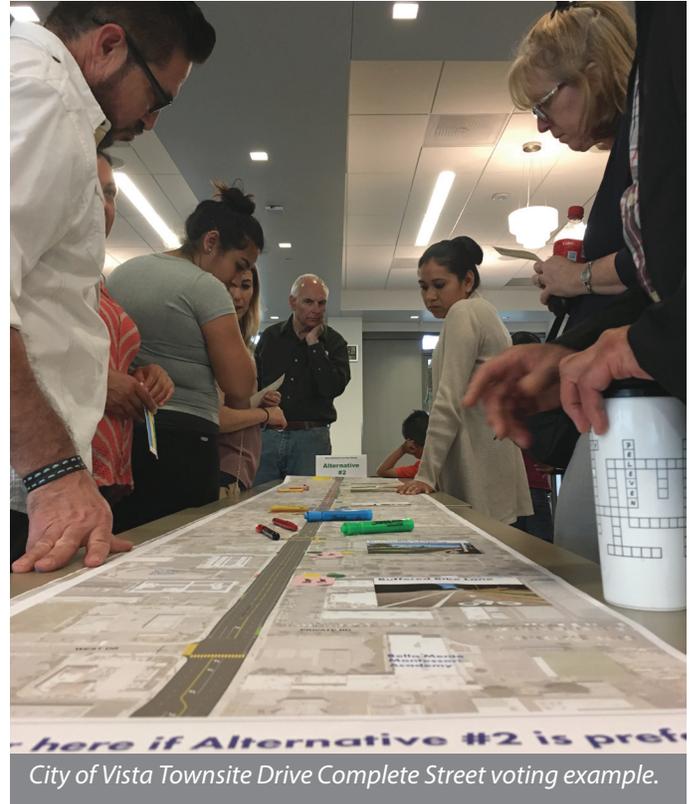
KTUA tactical urbanism in action.

RESPONSIBLE PARTY: KTUA TEAM

### 2.4 Workshop #3

The third workshop will occur following the development of the preliminary corridor design from Task 4.1 and will provide an opportunity for public review and comment. The KTUA team will prepare a presentation summarizing the plan and design recommendations, with supporting maps and display boards highlighting infrastructure and programmatic recommendations. Large table maps of the corridor alternatives will be displayed for participants to view, comment and discuss with the City staff and the KTUA team. This workshop will have an open house format to allow participants ample time to review the alternatives, discuss them with neighbors, and vote on their preferred corridor and/or preferred treatments from each

alternative. This format will also allow them to review programmatic options of the 6 “Es” and vote on the ones they would like to prioritize. Safe Routes to School recommendations for the 13 schools will also be displayed to receive final feedback. Comments will be collected to refine the final design and safe routes to school recommendations. Wayfinding options will also be an exercise to guide future design alternatives for signage. This exercise may entail voting on favorite designs and destinations to add.



here if Alternative #2 is preferred  
City of Vista Townsite Drive Complete Street voting example.

In addition, the project concepts will be created using KTUA's vast 3D library. Visualization in 3D is immensely valuable in informing both the public and decision-makers on the character and impacts of projects. We possess a robust library of 3D model components that help active transportation facilities come alive in ways that 2D illustration simply cannot match. KTUA will tailor visualizations to highlight the various elements of the corridor design.

RESPONSIBLE PARTY: KTUA TEAM

#### Task Deliverables

- List of prospective workshop attendees, meeting summaries, including project vision/goals and facility opportunities and constraints, meeting summary including stakeholder suggestions

**TASK 3: DATA COLLECTION AND ANALYSIS**

**3.1 Inventory Existing City Facilities**

IBI Group will lead the corridor inventory effort for the study limits along Dracaea Avenue. This effort will include inventory of the key physical attributes of the corridor, including curb and gutter, sidewalks, crosswalks, street lights, bus stops, access ramps, signals, bicycle facilities, and end of trip facilities, as well as targeted observations of pedestrian and bicycle travel patterns at targeted locations in the corridor. These “public life” surveys will assist the project team in understanding how the corridor is used today by people traveling via active modes and what potential challenges these travelers are experiencing.

Conducting the public life survey concurrently with the physical inventory allows for efficient data collection and use of project resources. Physical attributes of the corridor and the public life survey data will be incorporated into GIS maps for the corridor and for presentation of the findings. Public life surveys will be conducted at three locations along the corridor:

- Dracaea Avenue and Morrison Street – near Mountain View Middle School, Valley View High, and Moreno Valley Elementary School
- Dracaea Avenue and Kitching Street – near Butterfield Elementary School
- Dracaea Avenue and Frederick Street – near Moreno Valley High School

The surveys will be timed to correspond with school start/stop times to maximize observation of peak activity in the corridor.

KTUA will also collect up to six (6) 24-hour bicycle and pedestrian count data along specific segments along the corridor to verify volumes of bicycle and pedestrian volumes. This data will supplement the items previously listed as well as the proposed “public life” desire line analysis. This data will be beneficial if the City decides to pursue an ATP grant, where existing bicycle and pedestrian data is required as part of the application. This task will be performed subsequent to Task 2.2 and prior to Task 2.3.

RESPONSIBLE PARTY: KTUA TEAM

**3.2 Review Regional Plans**

KTUA will review the Western Riverside Council of Governments (WRCOG) Non-motorized Regional Plan, WRCOG Active Transportation Plan, the City’s Bicycle Master Plan, Riverside Transit Agency’s Comprehensive Operation Analysis and First and Last Mile Mobility Plan, applicable Compass Blueprint Plans, Regional Transportation Plan, and Sustainable Communities Strategy.

To update collision trends, KTUA will review city collision data and supplement it with data from UC Berkeley’s SafeTREC Transportation Injury Mapping System (TIMS). Collision patterns will include time of day, time of year, and how they relate to a location to highlight specific behaviors and roadway conditions. For example, a high number of morning or afternoon collisions involving youth may call for increased education for students riding or walking to and from school. Additionally, a pattern of locations like mid-block versus intersection crashes may be evidence of localized problems with visibility, engineering, or driver education. A pattern of crashes resulting from wrong-way bicycle riding would suggest additional bicyclist education programs focused on correcting this dangerous behavior. This information will be valuable in the development of the traffic calming elements and design guidelines. Upon preliminary analysis of the most recent five-year TIMS data (2014-2018), collision hotspots along Dracaea Avenue are noted at Perris Blvd (25), Heacock Street (16) and Kitching Street (10). For bicycle and pedestrian collisions, Kitching Street and Perris Blvd. had the highest number of collisions with four, followed by Heacock Street (3), and Frederick Street and Indian Street with two each.

Analysis may include aspects of Caltrans’ latest safety planning program as part of its Highway Safety Improvement Program (HSIP) Systemic Safety Analysis Report Program (SSARP). By utilizing some of these techniques, Moreno Valley will be able to better position itself for funding opportunities while strengthening the safety needs of specific areas. This task will be performed subsequent to Task 2.2 and prior to Task 2.3.

RESPONSIBLE PARTY: KTUA TEAM



Dracaea Avenue bicycle/pedestrian collision heat map.

**3.3 Identify Active Transportation and Safe Routes to School Enhancements**

KTUA will review all available literature in developing walking and bicycling Safe Routes to School, which will include all state, federal, and generally accepted industry practices. Through experience conducting Safe Routes to School infrastructure planning in San Bernardino County and through various completed active transportation plans, KTUA will build upon the City’s previous efforts. The revised 2017 Suggested Routes to School Maps will be the basis for recommendation locations, along with the results of the “public life” desire line analysis, bicycle and pedestrian counts and public input. RUHS-PH will provide updated programmatic recommendations based on the previous Cycle 4 grant application. Efforts from this task will help build a better stronger application for the Riverside County Safe Routes to School Program.

Subsequently, half-mile walktime overlap analysis from parks will help prioritize improvements along the corridor. The product will be 13 updated Safe Routes to School Maps to identify enhancements around the schools and along the corridor. These maps will be presented at the third workshop for final input. Comments from this workshop will help refine the maps. Planning level cost estimates will then be developed for each school.

RESPONSIBLE PARTY: KTUA TEAM

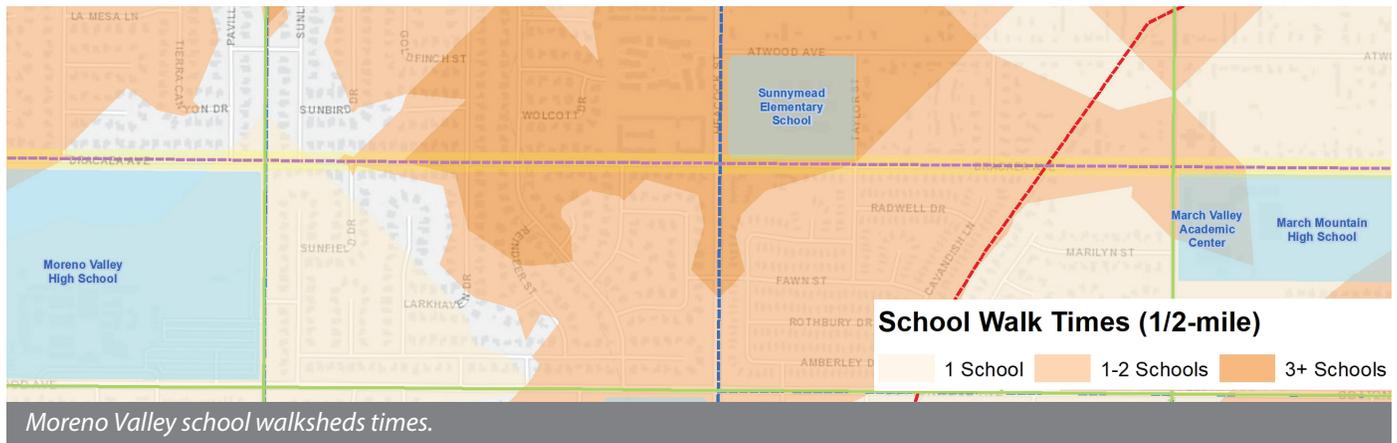
**3.4 Develop Traffic Calming Elements**

IBI Group will lead the development of a traffic calming toolkit for use in the identification of potential greenway and traffic calming improvements for the Dracaea Avenue corridor. The toolkit will highlight the proposed range of improvements and identify potential or recommended applications of the strategies. The KTUA team has been at the forefront of Green Streets planning, having completed an award-winning Urban Greening Plan for the San Diego neighborhood of City Heights, as well as for the City of Pico Rivera and the City of Placentia. With the state’s drought issues and need to capture storm and rainwater for irrigation and other purposes, elements of green streets in traffic calming will be included. In addition, IBI Group has extensive experience in creating easy to use and relevant toolkits for similar projects, including their work on the Metro First/Last Mile Strategic Plan and the OCTA Fourth District Bikeways Strategy. IBI will provide one draft and one final version of the toolkit. Results of this task will be presented at Workshop #2.

RESPONSIBLE PARTY: KTUA TEAM

**Task Deliverables**

- Summary memo, maps and exhibits



**TASK 4: CORRIDOR MASTER PLAN DEVELOPMENT**

**4.1 Draft Corridor Master Plan (65 Percent)**

KTUA will begin preparing a draft Corridor Master Plan following the results of the data collection, community outreach and feedback from the City and stakeholders. KTUA will develop an initial 10% schematic design for review by the City. This will provide the team direction for the alternative concepts, which will be taken to a 30% concept or preliminary engineering design developed in AutoCAD.

KTUA will then develop up to two (2) preliminary concept alternatives that will achieve the character that's envisioned while addressing the needs for a multimodal corridor. Alternatives will consider land uses, public comments, collision hot spots, proximity to schools, and safety improvements. Design elements will include bicycle, pedestrian, and vehicular access to residents and businesses, speed limits, lane configuration and widths, sustainable and drought-tolerant streetscapes, bus stop amenities, lighting, on-street parking, driveways, traffic calming measures and wayfinding placement. Curb management opportunities for Transportation Network Companies (TNCs) such as rideshare will also be considered, especially around activity centers.

These alternatives will then be presented at the third workshop for community input. KTUA will identify opportunities for green street concepts, such as stormwater planters, swales, and other bio-retention areas and drought-tolerant landscaping. Place-making around key destinations along the corridor will be a focus during the preparation of the streetscape recommendations to address safety and aesthetics to expand grant opportunities. The preliminary engineering design will allow for better cost estimation and a grant ready product.

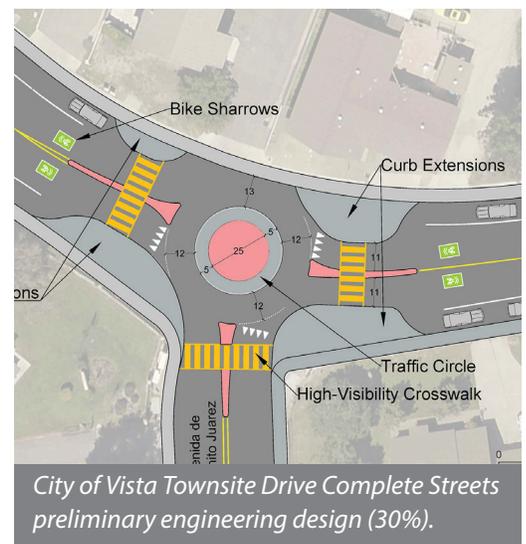
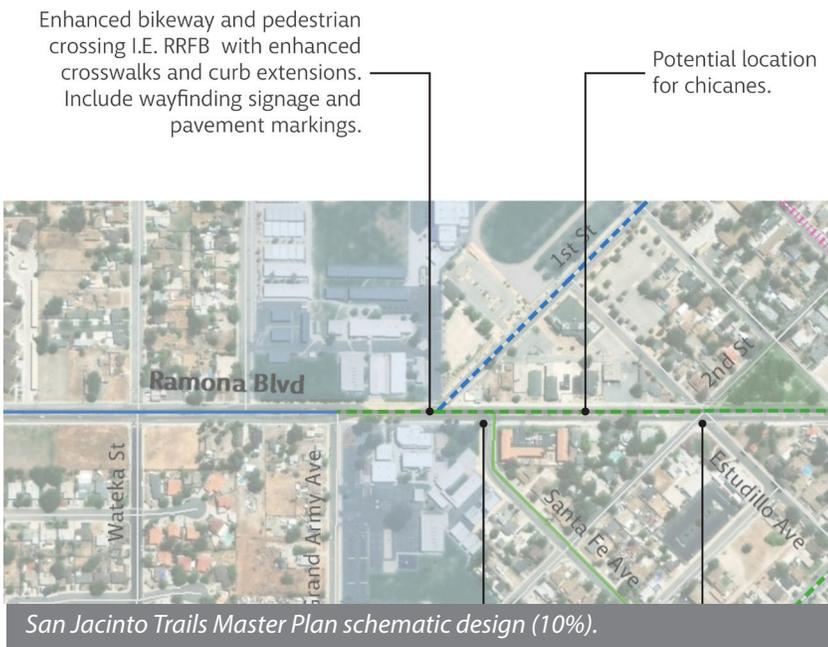
IBI Group will be responsible for preparing the preliminary design guidelines for the proposed greenway plan for Dracaea Avenue. The design guidelines will be based on City standards as a starting point, with proposed refinements and modifications based on national design references (i.e. NACTO, ITE) and best practices that the team is familiar with through their work in Southern California and across North America. Design guideline recommendations will be focused on creating a safe and comfortable facilities for pedestrians and bicyclists.

Concepts of the design alternatives will use the elements of the preliminary design guidelines which will be prepared and incorporated into this draft plan. These guidelines will be consistent with state, federal, and generally accepted industry standards and practices. The design guidelines will be context sensitive and reflect the needs of the Moreno Valley surrounding community.

Components of this draft plan will include the vision and goals, existing conditions, summary of community engagement, safe routes to school maps and programs, and the preliminary design plan and conceptual renderings. In addition, Tasks 3.1 through 3.4 will also be included.

KTUA has developed a scope of work for this Corridor Master Plan to provide strategies, relevant information, and a design that will be competitive in certain grant applications (Active Transportation Program (ATP) Affordable Housing and Sustainable Communities (AHSC), and others as applicable. For example, utilizing sustainable design elements will assist with Urban Greening opportunities such as Prop 68 or Prop 1 grants.

PARTY RESPONSIBLE: KTUA TEAM



#### 4.2 Draft Corridor Master Plan (90 Percent)

Following the input received from Task 4.1, the KTUA team will incorporate comments and make changes to the draft plan and refine 3D models and design. Specific projects consistent with the plan will be identified and prioritized.

KTUA will work with the City to develop a methodology for prioritizing the specific projects based on the vision and city goals, including, but not limited to:

- Rates of collisions
- Systemic Safety Analysis Report Benefit-Cost
- Public support
- Project feasibility
- Safe Routes to School walksheds
- Proximity to activity centers (parks, transit, retail, recreation, etc.)
- Demographics
- Proximity to Transit/First-Last Mile
- Social Equity (CalEnviroScreen 3.0, California Health Interview Survey (CHIS))
- Schools eligible for Free and Reduced-Price School Meals

The wayfinding results from workshop #3 will be incorporated into this draft. Wayfinding guidelines will also be developed to ensure connections to adjacent destinations such as schools, parks and trails and directional signage along the corridor itself.

RESPONSIBLE PARTY: KTUA TEAM

#### 4.3 Final Corridor Master Plan

Following any comments received from Task 4.2, KTUA will finalize the plan, including a list of specific projects, design, project prioritization, and cost estimates.

RESPONSIBLE PARTY: KTUA TEAM

#### 4.4 Adoption of Corridor Master Plan

KTUA will present the Final Corridor Master Plan to the Traffic Safety Commission, to the Planning Commission as a public hearing item, and to the Moreno Valley City Council as a public hearing item. Upon direction from City staff, KTUA will revise the plan as necessary.

As an added value, KTUA will develop a fly-through video of the final conceptual corridor for these presentations and use for any future planning and promotional complete street efforts.

RESPONSIBLE PARTY: KTUA TEAM

##### Task Deliverables

- Draft Corridor Master Plan (65 Percent), Draft Corridor Master Plan (90 Percent), Final Corridor Master Plan (100 Percent), Approved Corridor Master Plan

#### TASK 5: PROJECT MANAGEMENT AND ADMINISTRATION

##### 5.1 Fiscal Administration

KTUA will assist the City in submitting complete invoice packages to Caltrans District staff based on milestone completion, at least quarterly, but no more frequently than monthly.

RESPONSIBLE PARTY: CITY

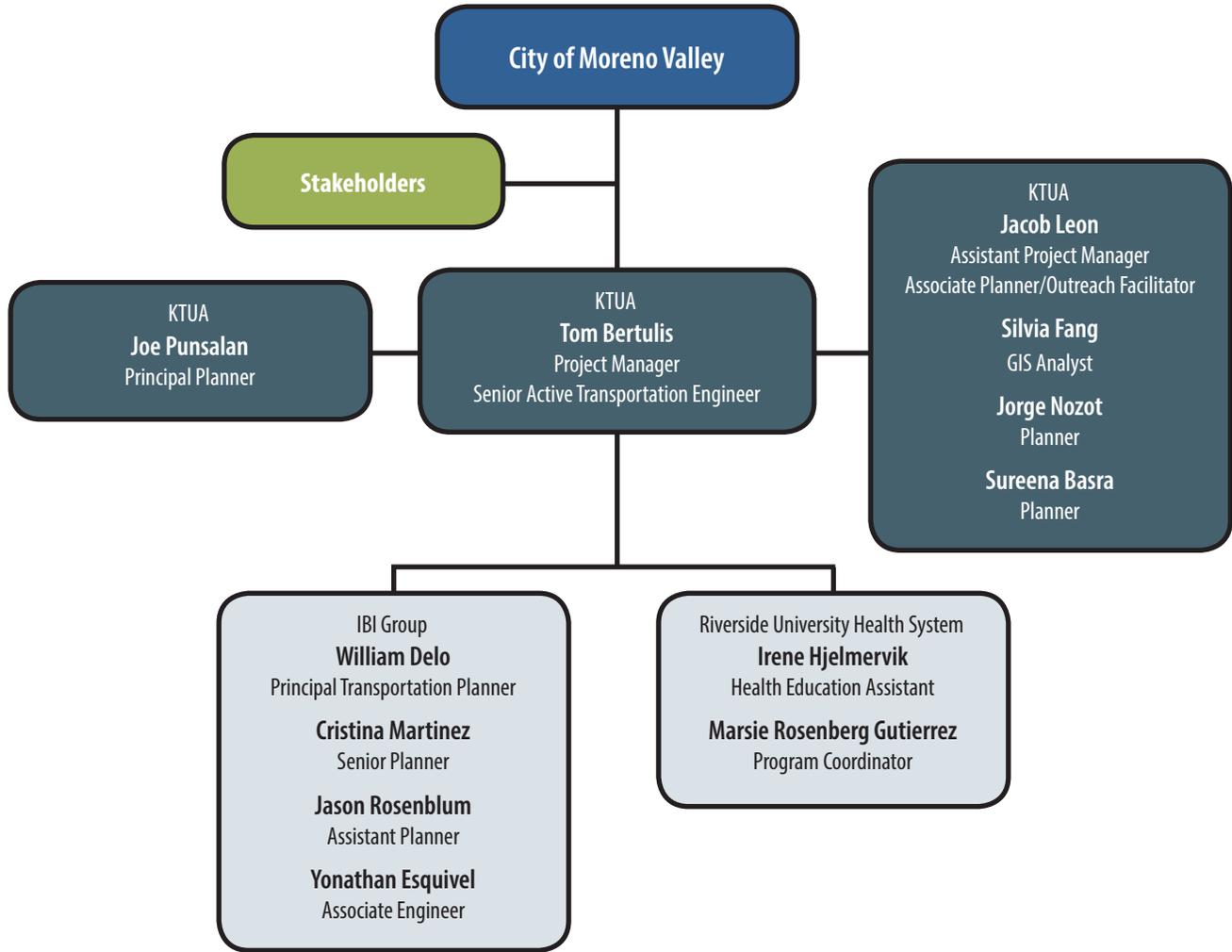
##### 5.2 Quarterly Reports

KTUA will assist in submit quarterly reports to Caltrans District staff providing a summary of project progress and grant/local match expenditures.

RESPONSIBLE PARTY: CITY

##### Task Deliverables

- Invoice packages, quarterly reports



**OFFICE LOCATION & STAFFING:** KTUA has one office in San Diego, CA and will provide services at this office. Key KTUA personnel are available for the duration of the project. Key staff will not be removed or replaced without the prior consent of the City of Moreno Valley.

**KTUA STAFFING PLAN**

KTUA utilizes the Resource Planning module of Deltek Vision for weekly staff scheduling, allowing us to accurately schedule staff resources with the appropriate experience to meet project deadlines. Staffing responsibilities include:

1. The assigned project manager is involved in the review of the scope, the preparation of the fee and the contract negotiation.
2. The project manager works with the client to develop and validate the overall goals and objectives of the project, as well as identify project issues, requirements, budgets, milestones, deadlines, and design parameters.
3. A project schedule is developed by the project manager indicating all submittals and review periods. The QC manager reviews the schedule to assure that adequate time has been allocated for implementation of the quality control process, including review and coordination of consultant work, and corrections and revisions identified in the QC process.
4. The KTUA policy is to assign a team of experienced professionals that stay with the project from concept through completion, ensuring seamless integration from one phase to the next.

**KEY STAFF RESOURCES**

12 Landscape Architects, 2 Landscape Designers, 6 Planners, 2 Transportation Planners, 2 Irrigation Designer, 2 GIS Analysts, 1 Graphic Designer, 1 Transportation Engineer. Additional Capabilities such as Outreach Facilitators, Interpreters and Translators.

Attachment: Agreement (3810) : AUTHORIZATION TO AWARD CONTRACT TO KTUA&A FOR DRACAEA AVENUE NEIGHBOR GREENWAY



### healthy placemaking

Community health concerns, air quality issues, climate change and ever-increasing energy costs are among the many factors driving the desire for more sustainable growth. An important component of this vision is planning that embraces complete streets. Whether achieved through the implementation of smart growth principles, traffic calming, universal access, or more consistent integration of pedestrian and bicycle facilities within our rights-of-way, the technical challenges must be met by making our streets and communities complete and accessible to all users.

KTUA brings together land use planners, transportation planners, sustainability experts, landscape architects, GIS analysts, outreach facilitators and graphic designers to focus on creating livable communities with mobility choices. KTUA has expanded the boundaries of a traditional planning and landscape architecture office by incorporating active transportation, land use and transportation planning and resource planning practices into our portfolio. This diversity provides KTUA the ability to shape the big picture while addressing the fine-grain details that contribute to sustainable natural and built environments.

#### ACTIVE TRANSPORTATION/SAFE ROUTES EXPERIENCE:

KTUA provides planning and design services for projects requiring the integration of urban design and transportation, including pedestrian, bicycle, trail and transit facilities. Project types include active transportation plans, corridor master plans, alignment alternatives, design feasibility, safety evaluation, land use scenarios, urban design guidelines, sustainability best practices, active transportation strategies, transportation demand management strategies, SRTS and ADA accessibility.

#### KTUA OFFERS:

- *Customized Solutions* – Experience in researching and recommending innovative facility treatments and programs for specific issues.
- *Advanced Technology* – GIS computer applications for producing alignment analysis, pedestrian and bicycle suitability modeling, maps, route selection, graphic production, estimating and 3-D visualizations.
- *Integrated Plans* – Expertise in pedestrian, bikeway and trail planning and a commitment to the integration of recreation, land use planning, community design, urban design and non-motorized alternatives.
- *Safety* – Pedestrian and bicycle safety factors, collision scenarios and countermeasures.
- *Design Sensitivity* – Professional experience with the integration of urban design elements within environmentally and visually sensitive areas.
- *Qualified Plans* – All plans prepared by KTUA comply with State, Federal Highway Administration, AASHTO, MUTCD standards, and NACTO guidelines.

#### OUR PASSION FOR HEALTHY PLACEMAKING IS EVIDENT IN OUR ACTIONS:

- KTUA staff members are involved in their communities, from community planning groups and advisory boards to philanthropic groups and student mentoring programs, with the goal of effecting positive change in our neighborhoods.
- KTUA's office is located in a very walkable and bikeable neighborhood, with a goal of more bikes on the bike racks than cars in the parking lot. KTUA is a Gold Level Bicycle Friendly Business as designated by the League of American Bicyclists.
- KTUA's efforts to promote planning and design projects that focus on complete communities have been recognized by our professional organizations such as ASLA, APA, ULI, Circulate San Diego, APWA and SAME.

#### YEAR FOUNDED

- 1970

#### ORGANIZATIONAL STRUCTURE

- California Corporation

#### NUMBER OF OFFICES

- 1 (San Diego)

#### CORPORATE OFFICERS

- Michael Singleton, President
- Mark Carpenter, Secretary
- Kurt Carlson, Vice President
- Chris Langdon, Vice President
- Joe Punsalan, Vice President

#### EMPLOYEES - 30

- 12 Landscape Architects
- 6 Planners
- 2 Transportation Planners
- 2 Landscape Designers
- 2 Irrigation Designers
- 2 GIS Analysts
- 1 Graphic Designer
- 1 Transportation Engineer
- 2 Accounting

#### CERTIFICATIONS

- Small Business Enterprise (Metro & California Dept. of General Services). CA SBE 30007 exp. 09/30/20

#### SERVICES

##### Planning

- Land Use | Transportation Planning
- Active Transportation Planning
- Resource Planning
- Federal Planning

##### Landscape Architecture

- Civic and Public Works
- Parks and Recreation
- Healthcare
- Education
- Housing
- Hospitality
- Office and Commercial

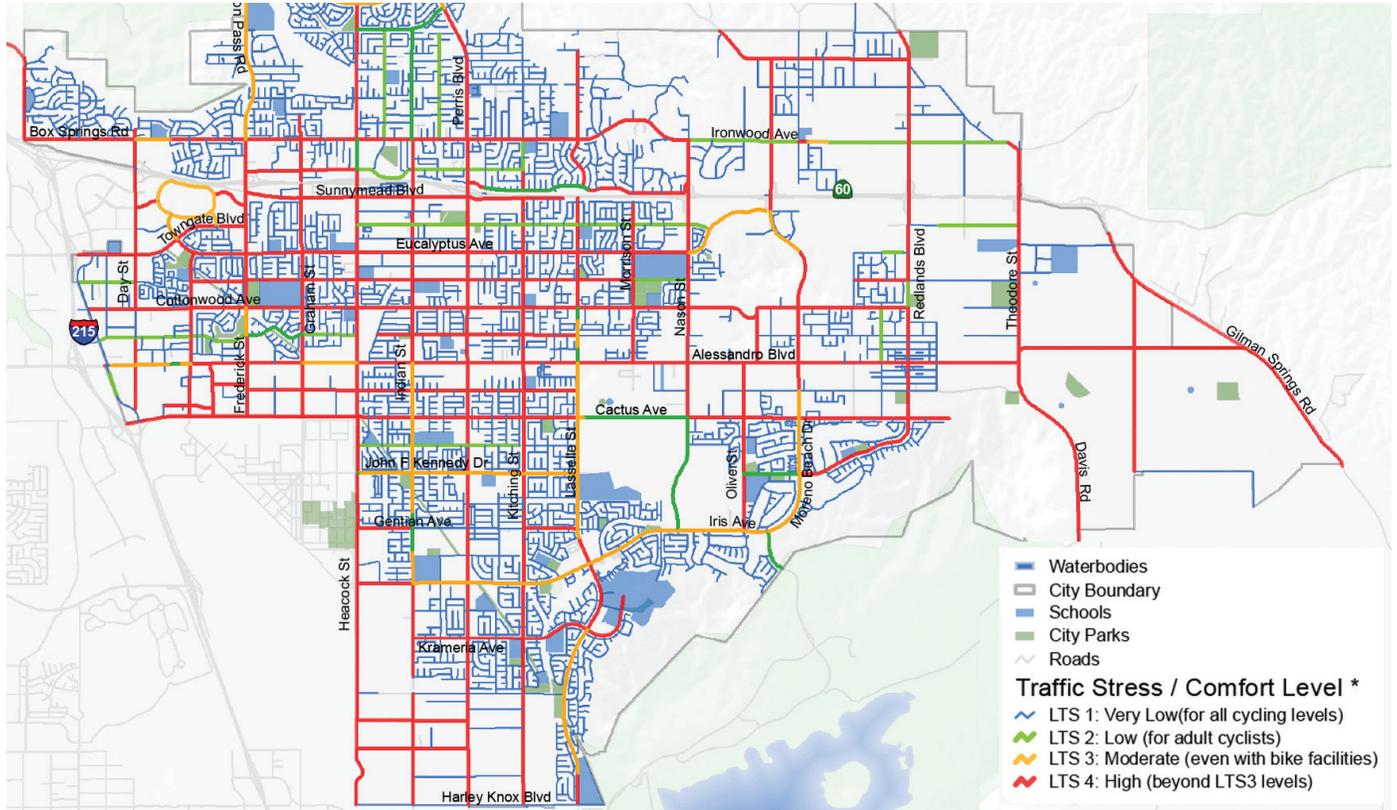
##### Support Services

- Public Outreach
- GIS
- 3D Modeling and Simulations
- Sustainable Design
- Water Management
- Grant Writing

03 | QUALIFICATIONS & EXPERIENCE | **KTUA Transportation Planning Experience Summary**

| Project Name                                       | Client  | SCOPE OF WORK               |                       |             |                      |                  |                                |                                |                              |                              |                            |                      | KTUA KEY PERSONNEL |                |              |            |                      |             |               |              |              |   |
|--|---|-----------------------------|-----------------------|-------------|----------------------|------------------|--------------------------------|--------------------------------|------------------------------|------------------------------|----------------------------|----------------------|--------------------|----------------|--------------|------------|----------------------|-------------|---------------|--------------|--------------|---|
|  |   | Active Transportation Plans | Multi Use Trail Plans | Safe Routes | ADA Transition Plans | Complete Streets | Design Guidelines   Wayfinding | Health Elements/Urban Greening | Smart Growth   TOD   Transit | Traffic Calming/Urban Design | Transportation Demand Mgmt | Community Engagement | Grant Writing      | Mike Singleton | Joe Punsalan | Jacob Leon | Juan Alberto Bonilla | Silvia Fang | Tim Henderson | Alex Samarin | Tom Bertulis |   |
| <b>2019</b>  |   |                             |                       |             |                      |                  |                                |                                |                              |                              |                            |                      |                    |                |              |            |                      |             |               |              |              |   |
| Rialto Active Transportation Plan                  | City of Rialto  | ■                           |                       | ■           |                      |                  |                                |                                |                              |                              |                            | ■                    |                    |                | ●            | ●          |                      |             |               |              | ●            |   |
| Menifee Active Transportation Plan                 | City of Menifee   | ■                           |                       | ■           |                      |                  |                                |                                |                              |                              |                            | ■                    |                    |                | ●            | ●          | ●                    | ●           |               |              | ●            | ● |
| Grand Terrace Barton Road Streetscape Improvements | City of Grand Terrace   |                             |                       |             |                      | ■                | ■                              | ■                              |                              |                              |                            | ■                    |                    | ●              |              | ●          |                      | ●           | ●             |              |              | ● |
| Grand Terrace Michigan Street Complete Street Plan | City of Grand Terrace   |                             |                       |             |                      | ■                |                                |                                |                              | ■                            |                            | ■                    |                    |                | ●            | ●          | ●                    | ●           | ●             |              | ●            | ● |
| <b>2018</b>  |   |                             |                       |             |                      |                  |                                |                                |                              |                              |                            |                      |                    |                |              |            |                      |             |               |              |              |   |
| Atascadero El Camino Real Complete Street          | City of Atascadero  |                             |                       |             |                      | ■                |                                |                                |                              |                              | ■                          |                      |                    |                | ●            | ●          | ●                    | ●           |               |              |              |   |
| Bellflower Paramount Active Transportation Plan    | Cities of Bellflower and Paramount                                | ■                           |                       | ■           |                      |                  | ■                              |                                |                              |                              |                            | ■                    |                    |                | ●            | ●          | ●                    | ●           |               |              |              |   |
| Caltrans 2018 Active Transportation Grants         | City of National City, City of Hemet, City of Grand Terrace, OCTA |                             |                       |             |                      |                  |                                |                                |                              |                              |                            | ■                    |                    | ●              | ●            | ●          | ●                    | ●           | ●             |              |              |   |
| Corona Trails Master Plan                          | City of Corona  | ■                           | ■                     | ■           |                      |                  | ■                              |                                |                              |                              |                            | ■                    |                    |                |              | ●          |                      |             |               |              |              | ● |
| Irvine Active Transportation Plan                  | City of Irvine  | ■                           |                       |             |                      | ■                |                                |                                |                              |                              |                            | ■                    |                    |                | ●            |            |                      |             | ●             |              |              | ● |
| Placentia Open Spaces & Urban Greening Plan        | City of Placentia   |                             |                       |             |                      | ■                | ■                              | ■                              |                              |                              |                            | ■                    |                    | ●              | ●            | ●          |                      |             |               |              |              | ● |
| Santa Ana Active Transportation Plan               | City of Santa Ana   | ■                           |                       | ■           |                      |                  | ■                              | ■                              |                              | ■                            |                            | ■                    |                    |                | ●            | ●          | ●                    | ●           |               |              |              | ● |
| Santa Ana River Trail - Green River Golf Course    | County of Riverside   |                             | ■                     |             |                      |                  |                                |                                |                              |                              |                            |                      |                    |                |              |            |                      |             | ●             |              |              |   |
| San Jacinto Active Transportation Plan             | City of San Jacinto   | ■                           | ■                     | ■           |                      |                  | ■                              |                                |                              | ■                            |                            | ■                    |                    |                |              | ●          | ●                    | ●           |               |              |              |   |
| Sweetwater Bike Park                               | County of San Diego   |                             | ■                     |             |                      |                  |                                |                                |                              |                              |                            | ■                    |                    |                |              | ●          |                      |             |               |              |              |   |
| Vista Emerald/Townsite Complete Streets Plan       | City of Vista   |                             |                       |             |                      | ■                | ■                              |                                |                              | ■                            |                            | ■                    | ■                  | ●              | ●            | ●          | ●                    | ●           |               |              |              |   |
| <b>2017 (Partial List)</b>                         |   |                             |                       |             |                      |                  |                                |                                |                              |                              |                            |                      |                    |                |              |            |                      |             |               |              |              |   |
| Barstow Active Transportation Plan                 | City of Barstow   | ■                           |                       |             |                      |                  |                                |                                |                              |                              |                            |                      |                    |                | ●            | ●          |                      |             |               |              |              |   |
| Boulder Oaks Public Access Plan                    | County of San Diego   |                             | ■                     |             |                      |                  |                                |                                |                              |                              |                            | ■                    |                    |                |              |            |                      |             |               |              |              | ● |
| Carlsbad Kelly Drive Complete Street               | City of Carlsbad  |                             | ■                     |             |                      | ■                |                                |                                |                              | ■                            |                            |                      | ●                  |                |              |            |                      |             |               |              |              |   |
| Colton Active Transportation Plan                  | City of Colton  | ■                           |                       |             |                      |                  |                                |                                |                              |                              |                            | ■                    |                    |                | ●            | ●          |                      |             |               |              |              |   |
| CONNECT Main Street                                | City of Lemon Grove   |                             | ■                     |             |                      |                  |                                |                                |                              |                              |                            | ■                    |                    | ●              |              |            |                      |             |               |              |              |   |
| Costa Mesa Multi-Use Trails Master Plan            | City of Costa Mesa  | ■                           | ■                     |             |                      |                  |                                |                                |                              |                              |                            | ■                    |                    |                |              | ●          |                      |             |               |              |              |   |
| El Centro Active Transportation Plan               | City of El Centro   | ■                           |                       | ■           |                      |                  |                                |                                |                              |                              |                            | ■                    |                    |                |              | ●          |                      |             |               |              |              |   |
| Encinitas Active Transportation Plan               | City of Encinitas   | ■                           | ■                     |             |                      |                  |                                |                                |                              |                              |                            | ■                    |                    | ●              |              |            |                      |             |               |              |              |   |
| Fresno Trails Design Guidelines                    | City of Fresno  |                             |                       |             |                      | ■                |                                |                                |                              |                              |                            |                      |                    |                |              |            |                      |             |               |              |              | ● |

Attachment: Agreement (3810 : AUTHORIZATION TO AWARD CONTRACT TO KTU&A FOR DRACAEA AVENUE NEIGHBOR GREENWAY



KTUA created a comprehensive Moreno Valley’s Bicycle Master Plan that encompassed both innovative facilities and programs to increase cycling. The goals of the update included the following:

- Bring the plan into conformance with regional planning and greenhouse gas reductions as required by SB 375.
- Bring the plan current with the state of the practice to take advantage of the latest innovations, including buffered bicycle lanes, bicycle boulevards, enhanced traffic signal detection, bicycle boxes and other ongoing research.
- Identify deficiencies within the existing network, including missing links, needed extensions to residential areas and schools/parks and employment centers/retail centers, and required connectivity to regional/adjacent jurisdiction facilities to improve mobility and accessibility within the City and the region.
- Provide the City with the framework to apply for grant funding from Caltrans and other local, state and federal sources.

In response to the project scope, public input and current low bicycle use, a comprehensive facility toolbox and program improvements were developed to encourage more citizens to ride instead of drive by making cycling a more viable modal option. The updated plan therefore included a number of “low stress” facility types, including two new ones, cycle tracks and bicycle boulevards, whose locations were designated through a GIS analysis of “level of traffic stress” (LTS). These proposed routes will connect schools, parks and residential and employment centers with facilities more likely to attract users not comfortable riding on streets with vehicle traffic.

Finally, new Class 1 paths were proposed on flood control roadways along aqueducts, including sections that will become segments of the National Park Service’s Juan Bautista de Anza National Historic Trail. These facilities will be components of the comprehensive low stress network to benefit both commuting and recreational cyclists.

**CLIENT**

- City of Moreno Valley
- Michael Lloyd
- 951 413-3146
- michael@moval.org

**PROJECT DATES**

- 2013/2014

**SERVICES**

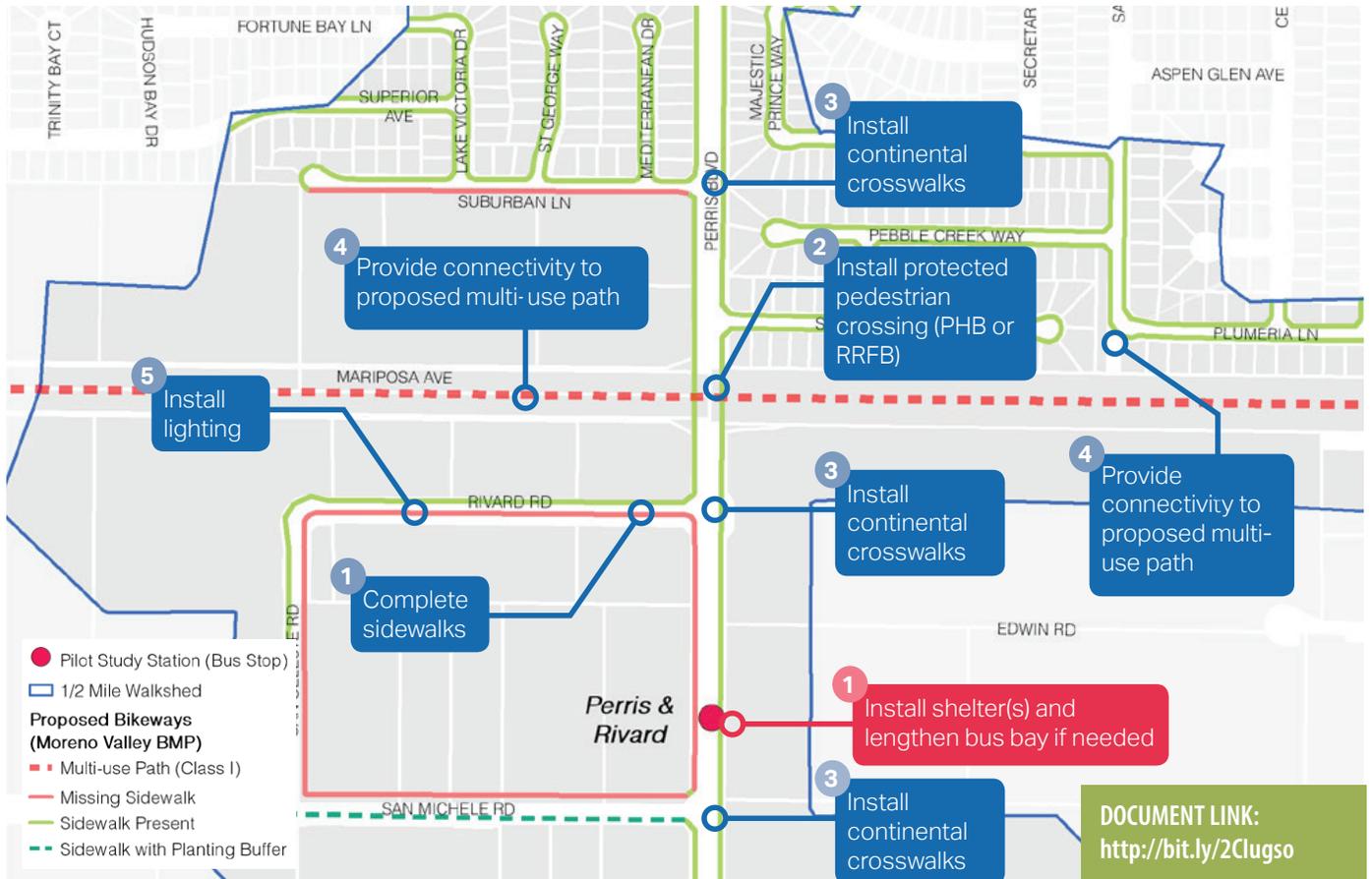
- Bicycle Master Planning
- Community Outreach

**PROJECT FEE**

- \$134,381

**KEY PERSONNEL**

- Joe Punsalan
- Jacob Leon



The First and Last Mile Mobility Plan was prepared in collaboration with the Riverside Transit Agency (RTA), the Southern California Association of Governments (SCAG), and Caltrans. The goal of the plan was to increase transit ridership through the development of strategies that address first and last mile barriers to transit use. KTUA synthesized available plans and transit assessment documents to develop baseline ridership characteristics while also highlighting the future needs of RTA’s customers. Using GIS data, the team developed a set of Station Typologies to characterize all 2,500+ bus and transit stations. Pilot projects were identified for each Station Typology type and recommendations for bicycle and pedestrian access were developed dependent on local conditions.

To support the large multi-lingual public outreach component, KTUA developed a web portal that directed users to the map for their jurisdiction. Users could then provide targeted feedback on issues in their city. KTUA also conducted steering committee meetings, RTA board meetings and public workshops/events. Additionally, KTUA worked one-on-one with city staff to vet recommendations, ensuring proposed projects would be valuable to pilot cities. Lastly, the team performed on-site station surveys to validate existing conditions and verify recommendation feasibility. This effort resulted in an Implementation Plan with location-specific recommendations, first and last mile infrastructure strategies and Transportation Demand Strategies (TDM), strategies that can be applied to stations throughout RTA’s service area based on station typology. This plan was also coordinated with WRCOG’s ongoing Active Transportation Plan to provide efficiency for city input, recommendations and public outreach.

**CLIENT**

- Riverside Transit Agency (RTA)
- Joe Forgiarini
- 951-565-5166
- jforgiarini@rivsidetransit.com

**STATUS**

- Completed 2017

**SERVICES**

- Mobility Planning
- Community Engagement

**PROJECT FEE**

- \$195,000

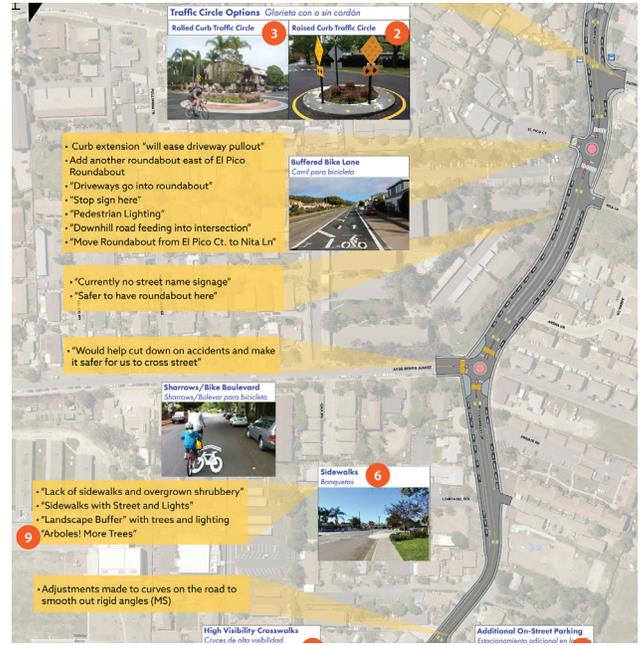
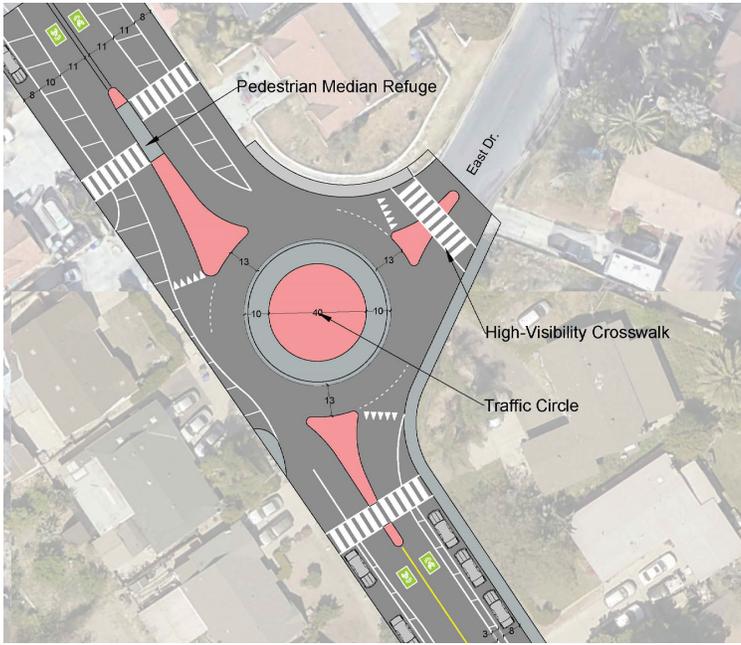
**KEY PERSONNEL**

- Joe Punsalan
- Mike Singleton
- Juan Alberto Bonilla

**AWARDS**

- 2019 APA Inland Empire Comprehensive Plan - Large Jurisdiction

**DOCUMENT LINK:**  
<http://bit.ly/2Clugso>



This study developed a conceptual complete street design for City of Vista Townsite Dr./ W. Los Angeles Dr./N. Santa Fe Ave. corridors. The purpose of the study was to improve traffic safety, create a pedestrian and bicycle friendly environment, improve access to schools and transit, provide mobility options to access healthy foods and local retail, and reduce vehicular speeds.

Public comments from the first workshop and analysis provided valuable input into the initial conceptual design. With the right-of-way varying throughout the Townsite Drive/W. Los Angeles Drive corridor, it was important to keep consistent lane widths, on-street parking, bicycle facilities and connections to existing sidewalks. Major issues raised through the community engagement process included a connected sidewalk network, additional crossing locations, bicycle facilities, motor vehicle speed reduction, increasing pedestrian crossing times at signalized intersections and transit shelters.

These corridors are heavily utilized by residents, especially students who attend Maryland Elementary, Bobier Elementary and Vista High School. In addition to the community input, the bicycle and pedestrian counts confirmed the use of these corridors by pedestrians during school commute hours. The largest volumes of pedestrians occur on N. Santa Fe Avenue since it directly connects to retail, transit, Bobier Elementary and Vista High School. Along Townsite Drive/W. Los Angeles Drive, heavy pedestrian travel was accounted for at North Drive, Citrus Avenue, and between Wellpott Place and Rhea Place.

During the second community workshop, participants were receptive to the idea of the traffic circles along the Townsite Drive/W. Los Angeles Drive corridor, since these countermeasures help with traffic calming, and allow better visibility at intersections, and add additional crossing locations. The curvilinear nature of the street was noted to add problems with visibility when entering and exiting this corridor from side streets. The addition of sidewalks and curb extensions was well received since the design connected sidewalks along the entire southern side of the street. It was noted that adding bike lanes would encourage more bicycle riding, which residents preferred. The signalized midblock crossings on N. Santa Fe Drive were well received and encouraged as a priority. Bus shelters was heavily supported. One overarching comment for both corridors was to plant as many street trees, where appropriate, and to add more lighting.

**CLIENT**

- City of Vista
- Husam Hasenin
- 760-643-5411
- hhasenin@cityofvista.com

**STATUS**

- Completed 2018

**SERVICES**

- Complete Streets Planning
- Community Outreach
- Grant Writing
- GIS Analysis

**PROJECT FEE**

- \$75,000

**KTUA KEY PERSONNEL**

- Mike Singleton
- Joe Punsalan
- Jacob Leon
- Juan Bonilla
- Silvia Fang

**DOCUMENT LINK:**

<https://tinyurl.com/y3p4ht47>



The city and businesses along El Camino Real expressed a desire to transform their downtown into a destination with new mixed use and commercial projects already in development. El Camino Real was seen as a barrier to these goals with four-travel lanes and lack of traffic calming. In addition, El Camino Real is a major street that connects the middle and high schools and experiences substantial student activity before and after school. Safety for these students is the number one priority for this project. The El Camino Real Downtown Traffic Calming and Corridor Plan is a visioning and design plan that outlines preferred recommendations for future corridor improvements incorporating complete streets and road diet concepts. KTUA was selected to develop public participation materials for workshops, stakeholder meetings, and city council presentations, and to develop concepts for future transportation needs and placemaking. As part of this project, concepts that incorporated roadway cross-sections and the reuse of available right-of-way due to road diets were analyzed for operational improvements, travel delays, pedestrian signal timing, and accessibility improvement recommendations.

KTUA worked closely with the city and traffic engineers to develop various concepts that would help the city reuse space for events such as the weekly farmers market and larger citywide events. The concept of a ramblas with median parking was selected by city council to take into further design development since it provided all the needs for traffic calming, additional parking, pedestrian and bicycle safety, placemaking, shade trees, and flex space for events. Analysis showed that while travel time through the corridor may increase by around 10-seconds, it's more important that pedestrians and bicyclists have priority in the corridor over motor-vehicles. Project deliverables included final concept and report, traffic engineering analysis, tree pallet, and urban greening toolbox.

**CLIENT**

- City of Atascadero
- Ryan Hayes, PE  
Deputy Director of Public Works
- 805-470-3424
- rhayes@atascadero.org

**STATUS**

- Ongoing 2019

**SERVICES**

- Community Engagement
- Accessibility Improvement
- Traffic Calming
- Urban Greening
- Complete Streets Planning

**PROJECT FEE**

- \$78,370

**KTUA KEY PERSONNEL**

- Joe Punsalan
- Jacob Leon
- Juan Bonilla



DOCUMENT LINK: <https://tinyurl.com/y7wgxv6b>

#### CLIENT

- City of Santa Ana
- Cory Wilkerson
- Cell: 661-313-80623

#### STATUS

- 2015-2019

#### SERVICES

- Active Transportation Planning
- 3D Modeling
- Community Engagement

#### PROJECT FEES COMBINED

- \$447,389

#### KTUA KEY PERSONNEL

- Mike Singleton
- Joe Punsalan
- Juan Bonilla
- Jacob Leon

The **Downtown Complete Streets** study area focuses on the connections between the Regional Transportation Center (SARTC) and Downtown. The area includes a wide range of land uses and transportation modes. Although the scale of the study area is walkable and bikeable, multiple challenges are the result of high vehicle speeds, wide streets, a lack of bicycle facilities, the presence of schools, uncontrolled pedestrian crossings, and unsafe access to transit and shopping. The plan provides recommendations for physical changes to streets, sidewalks and intersections that support safe, active transportation along and across the study area.

A multi-lingual public outreach component included surveys, community advisory meetings, and a neighborhood workshop - a consecutive three-day workshop with walking and biking tours to gather input and intimately experience the Downtown area. Through the community engagement process, preliminary designs for five priority projects were developed, including concepts, 3D illustrations and costs estimates.

KTUA continued the Complete Streets planning effort for **Central Santa Ana** and created StoryMaps to keep

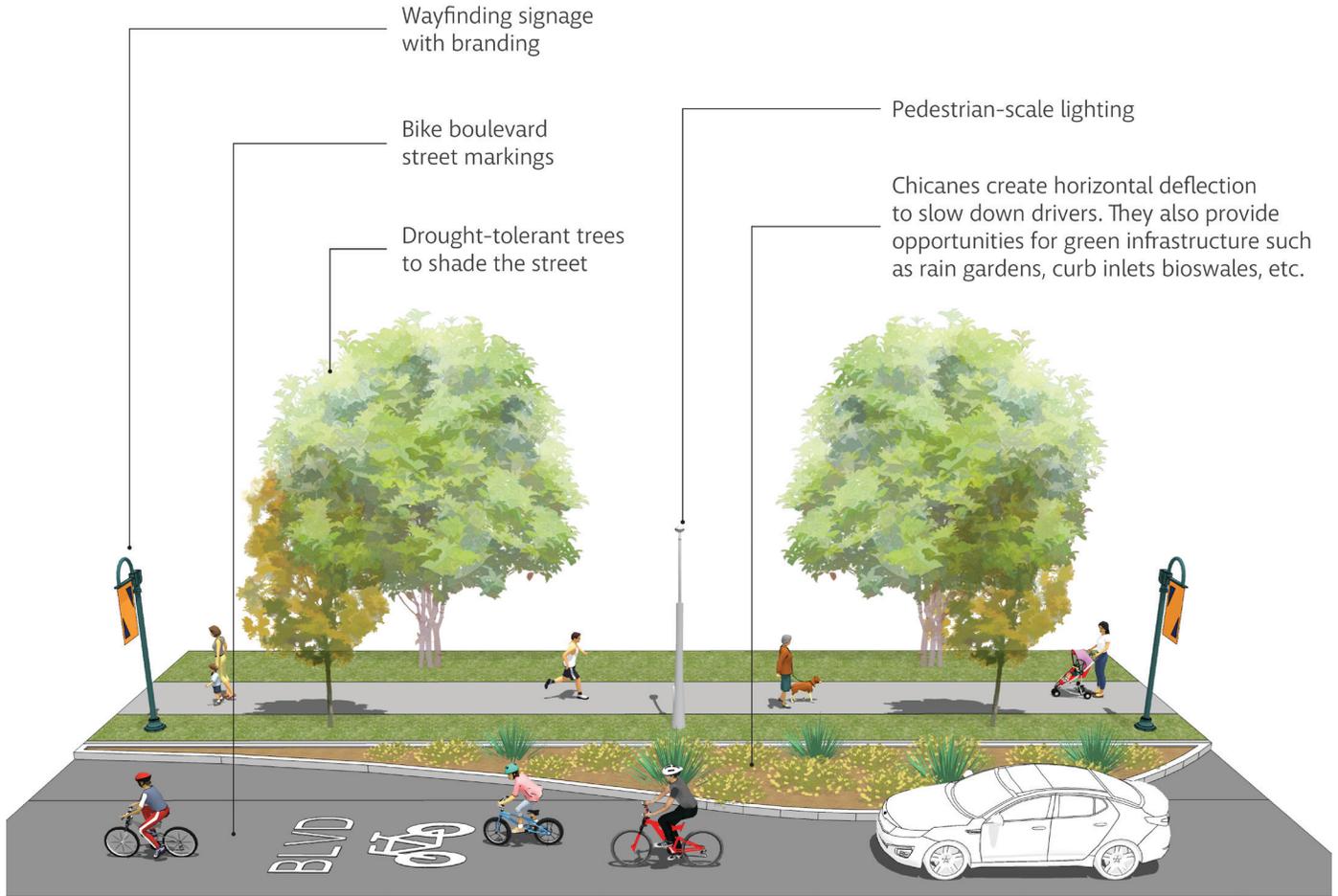
residents informed and to address technical topics. The city identified five existing corridors for the study with the goal of adding connections between them and adding new corridors for a complete network.

Grassroots organizations were an integral component of the community engagement program from Central Santa Ana. Activities included tactical urbanism with a demonstration cycle track and parklet, walking and biking tours, and a bus-walk tour combination, allowing participants to experience the City streets and transit firsthand and to provide insight on improvements that improve safety and enhance their quality of life.

The eleven recommended corridors were selected based on public input, as well as in-depth analysis of land use and activity centers; existing and proposed bike and pedestrian facilities; street classifications; average daily trips; transit routes; and bike and pedestrian collisions.

***The recommended projects from the two Complete Streets plans serve as the basis for grant funding applications. As a result, the city has obtained more than \$20M in grants to prepare engineering and implementation plans.***

The goal of the **Santa Ana Active Transportation Plan** was to create a walkable, bikeable, livable and vibrant city. The city has a good framework to support active transportation, including a strong grid network; a mixture of land use; an extensive sidewalk network and urban forest that increases comfort and establishes a sense of place; a community and business supported arts program; a demographic that would benefit from a connected multi-modal network; high transit use; and close proximity to the Santa Ana River. The city faced challenges to the implementation of a complete multi-modal network, including: high speed/high volume/wide arterials with narrow sidewalks and few pedestrian crossings; transit stops that lack shade and amenities; inadequate bicycle facilities; and generational changes between established business owners and a new era of retailers. The objectives of the plan were to: improve multi-modal safety and accessibility for all users; foster livable and healthy communities and promote social equity; provide balance for a complete multi-modal system; and create grant ready project fact sheets to enable the city to obtain design and implementation funding.



San Jacinto’s relatively flat terrain makes it ideal for bicycling and walking. The plan recommendations focused on taking advantage of San Jacinto’s assets to improve safety for all users, ensure equitable transportation options for all ages and abilities, and to improve public health and quality of life by strengthening walking and bicycling access to public transit, schools, employment, and city amenities, including the surrounding San Jacinto Valley’s abundant natural resources and scenic vistas.

Project outreach included engaging all citizens and encouraged underserved population participation to ensure the plan reflects community vision and culture. The trails master plan specifically focused on: identifying gaps and barriers, both perceived and actual, in the existing pedestrian, bicycling, and trail network where high priority corridors are disconnected; analyzing the existing infrastructure around activity centers, such as parks and commercial centers, to determine appropriate solutions; and developing a methodology for prioritizing projects that include family-friendly routes, first and last mile connections to transit, and a tiered network that serves both experienced riders and less experienced riders.

The resulting plan is a strategic framework for the development of a fully connected, multi-use, non-motorized trails network, both paved and unpaved, that aligns with regional non-motorized transportation plans and addresses sustainable community planning goals and objectives.

**COMMUNITIES WITH SIDEWALKS**



**CLIENT**

- City of San Jacinto
- Rene Yarnall
- 951-537-6375
- ryarnall@sanjacintoca.us

**STATUS**

- Completed 2018

**SERVICES**

- Active Transportation Planning
- Community Outreach

**PROJECT FEE**

- \$126,266

**KTUA KEY PERSONNEL**

- Joe Punsalan
- Jacob Leon
- Silvia Fang

**AWARDS**

- 2019 APA California, Comprehensive Plan Small Jurisdiction; 2019 APA Inland Empire Comprehensive Plan Small Jurisdiction, Award of Excellence

**DOCUMENT LINK:**

<https://tinyurl.com/y46dho3m>

Attachment: Agreement (3810) : AUTHORIZATION TO AWARD CONTRACT TO KTU&A FOR DRACAEA AVENUE NEIGHBOR GREENWAY



**CITY OF VISTA EMERALD DRIVE COMPLETE STREETS**

The City of Vista’s goal was to improve the walking and bicycling environment for its residents. Emerald Drive between West Drive and Olive Avenue is primarily abutted by residential land uses and has experienced speeding, crashes, and fatalities.

KTUA developed alternatives for the corridor with varying number of lanes, intersection controls, roundabouts, traffic circles, and pedestrian and bicycle facilities. Extensive outreach was conducted to gather issues and concerns from residents and stakeholders and to assist in developing solutions. During the design phase, workshop participants voted on their favorite overall concepts and various treatments. KTUA refined the preferred alternatives and incorporated them in the final report and grant applications. Collision analysis, and vehicle, pedestrian and bicycle counts were conducted to address feasibility and needs.

Final concept designs incorporated bike lanes, connected sidewalks, transit shelters, and roundabouts along Emerald Drive. KTUA finalized these projects by writing two Caltrans ATP grants, one of which received funding.

**CLIENT**

- City of Vista
- Husam Hasenin
- 760-643-5411
- hhasenin@cityofvista.com

**STATUS**

- Completed 2018

**SERVICES**

- Complete Streets Planning
- Community Outreach
- Grant Writing
- GIS Analysis

**PROJECT FEE**

- \$74,760

**KTUA KEY PERSONNEL**

- Mike Singleton
- Joe Punsalan
- Jacob Leon
- Silvia Fang

**AWARDS**

- 2019 APA San Diego Achievement Award



DOCUMENT LINK: <http://bit.ly/2CPCnn1>

**CITY OF ONTARIO HOLT BOULEVARD COMPLETE STREET PLAN**

Holt Boulevard was scheduled to be expanded to six lanes from its current four lane configuration, but a number of historic buildings would have required demolition. Under Complete Streets legislation, this original plan was revised to preserve the historic buildings and incorporate walking and cycling modes. Concepts to accommodate a future BRT system in the corridor were also evaluated.

The study was funded by a Caltrans Environmental Justice/Community Transportation Planning Grant. KTUA conducted extensive workshops, and community surveys. Five alternative land and circulation scenarios were developed, with variations on transit, vehicular, and multi-modal focuses. KTUA conducted a comprehensive review of traffic counts and levels of service for pedestrian, vehicle, bike and transit users. Advantages and disadvantages of each alternative were reviewed and ranked. An extensive computer model of the corridor was prepared that expressed the current urban form, land use distribution and architectural character of the area, and was were used in community presentations and workshops. Recommendations were made for lane geometry, traffic signals, signal synchronization, queue jumpers, dedicated lane markings, transit stops, mid-block pedestrian crossings, crosswalks, bike lanes, extended curb-bulb outs, street trees, banners, community entry monumentation, wayfinding signage and historical markers.

**CLIENT**

- City of Ontario
- Rudy Zeledon
- 909-395-2422
- rzeledon@ci.ontario.ca.us

**SERVICES**

- Transit, Complete Street, and Land Use Planning
- Public Outreach

**STATUS**

- Completed 2013

**PROJECT FEE**

- \$193,000

**KTUA KEY PERSONNEL**

- Mike Singleton
- Joe Punsalan
- Tim Henderson

03 | QUALIFICATIONS & EXPERIENCE | **KTUA Project Experience**



**CITY OF NATIONAL CITY 8TH STREET CORRIDOR**

National City has been very proactive in developing a Complete Streets program in their downtown area. Leveraging various funding programs, including SANDAG’s Smart Growth grants, the City identified six blocks for an intensive downtown retail shopping district and another six blocks of pedestrian improvements and connections to the trolley station. KTUA prepared a number of street cross section alternatives for evaluation. The preferred alternative included a reduction in the number of traffic lanes, modified medians and pedestrian bulb-outs, along with street trees, innovative stormwater management facilities, historic lighting, banners, and street furnishings.

A key feature of the project is the integration of a storefront improvement program, utility undergrounding, and the redevelopment of two blocks of infill projects with live-work lofts, ground floor open market space, artist lofts, and other residential development, including eight story rentals with affordable housing. The project ties together Kimball Park, Heritage Row, City Hall, and Morgan Plaza with A Street and 8th Street as the centerpiece of the project. A full range of pedestrian safety improvements, lighting, and bike facilities encourage non-motorized mobility. Mixed uses and an efficient use of land, close proximity to several training and educational facilities, and support from bus and light rail transit contribute to smart growth principles and represent a valuable opportunity to support the existing community businesses.

|  |   |
|--|---|
| <p><b>CLIENT</b></p> <ul style="list-style-type: none"> <li>▪ City of National City</li> <li>▪ Steve Manganiello</li> <li>▪ 619-336-4380</li> <li>▪ SManganiello@nationalcityca.gov</li> </ul> <p><b>STATUS</b></p> <ul style="list-style-type: none"> <li>▪ Completed 2013</li> </ul> | <p><b>SERVICES</b></p> <ul style="list-style-type: none"> <li>▪ Grant Writing</li> <li>▪ Green Street Design</li> <li>▪ Streetscape Design</li> </ul> <p><b>PROJECT FEE</b></p> <ul style="list-style-type: none"> <li>▪ \$236,000</li> </ul> <p><b>KTUA KEY PERSONNEL</b></p> <ul style="list-style-type: none"> <li>▪ Mike Singleton</li> </ul> |
|--|---|



**CITY OF CARLSBAD KELLY DRIVE COMPLETE STREETS**

The City of Carlsbad wanted to take advantage of planned infrastructure improvements to re-build two connected residential streets employing Complete Street principles, which preliminary neighborhood outreach had shown was strongly supported by residents, particularly Safe Routes to School enhancements around an elementary school and an adjacent public park. The scope therefore included evaluating improvements such as buffered bicycle lanes, enhanced sidewalks and crosswalks, protected off-street trails, and roundabouts at two intersections, as well as additional parking and a multi-use trail to improve access to the adjacent Agua Hedionda Lagoon and the overall City trail system. The scope also included public outreach to help achieve consensus on specific Complete Streets improvement for Kelly Drive, including online preference surveying employing three-dimensional model views of potential facility types. KTUA prepared construction documents for green infrastructure, trail connections, hardscape, and planting and irrigation plans for the right-of-way, bulb-outs and roundabouts.

|  |   |
|--|---|
| <p><b>CLIENT</b></p> <ul style="list-style-type: none"> <li>▪ City of Carlsbad</li> <li>▪ Brandon Miles</li> <li>▪ 760 602-2745</li> <li>▪ brandon.miles@carlsbadca.gov</li> </ul> <p><b>STATUS</b></p> <ul style="list-style-type: none"> <li>▪ Ongoing 2019</li> </ul> | <p><b>SERVICES</b></p> <ul style="list-style-type: none"> <li>▪ 3 D Modeling</li> <li>▪ Construction Documents</li> <li>▪ Complete Streets Planning</li> </ul> <p><b>PROJECT FEE</b></p> <ul style="list-style-type: none"> <li>▪ \$59,630</li> </ul> <p><b>KTUA KEY PERSONNEL</b></p> <ul style="list-style-type: none"> <li>▪ Mike Singleton</li> </ul> |
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Attachment: Agreement (3810 : AUTHORIZATION TO AWARD CONTRACT TO KTUA FOR DRACAEA AVENUE NEIGHBOR GREENWAY

**SBCTA SAFE ROUTES TO SCHOOL PHASE II**

The SANBAG Safe Routes to School Phase II Plan was a regional planning effort to collect and analyze infrastructure and program data for 55 schools in accordance with National Center for Safe Routes to School. This planning effort provides guidance to establishing Safe Routes to School plans, programs and priority projects. KTUA was part of a team that worked together to achieve the following:

- Conducted walk audits at 55 schools across participating cities within the County of San Bernardino, not originally included in Phase I. KTUA conducted walk audits at 13 schools (ten elementary schools, two middle schools and one high school within the Ontario-Montclair, San Bernardino, and the Morongo School Districts) and hosted an event at California State University San Bernardino.
- Created a survey for students and staff regarding their commute experience to and from the university.
- Analyzed data collected during Phase I, as well as data from new participating cities.
- Evaluated existing infrastructure conditions for the schools prior to the walk audits.
- Created walk audit maps and outreach materials including table maps, walk audit maps, flyers and signage.
- Summarized and analyze data collected at walk audits.
- Created summaries for each of the schools.
- Developed recommendations for each of the schools.



This Safe Routes to School plan had several unique features associated with it. First and foremost was the clear distinction between the high desert cities and schools in contrast to the schools in the urbanized region of San Bernardino County. The schools in the Morongo Unified School District had several issues and needs that were different from the other schools. The varying desert landscape, sparse

land use development and street network contrasted greatly to the suburban, gridded land use development and street network of the schools in the western region of the County.

**CLIENT**

- SBCTA
- Josh Lee
- 909 884-8276
- jlee@gosbcta.com

**STATUS**

- Completed 2017

**SERVICES**

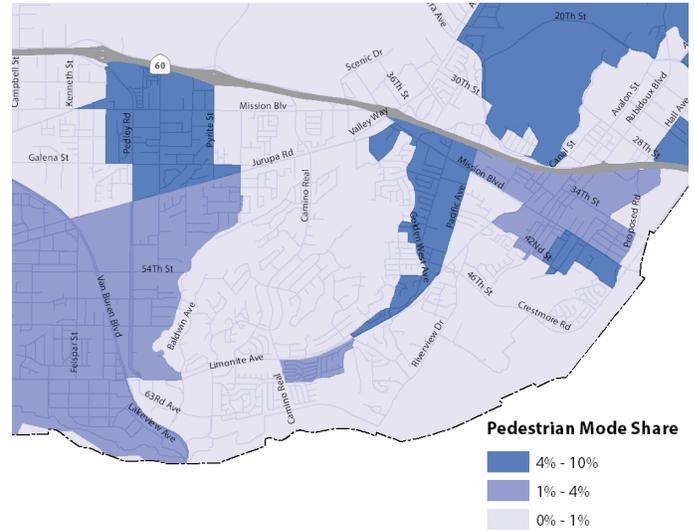
- SRTS Planning
- Community Engagement

**PROJECT FEE**

- \$70,760

**KTUA KEY PERSONNEL**

- Joe Punsalan
- Jacob Leon



**JURUPA VALLEY CIRCULATION MASTER PLAN FOR BICYCLISTS AND PEDESTRIANS**

This Circulation Master Plan for Bicyclists and Pedestrians (CMPBP) was developed to provide Jurupa Valley with planning guidance for bicycling and walking improvements throughout the city. Incorporated in 2011, Jurupa Valley had only 1.3 miles of dedicated bicycle lanes within a 330-mile street network and many streets pre-dated incorporation and had no sidewalks.

The plan focuses on public rights-of-way improvements to support increased use through more comfortable and safer conditions for pedestrians and bicyclists. The scope included evaluating best practices to integrate recreational and transportation needs and better utilize trail systems for overall non-motorized transportation connectivity to parks, schools and shopping destinations.

Plan preparation included document research, field visits, extensive GIS analysis – including constraints and alternatives analysis, document production, and advisory meetings with city staff. This CMPBP will guide the development of active transformation infrastructure, programs and policies for Jurupa Valley.

**CLIENT**

- City of Jurupa Valley
- Rob Olson
- 951 332-6464
- rolson@jurupavalley.org

**STATUS**

- Completed 2018

**PROJECT FEE**

- \$101,415

**SERVICES**

- Active Transportation Planning
- GIS Analysis

**KTUA KEY PERSONNEL**

- Mike Singleton
- Silvia Fang



## Defining the cities of tomorrow

IBI Group is a global team of industry leading architects, engineers, planners, designers and technology professionals that are united by a common desire to create livable, sustainable, technologically advanced urban environments. We design every aspect of a truly integrated city for people to live, work, and play.

The firm offers comprehensive professional services to meet the challenges of the 21st Century. IBI Group has long recognized the value of integrating our key practice disciplines to ensure a holistic approach toward creating innovative and responsive solutions for our clients in both the public and private sectors. The collaborative nature of our practice allows the firm to effectively address the complexities inherent in the development of sustainable environments. IBI Group is an ISO 9000 certified firm, Certificate Number FS 501660, Management Standard BS EN ISO 9001:2000.

Within Southern California, IBI Group is well-known for its innovative transportation planning practice, which focuses on identifying active and sustainable transportation solutions for a variety of public sector clients and projects. The firm's transportation planning capabilities and experience spans a variety of transportation modes, from transit to autos to walking and cycling, allowing our staff to identify and implement tailored solutions for to meet the needs of the clients and communities we work for on a day-to-day basis. Award-winning projects that



*City of Fullerton East Wilshire Avenue Bicycle Boulevard Study*

IBI has led or been involved in include the Metro First-Last Mile Strategic Plan, the Agua Caliente Band of Cahuilla Indians Section 14 Complete Streets Plan, the Michigan Avenue Neighborhood Greenway, and the Bringing Back Broadway Streetscape Plan for Downtown Los Angeles.

### Project Experience

- City of Moreno Valley Bicycle Master Plan\*
- City of Fullerton East Wilshire Avenue Bicycle Boulevard Study\*
- City of Santa Monica Michigan Ave. Neighborhood Greenway
- OCTA Fourth District Bikeways Collaborative and Strategic Plan\*
- LA Metro, Metro First Last Mile Strategic Plan and Planning Guidelines
- City of Los Angeles MyFigueroa

*\*Project Experience with KTUA*



The Riverside University Health System-Public Health (RUHS-PH) (formerly known as the County of Riverside Department of Public Health) was established in 1926. The RUHS-PH's Safe Routes to School (SRTS) program focuses on Education, Encouragement, Enforcement, Engineering, Evaluation and Equity to enable and encourage children to safely walk and bicycle to school in an effort to reduce traffic accidents, improve air quality, and improve the health of our youth.

- **Education and Encouragement:** RUHS-PH SRTS provides education and encouragement for children to walk and bike to school safely, with activities such as Walk to School days, Safety Cities, Bike Rodeos, and Train the Trainer sessions. Young adults are trained as Active Transportation Ambassadors, giving them leadership opportunities while improving their awareness of pedestrian and bicycle related hazards.
- **Engineering:** RUHS-PH SRTS assists schools in conducting walkability workshops, which include walk audits and recommendations for future infrastructure and non-infrastructure improvements.

- **Enforcement:** RUHS-PH SRTS contracts with local law enforcement to issue warnings and citations for unsafe driving behaviors around schools. Law enforcement is also engaged in other program activities to assist in education and encouragement efforts.
- **Evaluation:** RUHS-PH SRTS conducts parent and student transportation mode surveys to determine effectiveness of program objectives.
- **Equity:** RUHS-PH SRTS prioritizes schools for funding based on disadvantaged communities criteria, injury and fatality data, and community readiness.

### Experience

Since 2008, RUHS-PH has collaborated with the following jurisdictions and school districts in the implementation of the SRTS program: Riverside, Lake Elsinore, Desert Hot Springs, Perris, Jurupa Valley, Indio, Mecca, Thermal, Menifee, Mead Valley, Hemet, Banning/Cabazon, Cathedral City, and Palm Springs.

***RUHS-PH is currently working with KTUA on the City of Menifee Active Transportation Plan.***

**JOE PUNSALAN | PRINCIPAL PLANNER**

Joe Punsalan is an associate principal and senior transportation planner at KTUA. Joe manages large-scale active transportation planning projects such as complete street plans and corridor studies, active transportation plans, first/last mile connectivity, transit supportive plans, and trail and accessibility studies. He is responsible for scope development, data analysis, public engagement and facilitation of walk and roll audits and demonstration projects, report and grant writing, and staff and consultant team management. Additionally, Joe has a background in GIS for mapping, research and analysis and takes a simplified approach to displaying complex methodologies. As an avid cyclist, he understands the roadway conditions and obstacles that face cyclists and pedestrians. Utilizing his first-hand knowledge, he applies federal, state and regional standards to address these challenges and increase user safety. Joe holds certificates as an ITE Professional Transportation Planner, LEED Green Associate, and GIS Professional. He has an extensive portfolio of honors and awards for multi-use trails, bicycle, and pedestrian master plans, complete-streets plans, and urban greening.

**TOM BERTULIS | PROJECT MANAGER | SENIOR ACTIVE TRANSPORTATION ENGINEER**

Tom Bertulis is a Senior Active Transportation Engineer at KTUA. He manages conceptual design projects, corridor studies, and active transportation projects. With a background in both traffic/civil engineering and transportation planning, Tom has authored dozens of transportation planning studies as well as led roundabout designs, traffic calming projects, and dozens of walkability audits. His skills include writing proposals, analyzing traffic flow, tracking budgets, leading charrettes, and developing conceptual designs. He has developed local and national guidelines and taught a bicycle/pedestrian planning classes. Tom has presented on sustainable transportation in half a dozen countries from Scotland to Brazil.

**JACOB LEON | ASSISTANT PROJECT MANAGER | ASSOCIATE PLANNER/ OUTREACH FACILITATOR**

Jacob Leon is an associate planner and outreach facilitator at KTUA. His project responsibilities entail network and facility design, public outreach, technical drafting and 3D modeling. He is an integral member of KTUA's tactical urbanism team, raising public awareness of the benefits of thoughtful urban design, safe pedestrian and bicycle accessibility, and green infrastructure. His strong background in 3D modeling and graphic design allows him to produce effective digital and printed media to help communicate design concepts. His experience in mobility planning projects include active transportation plans, complete streets plans, bicycle and pedestrian master plans. These projects entail network and facility design, public outreach, technical drafting and 3D modeling. His experience in landscape architecture includes feasibility studies, site analysis and park design. He provides Spanish translation and interpretation for meetings and project materials. He is a LEED Green Associate.

**SILVIA FANG | GIS ANALYST**

Silvia's experience in mobility planning projects include active transportation plans, complete street plans, bicycle and pedestrian master plans. She brings both planning domain knowledge and GIS capabilities to projects. Typical duties entail data creation/editing, spatial analysis and calculation, mapping, feasibility analysis, network and facility design, public outreach, graphic design and 3D modeling. She holds a Master of City Planning from University of Pennsylvania, and is certified LEED AP ND.

**JORGE NOZOT | PLANNER**

Jorge holds a B.S. in City and Regional Planning degree from California Polytechnic State University San Luis Obispo. Jorge currently holds professional accreditation as a LEED Green Associate that allows him to incorporate green building principles and practices into his work. His previous professional work experience included municipal planning, grant writing, and specific plan support in the County of Imperial.

**SUREENA BASRA | PLANNER**

Sureena holds a Bachelors degree in Public Health from San Diego State University, focusing on community health, and a Masters degree in Urban and Regional Planning from UC Irvine, with an emphasis on healthy communities and transportation planning. As a planner at KTUA, Sureena focuses on community, land use, active transportation, and federal planning.

**SUBCONSULTANT KEY STAFF BIOGRAPHIES****WILLIAM DELO | PRINCIPAL TRANSPORTATION PLANNER | IBI GROUP**

Bill is managing principal of IBI Group and a transportation planner with 20 years of experience in transportation planning, multi-modal planning, travel demand management, and traffic engineering.

**CRISTINA MARTINEZ | SENIOR PLANNER | IBI GROUP**

As a transportation planner, Christina's area of expertise lies within transportation and land use planning, complete streets, multi-modal connectivity and accessibility, outreach, data management and analysis, data visualization using ArcGIS, geospatial analysis, and interactive map development.

**YONATHAN ESQUIVEL | ASSOCIATE ENGINEER | IBI GROUP**

As a transportation engineer, Yonathan has been involved in a variety of traffic/transportation engineering and transportation planning projects. His experience includes: traffic impact analyses, circulation studies, transit feasibility studies, site design, roadway design, bikeway design, traffic control plans, traffic staging plans, and traffic signal design.

**IRENE HJELMERVIK | HEALTH EDUCATION ASSISTANT | RUHS**

Irene determines community health education needs and participates in the planning, development, and evaluation of various injury prevention programs.

**APPROACH TO COMPLETING SERVICES AS IT RELATES TO BUDGET AND SCHEDULE**

KTUA maintains weekly internal management meetings to keep projects on schedule and on budget. Our staff and team members are committed to providing the service, innovation, and award-winning products this project expects.

**COST CONTROL AND BUDGETING METHODOLOGY**



KTUA places special importance on cost constraints and seeks to ensure clients that project budgets, capital improvement costs and long-term maintenance costs are reasonable and realistic. The firm is well versed in the successful implementation of designed elements. This experience permits realistic design and cost analysis, leading to the completion of the project within established budgets. KTUA makes every effort to fully understand the scope of each project during project negotiations to arrive at a reasonable fee for professional services. The firm has a history of requesting change orders and modifications only upon the client request of scope modifications or additions. Specific cost control tools include:

- Utilize electronic submittals, minimize reimbursables;
- Reduce the number of submittals;
- Schedule concurrent meetings/site visits/over-the-shoulder reviews;
- Prepare cost estimate forecasts, allowing early detection and mitigation of potential cost overruns; and
- Manage changes to scope and scope growth.

**PROJECT MANAGER RESPONSIBILITIES**



- Reviewing the scope of work, preparing the fee, and participating in the contract negotiation.
- Working with the client to develop and validate the overall goals and objectives of the project, as well as identify project issues, requirements, budgets, milestones, deadlines, and design parameters.
- Developing a project schedule indicating all submittals and review periods for KTUA and the consultant team. The QC manager reviews the schedule to assure that adequate time has been allocated for implementation of the quality control process, including review and coordination of consultant work, and corrections and revisions identified in the QC process.
- Documenting all direction that results in a critical decision or direction for the project.
- Providing the QC checklist and response to comments is provided to the client with the submittal.

**CURRENT AND ANTICIPATED WORKLOAD**

The KTUA team's staff and current workload is at a point where we have ample capacity to make this a priority project, as it should be. Many of our projects are winding down and staff is eager to get started on this important project.

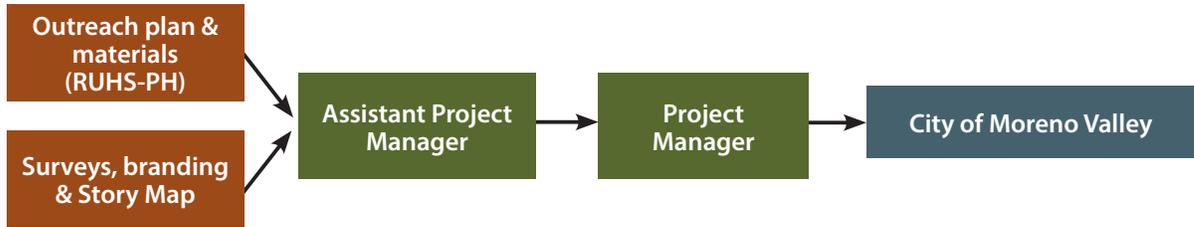
| Project Name                            | Client                 | Percent Complete | KTUA KEY PERSONNEL |                                  |             |                      |         | KTUA ROLE |     |
|---|------------------------|------------------|--------------------|----------------------------------|-------------|----------------------|---------|-----------|-----|
|   |                        |                  | Project Manager    | Principal Transportation Planner | GIS Analyst | Outreach Facilitator | Planner | Prime     | Sub |
| Goleta ATP                              | City of Goleta         | 95%              | Leon               | Singleton                        | Fang        | Leon                 | N/A     | ●         |     |
| OCTA Active Transportation Plan         | OCTA                   | 90%              | N/A                | Punsalan                         | Samarin     | N/A                  | N/A     |           | ●   |
| Placentia Urban Greening Plan           | SCAG/City of Placentia | 80%              | Whalen             | Singleton                        | Samarin     | Leon                 | Leon    | ●         |     |
| Santa Ana ATP                           | City of Santa Ana      | 90%              | Leon               | Punsalan                         | Fang        | Leon                 | Nozot   | ●         |     |
| National City Intra-Connect             | City of National City  | 40%              | Singleton          | Singleton                        | Fang        | N/A                  | Bonilla | ●         |     |
| Irvine ATP                              | City of Irvine         | 50%              | N/A                | Punsalan                         | Samarin     | N/A                  | N/A     |           | ●   |
| Rialto ATP                              | City of Rialto         | 50%              | Leon               | Punsalan                         | Fang        | Leon                 | Nozot   | ●         |     |
| SBCTA Story Maps                        | SCAG/SBCTA             | 80%              | Samarin            | Punsalan                         | Samarin     | N/A                  | N/A     | ●         |     |
| Menifee ATP                             | City of Menifee        | 15%              | Bertulis           | Punsalan                         | Fang        | Leon                 | Bonilla | ●         |     |
| Barton Rd and Michigan Complete Streets | City of Grand Terrace  | 20%              | Bertulis           | Punsalan                         | Fang        | Leon                 | Bonilla | ●         |     |

05 | QUALITY CONTROL & ASSURANCE | QA/QC Plan for Each Task

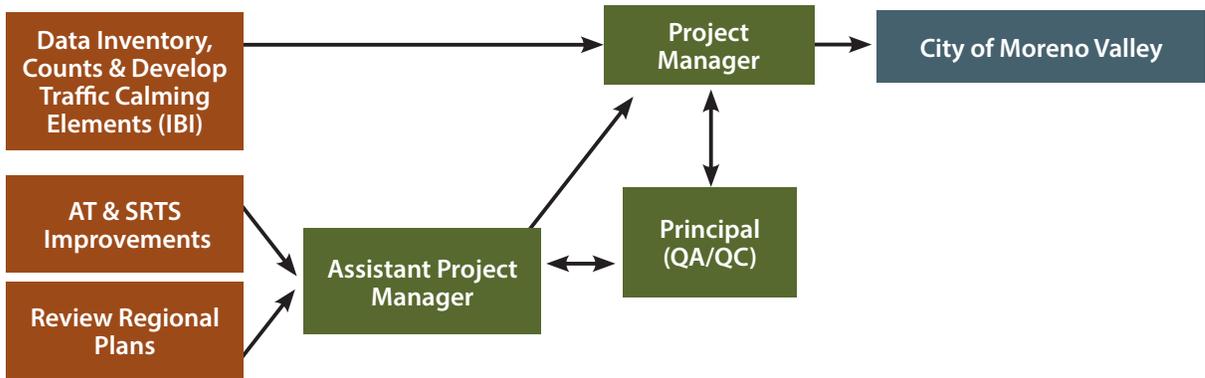
TASK 1: PROJECT INITIATION



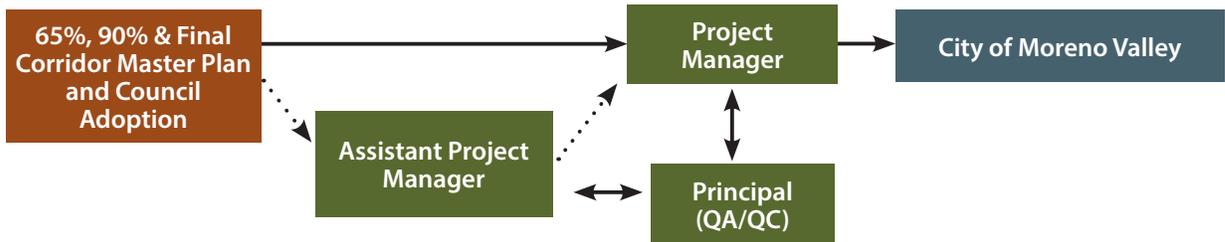
TASK 2: PUBLIC OUTREACH



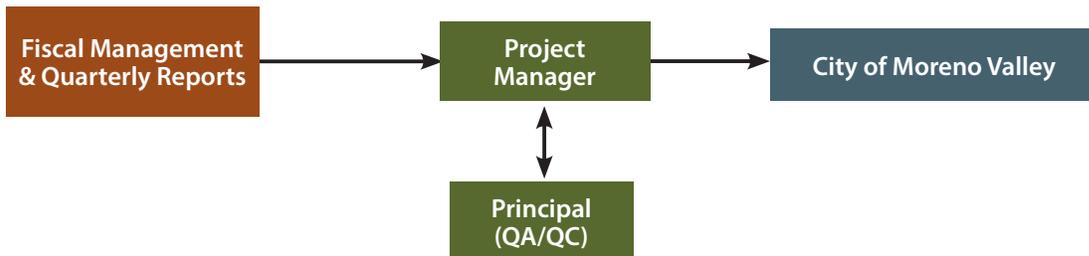
TASK 3: DATA COLLECTION AND ANALYSIS



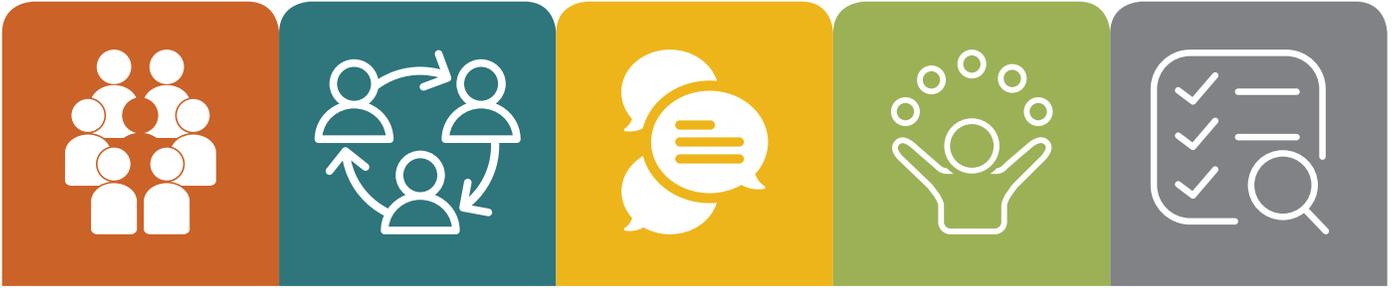
TASK 4: CORRIDOR MASTER PLAN DEVELOPMENT



TASK 5: PROJECT MANAGEMENT AND ADMINISTRATION



Attachment: Agreement (3810 : AUTHORIZATION TO AWARD CONTRACT TO KTU&A FOR DRACAEA AVENUE NEIGHBOR GREENWAY



# POWER OF ENGAGEMENT

| INCLUSIVE   | COLLABORATIVE   | INFORMATIVE  | FUN  | EASY  |
|---|---|--|--|---|
| <ul style="list-style-type: none"> <li>all ages</li> <li>all abilities</li> <li>all stakeholders</li> <li>all interests</li> <li>all ideas</li> <li>all voices</li> </ul> | <ul style="list-style-type: none"> <li>public meetings</li> <li>stakeholder meetings</li> <li>1-1 interviews</li> <li>advisory groups</li> <li>focus/user groups</li> <li>formal presentations</li> </ul> | <ul style="list-style-type: none"> <li>project website</li> <li>social media</li> <li>newsletters</li> <li>door hangers</li> <li>press releases</li> <li>public announcements</li> </ul> | <ul style="list-style-type: none"> <li>community events</li> <li>site tours</li> <li>walk/roll/bus tours</li> <li>tactical urbanism</li> <li>pop up events</li> <li>farmers markets</li> </ul> | <ul style="list-style-type: none"> <li>online maps/comments</li> <li>survey instruments</li> <li>24 hour access</li> <li>virtual meetings</li> <li>multi-lingual</li> <li>family -friendly</li> </ul> |

### KTUA GUIDING PRINCIPLES

- » Involve stakeholders early.
- » One person, one vote, one voice - don't let a few take over.
- » Address the issues, especially the difficult ones.
- » Build recommendations from the ground up and show how decisions were made.
- » Utilize a logical and sequential decision-making process to gain commitment and identify decisions and actions.
- » Listen, process, present with clarity, adjust and seek alignment.

### CLIENT | COMMUNITY COMMENTS

“As a community representative, I have had the pleasure of working with KTUA on two particularly lengthy and sometimes contentious projects. On both projects, the KTUA team has done an outstanding job of taking input from sometimes angry and challenging citizens and distilling it into a comprehensive report or table. Throughout each project, I was repeatedly impressed by their ability to collect and compile masses of data and diverse, often conflicting, opinions into easily understandable charts, tables, diagrams, graphs and conceptual representations that were always made available well in advance of a subsequent public workshop or hearing.

It has long been clear to me that KTUA is not interested solely in doing a job but in doing each job in ways that will most benefit the community or communities of which they themselves are a part.”

*Judy Swink, Community Representative*

**250** KTUA Outreach Projects

**1600** Online Comments City of Goleta Bicycle and Pedestrian Master Plan

In-house multi-lingual staff **6** (translation | interpretation)

Attachment: Agreement (3810 : AUTHORIZATION TO AWARD CONTRACT TO KTUA&A FOR DRACAEA AVENUE NEIGHBOR GREENWAY

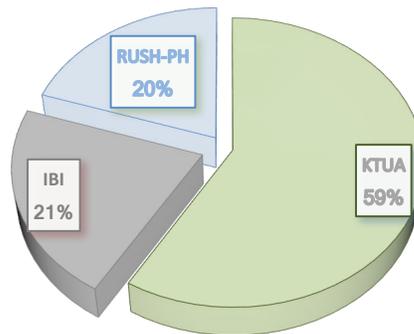
ADDITIONS OR EXCEPTIONS TO THE CITY'S RFP

**ADDITIONS OR EXCEPTIONS TO THE CITY'S RFP**

KTU&A takes no exceptions to the provisions and conditions of the City of Moreno Valley Request for Proposal for Professional Contract Services for Dracaea Avenue Neighborhood Greenway Corridor Study, State Contract #74A1087 | City Project #810 0015.

APPENDIX | Resource Allocation Matrix

| Dracaea Avenue Neighborhood Greenway Corridor  | KTUA                        |                  |                        |                          |                   |                | IBI             |                |               |                 |                | RUHS-PH             |                            |                |  |            |
|--|-----------------------------|------------------|------------------------|--------------------------|-------------------|----------------|-----------------|----------------|---------------|-----------------|----------------|---------------------|----------------------------|----------------|--|------------|
|  | Associate Principal         | Senior Associate | Associate/ GIS Manager | Senior Planner/ Designer | Planner/ Designer | Hours per Task | Principal       | Senior Planner | Asst. Planner | Assoc. Engineer | Hours per Task | Program Coordinator | Health Education Assistant | Hours per Task |  |            |
| <b>1 Project Initiation</b>                    |                             |                  |                        |                          |                   |                |                 |                |               |                 |                |                     |                            |                |  |            |
| 1.1  | Project Kick-off Meeting    |                  |                        |                          |                   |                |                 |                |               |                 |                |                     |                            |                |  |            |
| To Be Completed by City                        |                             |                  |                        |                          |                   |                |                 |                |               |                 |                |                     |                            |                |  |            |
| 1.2  | 4                           | 32               | 16                     |                          |                   | 52             |                 | 2              |               |                 | 2              | 2                   |                            | 2              |  |            |
| 1.3  | RFP for Consultant Services |                  |                        |                          |                   |                |                 |                |               |                 |                |                     |                            |                |  |            |
| To Be Completed by City                        |                             |                  |                        |                          |                   |                |                 |                |               |                 |                |                     |                            |                |  |            |
| <b>Task 1 Totals</b>                           | <b>4</b>                    | <b>32</b>        | <b>16</b>              | <b>0</b>                 | <b>0</b>          | <b>52</b>      | <b>0</b>        | <b>2</b>       | <b>0</b>      | <b>0</b>        | <b>2</b>       | <b>2</b>            | <b>0</b>                   | <b>2</b>       |  |            |
| <b>2 Public Outreach</b>                       |                             |                  |                        |                          |                   |                |                 |                |               |                 |                |                     |                            |                |  |            |
| 2.1  |                             | 4                | 4                      |                          |                   | 8              |                 |                |               |                 | 0              | 4                   | 4                          | 8              |  |            |
| 2.2  |                             | 4                | 4                      | 16                       |                   | 24             |                 |                |               |                 | 0              | 35                  | 60                         | 95             |  |            |
| 2.3  |                             | 4                | 4                      |                          |                   | 8              |                 |                |               |                 | 0              | 35                  | 60                         | 95             |  |            |
| 2.4  |                             | 4                | 4                      |                          |                   | 8              |                 |                |               |                 | 0              | 35                  | 60                         | 95             |  |            |
| <b>Task 2 Totals</b>                           | <b>0</b>                    | <b>16</b>        | <b>16</b>              | <b>16</b>                | <b>0</b>          | <b>48</b>      | <b>0</b>        | <b>0</b>       | <b>0</b>      | <b>0</b>        | <b>0</b>       | <b>109</b>          | <b>184</b>                 | <b>293</b>     |  |            |
| <b>3 Data Collection and Analysis</b>          |                             |                  |                        |                          |                   |                |                 |                |               |                 |                |                     |                            |                |  |            |
| 3.1  |                             | 16               | 2                      | 16                       | 16                | 40             | 4               | 32             | 80            | 60              | 176            |                     |                            | 0              |  |            |
| 3.2  | 4                           | 4                | 16                     | 25                       | 24                | 73             |                 |                |               |                 | 0              |                     |                            | 0              |  |            |
| 3.3  |                             | 8                | 12                     | 24                       | 40                | 84             |                 |                |               |                 | 0              | 48                  | 61                         | 109            |  |            |
| 3.4  |                             | 8                | 6                      | 8                        |                   | 22             | 6               | 16             | 12            | 32              | 66             |                     |                            | 0              |  |            |
| <b>Task 3 Totals</b>                           | <b>4</b>                    | <b>36</b>        | <b>36</b>              | <b>73</b>                | <b>80</b>         | <b>219</b>     | <b>10</b>       | <b>48</b>      | <b>92</b>     | <b>92</b>       | <b>242</b>     | <b>0</b>            | <b>0</b>                   | <b>109</b>     |  |            |
| <b>4 Corridor Master Plan Development</b>      |                             |                  |                        |                          |                   |                |                 |                |               |                 |                |                     |                            |                |  |            |
| 4.1  | 8                           | 32               | 60                     | 80                       | 60                | 240            | 6               | 24             |               | 44              | 74             |                     |                            | 0              |  |            |
| 4.2  | 8                           | 24               | 24                     | 32                       | 60                | 148            |                 |                |               |                 | 0              |                     |                            | 0              |  |            |
| 4.3  | 2                           | 8                | 8                      | 16                       | 16                | 50             |                 |                |               |                 | 0              |                     |                            | 0              |  |            |
| 4.4  |                             | 8                |                        | 40                       |                   | 48             |                 |                |               |                 | 0              |                     |                            | 0              |  |            |
| <b>Task 4 Totals</b>                           | <b>18</b>                   | <b>72</b>        | <b>92</b>              | <b>168</b>               | <b>136</b>        | <b>486</b>     | <b>6</b>        | <b>24</b>      | <b>0</b>      | <b>44</b>       | <b>74</b>      | <b>0</b>            | <b>0</b>                   | <b>0</b>       |  |            |
| <b>5 Project Management and Administration</b> |                             |                  |                        |                          |                   |                |                 |                |               |                 |                |                     |                            |                |  |            |
| 5.1  | 16                          | 24               |                        |                          |                   | 40             |                 |                |               |                 | 0              |                     |                            | 0              |  |            |
| 5.2  | 4                           | 8                |                        |                          |                   | 12             |                 |                |               |                 | 0              |                     |                            | 0              |  |            |
| <b>Task 5 Totals</b>                           | <b>20</b>                   | <b>32</b>        | <b>0</b>               | <b>0</b>                 | <b>0</b>          | <b>52</b>      | <b>0</b>        | <b>0</b>       | <b>0</b>      | <b>0</b>        | <b>0</b>       | <b>0</b>            | <b>0</b>                   | <b>0</b>       |  |            |
| <b>Total Hours By Staff</b>                    | <b>46</b>                   | <b>188</b>       | <b>160</b>             | <b>257</b>               | <b>216</b>        |                | <b>16</b>       | <b>74</b>      | <b>92</b>     | <b>136</b>      |                | <b>111</b>          | <b>184</b>                 |                |  |            |
|  | KTUA Total Hours            |                  |                        |                          |                   | <b>867</b>     | IBI Total Hours |                |               |                 |                | <b>318</b>          | RUHS-PH Total Hours        |                |  | <b>295</b> |



Attachment: Agreement (3810 : AUTHORIZATION TO AWARD CONTRACT TO KTUA&A FOR DRACAEA AVENUE NEIGHBOR GREENWAY

APPENDIX | Project Schedule

| Dracaea Avenue Neighborhood Greenway Corridor Study | 2019   |     |     |     | 2020 |     |     |     |     |     |     |     | 2021 |     |     |
|---|--|-----|-----|-----|------|-----|-----|-----|-----|-----|-----|-----|------|-----|-----|
|   | Nov  | Dec | Jan | Feb | Mar  | Apr | May | Jun | Jul | Aug | Sep | Oct | Nov  | Dec | Jan |
| <b>1 Project Initiation</b>                         |  |     |     |     |      |     |     |     |     |     |     |     |      |     |     |
| 1.1   | Project Kick-off Meeting <span style="float: right;">City task</span>    |     |     |     |      |     |     |     |     |     |     |     |      |     |     |
| 1.2   | Staff Coordination   |     |     |     |      |     |     |     |     |     |     |     |      |     |     |
| 1.3   | RFP for Consultant Services <span style="float: right;">City task</span> |     |     |     |      |     |     |     |     |     |     |     |      |     |     |
| <b>2 Public Outreach</b>                            |  |     |     |     |      |     |     |     |     |     |     |     |      |     |     |
| 2.1   | Stakeholder Outreach   |     |     |     |      |     |     |     |     |     |     |     |      |     |     |
| 2.2   | Workshop #1  |     |     |     |      |     |     |     |     |     |     |     |      |     |     |
| 2.3   | Workshop #2  |     |     |     |      |     |     |     |     |     |     |     |      |     |     |
| 2.4   | Workshop #3  |     |     |     |      |     |     |     |     |     |     |     |      |     |     |
| <b>3 Data Collection and Analysis</b>               |  |     |     |     |      |     |     |     |     |     |     |     |      |     |     |
| 3.1   | Inventory Existing City Facilities                                       |     |     |     |      |     |     |     |     |     |     |     |      |     |     |
| 3.2   | Review Regional Plans  |     |     |     |      |     |     |     |     |     |     |     |      |     |     |
| 3.3   | Identify Active Transportation and Safe Routes to School Enhancements    |     |     |     |      |     |     |     |     |     |     |     |      |     |     |
| 3.4   | Develop Traffic Calming Elements   |     |     |     |      |     |     |     |     |     |     |     |      |     |     |
| <b>4 Corridor Master Plan Development</b>           |  |     |     |     |      |     |     |     |     |     |     |     |      |     |     |
| 4.1   | Draft Corridor Master Plan (65%)   |     |     |     |      |     |     |     |     |     |     |     |      |     |     |
| 4.2   | Draft Corridor Master Plan (90%)   |     |     |     |      |     |     |     |     |     |     |     |      |     |     |
| 4.3   | Final Corridor Master Plan   |     |     |     |      |     |     |     |     |     |     |     |      |     |     |
| 4.4   | Adoption of Corridor Master Plan   |     |     |     |      |     |     |     |     |     |     |     |      |     |     |
| <b>5 Project Management and Administration</b>      |  |     |     |     |      |     |     |     |     |     |     |     |      |     |     |
| 5.1   | Fiscal Administration  |     |     |     |      |     |     |     |     |     |     |     |      |     |     |
| 5.2   | Quarterly Reports  |     |     |     |      |     |     |     |     |     |     |     |      |     |     |

Attachment: Agreement (3810 : AUTHORIZATION TO AWARD CONTRACT TO KTU&A FOR DRACAEA AVENUE NEIGHBOR GREENWAY

## APPENDIX | Joe Punsalan | Associate Principal | Senior Transportation Planner

Joe Punsalan is an associate principal and senior transportation planner at KTUA. Joe manages large-scale active transportation planning projects such as complete street plans and corridor studies, active transportation plans, first/last mile connectivity, transit supportive plans, and trail and accessibility studies. He is responsible for scope development, data analysis, public engagement and facilitation of walk and roll audits and demonstration projects, report writing, grant writing and reporting, and staff and consultant team management. Additionally, Joe has a background in GIS for mapping, research and analysis and takes a simplified approach to displaying complex methodologies. As an avid cyclist, Joe understands the roadway conditions and obstacles that face cyclists and pedestrians. Utilizing his first-hand knowledge, he applies federal, state and regional standards to address these challenges and increase user safety.

### City of Moreno Valley Bicycle Master Plan

*REFERENCE: Michael Lloyd, City Traffic Engineer , 951-413-3146, michaell@moval.org*

Project manager responsible for preparation of a city wide bicycle facilities master plan. Tasks included analyzing recreational and commuter facility requirements, as well as identifying potential connections between transit modes and important destinations, such as Lake Perris. Process included evaluating existing roadways and bicycle facilities using conventional field techniques, as well as GIS for mapping and bicycling suitability modeling, an on-line survey and two community meetings. Plan includes general design and engineering guidelines for new facility development, as well as education and encouragement programs and policies.

### City of Vista Emerald Drive and Townsite Complete Streets and Corridor Plan

*REFERENCE: Husam Hasenin, Principal Engineer, 760-643-5411, hhasenin@cityofvista.com*

Project manager in charge of conceptual designs, report development, safety analysis, community workshop materials, outreach plan and presentations, field work, and subconsultant management in a compressed timeframe. Facilitated and presented at all community workshops, field work with city staff, and regular status meetings. In-charge of developing traffic calming and placemaking concepts for internal review and community engagement. Completed two Caltrans ATP Cycle 4 application, one for each corridor.

### RTA First and Last Mile Mobility Plan

*REFERENCE: Joe Forgiarini, Planning & Scheduling Manager , 951-565-5166, jforgiarini@riversidetransit.com*

Project manager. The goal of this project was to create a toolbox for cities and agencies to use to compliment their planning and design efforts around transit stop and stations. Responsible for scope development, sub-consultant task oversight, GIS modeling, station typology development, planning and report writing. Led additional research on first and last mile best practices both in Southern California and nationally. Developed presentations for RTA staff for briefings and other regional efforts. Coordinated regional outreach efforts for public input including pop-up events, station surveys and online participation.

### City of Santa Ana Complete Streets Plans (Downtown & Central)

*REFERENCE: Cory Wilkerson, ATP Coordinator, Cell: 661-313-80623*

Project manager. As a result of the award-winning success of the Downtown Complete Streets Plan, similar planning, design and outreach efforts were provided for Central Santa Ana. The project included a five-day workshop incorporating a demonstration project, walking and biking tours, and workshop activities. As project manager, responsible for the coordination of the workshops, activities, presentations and staffing, as well as community advisory presentations. Analysis included bicycle and pedestrian level of traffic stress and collision assessment. Responsible for the coordination between traffic engineering and outreach subconsultants for all aspects of the projects. Managed corridor prioritization, data collection, and preliminary engineering design review for ten corridors selected by the community.



#### EDUCATION

- B.A., Geography, California State University, Sacramento, 1998

#### REGISTRATION

- ITE Professional Transportation Planner
- LEED Green Associate
- 2006 GISP, GIS Certification Institute #53646
- League of American Bicyclists League Certified Instructor #2005

#### AFFILIATIONS

- Association of Pedestrian and Bicycle Professionals, Student Outreach Chair, San Diego Chapter
- Rails to Trails Enhanced Bicycle Facilities Document Peer Review
- Mira Mesa Planning Group: Transportation Subcommittee Chair

#### AWARDS

- 2019 APA Inland Empire Comprehensive Plan Small Jurisdiction, San Jacinto Trails Master Plan
- 2019 APA Inland Empire Comprehensive Plan - Large Jurisdiction, Riverside Transit Agency First & Last Mile Mobility Plan, Award of Excellence
- 2019 APA San Diego Achievement Award, Vista Townsite Dr. Corridor Study
- 2019 SCAG Sustainability Award for Active, Healthy and Safe Communities; and 2019 APA OC Transportation Planning Merit Award: City of Santa Ana - Central Complete Streets Plan
- 2019 APA Central Coast Award of Merit, Paso Robles Bicycle Master Plan
- 2017 APA Inland Empire Honor Award, Temecula Multi-Use Trails and Bicycle Master Plan Update
- 2016 APA Orange County, City of Santa Ana Downtown Complete Streets Plan

## APPENDIX | Tom Bertulis | Senior Active Transportation Engineer

Tom Bertulis is a Senior Active Transportation Engineer at KTUA. He manages conceptual design projects, corridor studies, and active transportation projects. With a background in both traffic/civil engineering and transportation planning, Tom has authored dozens of transportation planning studies as well as led roundabout designs, traffic calming projects, and dozens of walkability audits. His skills include writing proposals, analyzing traffic flow, tracking budgets, leading charrettes, and developing conceptual designs. He has developed local and national guidelines and taught bicycle/pedestrian planning classes. Tom has presented on sustainable transportation in half a dozen countries from Scotland to Brazil. He has worldwide experience and a global perspective that was cultivated through the four-hemisphere approach to sustainable transportation.

### City of Santa Ana Active Transportation Plan

**REFERENCE:** Cory Wilkerson, ATP Coordinator, Cell: 661-313-80623

Senior transportation engineer for the corridor designs recommended in the Santa Ana Active Transportation Plan covering all corners of the City of Santa Ana. The redesigned streets, focused on improving multi-modal safety, equity, placemaking, and accessibility for all users, transform the livability of the city. Spearheaded the design of 35 complete streets corridors, including preliminary design, street design, and performing QA/QC of CAD drawings. Included the latest innovations in bicycle infrastructure design from the Netherlands in the design drawings.

### City of National City INTRA-Connect Project

**REFERENCE:** Steve Manganiello, City Manager, 619-336-4380, [smanganiello@nationalcityca.gov](mailto:smanganiello@nationalcityca.gov)

Project manager for a "10-minute neighborhoods" project in National City. Rather than just focusing on building transportation facilities and infrastructure, the INTRA-Connect project focuses on "smart" land use projects that reduce trip distances and facilitate eco-friendly transportation. The results of this integration of land use planning and transportation planning are "10-minute neighborhoods" that are bike, pedestrian, and transit friendly. Provided guidance on how integrated land uses and public infrastructure support these smart growth areas. Identified potential projects city-wide to be included in this effort. Assisted with the GIS modeling including completing a typology characteristics table with specific ranges of "smartness." Supported the digitizing of existing and proposed projects for the 10-minute neighborhoods.

### City of Grand Terrace Michigan Street Complete Street Plan

**REFERENCE:** Sandra Molina, 909-824-6621 ext. 225, [SMolina@grandterrace-ca.gov](mailto:SMolina@grandterrace-ca.gov)

Project manager responsible for the conceptual design, developing alternatives and cross-sections based on the results of the community workshops, and producing 30% conceptual plans based on feedback from the 10% design. The project goal was to make Michigan Street into a vibrant and attractive street that facilitates accessibility, walkability, bikeability, and activates spaces. A key part of the process was developing a Green Street Toolbox, with urban greening elements such as trees, planting, and hardscape materials. The final plan will support Michigan Street's integration into the City's CIP list and help pursue grant funding.

### Additional Experience

- City of National City Homefront to Waterfront Project
- City of Brookline, MA, Hamilton Square Charrette\*
- City of Somerville, MA, Cedar Street Traffic Calming Project\*

\*Project experience with another firm.



#### EDUCATION

- M.S. Civil Engineering, Northeastern University, Boston, MA, 2013
- B.S. Civil Engineering, Santa Clara University, Santa Clara, CA, 1996

#### REGISTRATION

- Professional Transportation Operations Engineer, 2013, TPCB (National) #3429
- Professional Engineer, State of Washington #41149, 2004

#### AFFILIATIONS

- National Committee of Uniform Traffic Control Devices (NCUTCD), Bicycle Technical Committee (BTC) Member
- Association of Pedestrian and Bicycle Professionals

#### AWARDS

- 2011 National Science Foundation (NSF) Urban Long-Term Research Area Exploratory Program (ULTRA-Ex) Grant Award

#### SPECIAL SKILLS

- Spanish fluency

## APPENDIX | Jacob Leon | Assistant Project Manager | Outreach Facilitator

Jacob Leon is an associate planner and outreach facilitator at KTUA. He is responsible for network and facility design, public outreach, technical drafting and 3D modeling. He is an integral member of KTUA's tactical urbanism team, raising public awareness of the benefits of thoughtful urban design, safe pedestrian and bicycle accessibility, and green infrastructure. His strong background in 3D modeling and graphic design allows him to produce effective digital and print media to communicate design concepts. His mobility planning projects include active transportation plans, complete streets plans, and bicycle and pedestrian master plans. These projects entail network and facility design, public outreach, technical drafting and 3D modeling..

### City of San Jacinto Trails Master Plan

*REFERENCE: Rene Yarnall, 951-537-6375, ryarnall@sanjacintoca.gov*

Project manager responsible for all day-to-day project correspondence and tasks including community outreach coordination, existing conditions analysis, field investigations, project development, and document design. Responsibilities also included coordinating with neighboring jurisdictions, stakeholders, and city staff to develop a comprehensive Trails Master Plan that will guide the City with future grant opportunities for project implementation.

### SBCTA Safe Routes to School

*REFERENCE: Josh Lee, Chief of Planning, 909-884-8276, jlee@gosbcta.com*

Assistant project manager. Coordinated, scheduled, and prepared materials for fourteen safe routes to school walk audits throughout San Bernardino County and one pop-up workshop at Cal State San Bernardino. Spanish translation and interpretation were provided for all materials and events. Assisted in developing infrastructure recommendations for the fourteen schools.

### City of Atascadero El Camino Real Corridor Plan

*REFERENCE: Ryan Hayes, Deputy Dir. Public Works, 805-470-3424, rhayes@atascadero.org*

Senior planner/outreach facilitator. Assisted with the development of complete street, traffic calming, and placemaking concepts to improve multi-modal access throughout the project corridor. Assisted in planning necessary exhibits for community workshops.

### City of Vista Emerald Drive and Townsite Complete Streets and Corridor Plan

*REFERENCE: Husam Hasenin, Principal Engineer, 760-643-5411, hhasenin@cityofvista.com*

Senior planner/outreach facilitator. Assisted with the development of complete street and traffic calming concepts to improve multi-modal access throughout the project corridors. Assisted in planning necessary exhibits for community workshops as well as attended all community workshops. Spanish interpretation and translation were also provided.

### City of Santa Ana Downtown Zone Complete Streets Plan

*REFERENCE: Cory Wilkerson, ATP Coordinator, Cell: 661-313-80623*

Project planner responsible for branding the project by creating fun, attractive and unique logos and support graphics for flyers, postcards, and digital media. Assisted with all community outreach coordination, workshop support and Spanish translation. Assisted in developing pilot projects with a "Complete Streets" approach emphasizing safe access for pedestrians, bicyclists, motorists and transit riders of all ages and abilities. Created 3D models and support graphics to communicate the designs. Assisted in developing a project film that showcases the project process from the initial three-day workshop to the development of the top ten pilot projects.



#### EDUCATION

- Bachelor of Landscape Architecture, Cal Poly, San Luis Obispo, 2013

#### REGISTRATION

- 2014, LEED Green Associate

#### AFFILIATIONS

- American Society of Landscape Architects
- Association of Pedestrian and Bicycle Professionals

#### RECOGNITION | AWARDS

- 2019 APA Inland Empire Comprehensive Plan Small Jurisdiction, San Jacinto Trails Master Plan
- 2019 APA Central Coast; 2018 APWA-California Central Coast Project of the Year, Special Studies Under \$2M Category; Goleta BMP Award of Excellence
- 2019 APA Central Coast-Paso Robles BMP Award of Merit
- 2019 APA San Diego Achievement Award, Transportation Planning, City of Vista Townsite Dr. Corridor Study
- 2019 SCAG Sustainability Award for Active, Healthy and Safe Communities; and 2019 APA OC Transportation Planning Merit Award: City of Santa Ana - Central Complete Streets Plan
- 2018 APA (Best Comprehensive Plan - Small Jurisdiction); 2018 Circulate San Diego Momentum Award - Healthy Community, City of National City Downtown Specific Plan
- 2017 APA San Diego Section, HUD Guidelines for Creating Walkable & Bikeable Communities
- 2017 APWA San Diego, SDSU Student Recreation Field

#### SPECIAL SKILLS

- Spanish fluency

## William Delo AICP Managing Principal

Mr. Delo is Managing Principal of IBI Group and a Transportation Planner with 20 years of experience in transportation planning, multi-modal planning, travel demand management, and traffic engineering. Mr. Delo is an experienced project manager. His transportation planning experience includes the preparation of multi-modal plans, complete streets plans, first/last mile plans, and design efforts.

### Representative Experience

**Purple Line First/Last Mile Plan, Los Angeles, CA** – Project Manager for this project involving the planning and preliminary engineering efforts for first/last mile active transportation improvements at four proposed Purple Line subway stations in West Los Angeles. IBI Group is responsible for identifying the appropriate FLM improvements at each station, and developing potential design and funding approaches for the proposed projects.

**Metro First and Last Mile Strategic Plan, Los Angeles, CA** – Mr. Delo was the deputy project manager for this study effort focused on developing a set of First/Last Mile guidelines and policies for Metro and SCAG.

**IBC Trails Feasibility Study, Irvine, CA** – Mr. Delo is the Project Manager of this feasibility study, examining the potential for implementation of multi-use trails along rail and flood control rights-of-way in the Irvine Business Complex.

**Metrolink Station Parking Management Strategies Study, Orange County, CA** – Mr. Delo was the Project Manager of this study, which identified parking management strategies for 11 Metrolink commuter rail stations on Orange County.

**OC Active Transportation Plan, Orange County, CA** – Project Manager for IBI Group's effort to prepare the first ATP for Orange County. Project elements include identification of pedestrian priority areas, regional bikeways, and pedestrian and bikeway design toolboxes. Outreach efforts include the creation of a Chalk, Walk, and Roll school pedestrian and bicycle education contest, as well as identification of pedestrian and bicycle needs throughout the county.

**Wilshire Avenue Bicycle Boulevard, Fullerton, CA** – Project Manager for this feasibility study examining the implementation of a bicycle boulevard on Wilshire Avenue east of Downtown Fullerton. Strategies evaluated include traffic calming, neighborhood traffic circles, wayfinding, and other bike improvements. The corridor connected to an elementary school, a junior high school, and a community college.

**West Carson TOD Specific Plan, West Carson, CA** – IBI Principal in Charge overseeing the development of the mobility and infrastructure elements for this Specific Plan. Mobility proposals include implementation of the Metro First/Last Mile concept for the Silver Line station along I-110, incorporating complete streets strategies for roadways, and refining parking standards to reduce SOV trips.

### Education

B.A. (Environmental Analysis and Design),  
University of California, Irvine, CA, 2000

### Experience

**2001–Present**  
IBI Group, Irvine, CA, Transportation  
Planner/Associate

**2000–2001**  
Civic Solutions, Inc. (City of Santa Monica, City of  
Ontario, City of Rancho Santa Margarita),  
Assistant Planner

**1999–2000**  
Orange County Transportation Authority,  
Orange, CA, Assistant Transportation Analyst

### Memberships

American Planning Association

Association of Pedestrian and Bicycle  
Professionals

### Registrations

Certified Planner, American Institute of Certified  
Planners #019993



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## Yonathan Esquivel P.E. Transportation Engineer

Mr. Esquivel is a Transportation Engineer at IBI Group who has been involved in a variety of traffic/transportation engineering and transportation planning projects. His experience includes: traffic impact analyses, circulation studies, transit feasibility studies, site design, roadway design, bikeway design, traffic control plans, traffic staging plans, and traffic signal design.

### Representative Experience

**SANDAG Uptown Bikeways – Phase 3, San Diego, CA –** Transportation engineer assisting in the development of design plans for civil/roadway, signage, striping, and other design elements. The project design included extensive design of protected bikeways, multi-use paths, sidewalks, ADA curb ramps, and signing and striping.

**TRIP Centennial Corridor, Bakersfield, CA –** Transportation engineer assisting in the preparation of design plans for several elements of the local streets improvement package and re-purposing of remnant parcels of land to create a Class I multi-use path. The Centennial Corridor Pedestrian and Bicycle Path Planning and Feasibility Study aimed to identify the best route for the proposed bicycle path.

**Figuroa Corridor Streetscape Project, Los Angeles, CA –** Transportation engineer assisting in the development of traffic signal modification plans in addition to signing and striping plans. The project considered a range of improvements such as sidewalk widening, pedestrian plazas, landscaped parkways with street trees and pedestrian lighting, bike lanes, cycle tracks buffered by on-street parking, storm water infiltration, new transit stops, street furniture, and district signage.

**Section 14 Circulation and Streetscape Plan, Palm Springs, CA –** Transportation engineer assisting in the development of the circulation and streetscape component for the Section 14 Specific Plan. The plan provided Complete Street designations and concept plans for the lane configuration of the city network. Conceptual plans for bike facility striping and angled parking were provided; cost estimates for concept alternatives were developed as well.

**Wilshire Avenue Bike Boulevard, Los Angeles, CA –** Transportation engineer assisting in the development of conceptual plans and preliminary cost estimates for the Wilshire Avenue bike boulevard near downtown Fullerton. The goal of the project is to improve bicycling conditions along the corridor and create an environment that allows for the safe and efficient movement of bicycle and vehicular traffic.

**Blossom Hill Joint Development, San Jose, CA –** Transportation engineer in charge of reviewing and revising the proposed site layout for a joint development project at the Blossom Hill bus/LRT station in San Jose, California. The proposed joint development project is to consist of retail spaces, residential units, recreational areas, and a mobility hub for bus and LRT routes.

### Education

B.S. Civil Engineering – Transportation Systems,  
University of California – Irvine, Irvine, CA, 2016

### Experience

#### July 2016 – Present

IBI Group, Irvine, CA, Junior Transportation Engineer

#### June 2014 – July 2016

IBI Group, Irvine, CA, Transportation Engineering Intern

#### June 2012 – September 2012

City of Riverside, Riverside, CA, Traffic Engineering Intern

### Memberships

Professional Civil Engineer (P.E.), California Board of Professional Engineers and Land Surveyors, CA No. C 90750

Institute of Transportation Engineers (ITE)

American Society of Civil Engineers (ASCE)



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## **Cristina Martinez** AICP, LEED GA Transportation Planner

Ms. Martinez is a Transportation Planner with project experience ranging from large-scale freeway and transit impact projects to local active transportation projects, transit-oriented development, master and specific plans, and parking management studies. Ms. Martinez's area of expertise lies within transportation and land use planning, complete streets, multi-modal connectivity and accessibility, outreach, data management and analysis, data visualization using ArcGIS, geospatial analysis, and interactive map development.

### **Representative Experience**

**Purple Line & First Last Mile Guidelines, Los Angeles, CA** – IBI Group is developing systemwide First-Last Mile Guidelines for LA Metro and a First-Last Mile Plan for the four transit stations that comprise Sections 2 and 3 of the Los Angeles Metro Purple Line Extension, identifying needs and potential solutions for station access and connectivity improvements, including active modes of transportation. Ms. Martinez assembled extensive best practices research and participates in working group meetings with Metro and outside entities to inform the development of the First-Last Mile Guidelines. This includes establishing Metro's role in integrating First-Last Mile improvement projects into the capital transit delivery process, from planning to environmental review, design, and implementation. Ms. Martinez is also leading first-last mile analysis and participating in community outreach efforts for each of the four Purple Line extension stations.

**OC Active Transportation Plan, Orange County, CA** – IBI Group is developing the first countywide Active Transportation Plan for Orange County with the Orange County Transportation Authority (OCTA). Ms. Martinez led the analysis of existing local active transportation plans and efforts within the county to inform the development of a regional plan and evaluated existing conditions to develop prioritization strategies for bikeway and pedestrian improvements countywide. This includes analyzing demographic and socioeconomic data as well as metrics related to bicycle and pedestrian infrastructure and safety to create GIS-based maps and engage stakeholder and community feedback through extensive public outreach efforts. Additionally, she developed a best practices toolkit regarding bikeway development in Orange County and incorporated all project tasks into the Final Plan. The Plan identified bicycle and pedestrian improvement strategies for local jurisdictions so that they may apply for grants from the California Department of Transportation Active Transportation Program to fund the improvements.

**Irvine Business Complex (IBC) Trails Feasibility Study and Implementation Plan, Irvine, CA** – IBI Group is conducting a feasibility study for the City of Irvine to implement a proposed network of trails and multi-use facilities that would enhance connections to existing active transportation facilities. Ms. Martinez is serving as the Lead Planner for this project that plans to use existing flood and rail rights-of-way to make convenient connections to several major corridors and destinations in the IBC. This requires extensive coordination with several stakeholder entities as well as strategic public outreach to inform the plan.

### **Education**

Master of Urban and Regional Planning,  
University of California, Irvine, 2016

B.S. Environmental Science and Policy,  
Chapman University, 2013

### **Experience**

#### **2015 – Present**

IBI Group, Irvine, CA, Transportation Planner

#### **2014 – 2015**

Metrolink, Los Angeles, CA, Research and  
Planning Intern

### **Memberships**

American Planning Association

### **Registrations**

Certified Planner, American Institute of Certified  
Planners #31139

U.S. Green Building Council (USGBC) LEED  
Green Associate #10930484



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## Jason Rosenblum AICP CANDIDATE Transportation Planner

Mr. Rosenblum is a Transportation Planner of IBI Group's Irvine office with project experience ranging from specific area plans to citywide parking occupancy analysis. He has expertise in transportation, urban design, land use, and environmental planning, as well as a strong background in geographic information science, including data and geospatial analysis. Mr. Rosenblum has previous working experience with multiple municipal and county governments, and has expertise in public agency and community outreach. Mr. Rosenblum recently became an American Institute of Certified Planners Candidate, and is projected to become a Certified Planner in the Fall of 2020.

### Representative Experience

**Irvine Business Complex (IBC) Trails Feasibility Study and Implementation Plan, Irvine, CA** – Created the existing conditions report for the IBC Trails study, which focuses on potential active transportation and linear park amenities in a residential growth area. The report considers trail, roadway, pedestrian, bicycle, and land use conditions in the IBC. Created GIS maps for numerous transportation characteristics such as ADT, transit routes, and bike/ pedestrian collisions.

**Parking Demand and Generation Study for the City of Costa Mesa, Costa Mesa, CA** – Created a report for the City of Costa Mesa that assessed the delta between traditional office and creative office, assessed the efficiency of shared parking between office use and event use, and determined if a mix of uses created additional parking demand by administering parking inventory counts at comparative site locations.

**City of Orange Parking Standards and Regulations Assessment, Orange, CA** – Conducted a full revision of City of Orange off-street parking regulations. Revision included an analysis of current City of Orange code, six peer cities, the ITE Parking Generation Handbook, and independent field studies. Proposed a new parking rate for every land use in the City of Orange, and justified each recommended rate based on multiple factors. Consolidated all data into a final report.

**City of Hermosa Beach Parking Study, Hermosa Beach, CA** – Analyzed occupancy and inventory counts for on-street parking on a street by street basis for multiple varying times of week throughout the entire city. Analyzed off-street public and private parking occupancy and inventory counts. Analyzed land use patterns in conjunction with occupancy reaching over maximum capacity and made specific recommendations to City Staff to lessen parking demand for peak times and events.

**Metro Purple Line Extension First Last Mile Plan, Los Angeles and Beverly Hills, CA** – Analyzed the existing site conditions for four future Purple Line extension stations based upon LA Metro's First and Last Mile Strategic Plan. Created point of interest, land use, key access corridor, pedestrian shed maps, among other data in a spatial network for the alignment initial report.

### Education

Master of Urban & Environmental Planning,  
Arizona State University, AZ, 2018

Bachelor of Science in Urban Planning, Arizona  
State University, AZ, 2017

### Experience

**2018 – Present**  
IBI Group, Irvine, CA, Transportation Planner

**2017 – 2018**  
City of Mesa, AZ, Planning Intern

**2017**  
City of Tempe, AZ, Community Development and  
Planning Intern

**2016**  
Flood Control District of Maricopa County, AZ,  
Planning and Project Management Intern

### Memberships

American Planning Association



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**SUBCONSULTANT REFERENCES**

**City of Fullerton East Wilshire Avenue Bicycle Boulevard Study**

City of Fullerton  
Heather Allen, Planning Project Manager  
714-738-6884  
heathera@ci.fullerton.ca.us

**OCTA Fourth District Bikeways Collaborative and Strategic Plan**

Orange County Transportation Authority  
Carolyn Mamaradlo OCTA Bikeways Planner  
cmamaradlo@octa.net  
714-560-5748

**LA Metro - Metro First Last Mile Strategic Plan and Planning Guidelines**

LA Metro  
Sarah Jepson  
Active Transportation and Special Programs Manager  
213-236-1955  
jepson@scag.ca.gov

**City of Los Angeles MyFiguroa**

City of Los Angeles  
Tim Fremaux, Project Manager  
Department of Transportation (LADOT)  
213-972-4957  
Tim.Fremaux@lacity.org



**SUBCONSULTANT REFERENCES**

**City of Menifee Active Transportation Plan/Safe Routes to School Program**

City of Menifee  
Carlos Geronimo, Principal Engineer  
Capital Improvement Projects (CIP)  
951-723-3722  
cgeronimo@cityofmenifee.us

Attachment: Agreement (3810 : AUTHORIZATION TO AWARD CONTRACT TO KTU&A FOR DRACAEA AVENUE NEIGHBOR GREENWAY

**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 timely City staff liaison with the Consultant when requested and when reasonably needed.

**EXHIBIT "D"**

## TERMS OF PAYMENT

1. The Consultant's compensation shall not exceed **\$164,912.00**
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/biz-lic>.
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 [TechInfo-CapProj@moval.org](mailto:TechInfo-CapProj@moval.org). Accounts Payable questions can be directed to (951) 413-3130.
4. 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)

5. 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 forty-five (45) days of receipt of the invoice for same.

| Dracaea Avenue Neighborhood Greenway Corridor Study | KTUA  |                  |                        |                          |                   |            |                        | IBI                     |                |               |                 |            |               | RUHS                |                            |                        |                 |                |         |  |
|---|---|------------------|------------------------|--------------------------|-------------------|------------|------------------------|-------------------------|----------------|---------------|-----------------|------------|---------------|---------------------|----------------------------|------------------------|-----------------|----------------|---------|--|
|   | Associate Principal   | Senior Associate | Associate/ GIS Manager | Senior Planner/ Designer | Planner/ Designer | Hours      | Cost per Task          | Principal               | Senior Planner | Asst. Planner | Assoc. Engineer | Hours      | Cost per Task | Program Coordinator | Health Education Assistant | Hours                  | Cost per Task   |                |         |  |
|   | \$165   | \$155            | \$125                  | \$110                    | \$105             |            |                        | \$265                   | \$125          | \$85          | \$110           |            |               | \$88                | \$46                       |                        |                 |                |         |  |
| <b>1 Project Initiation</b>                         |   |                  |                        |                          |                   |            |                        |                         |                |               |                 |            |               |                     |                            |                        |                 |                |         |  |
| 1.1   | Project Kick-off Meeting  |                  |                        |                          |                   |            |                        | 0                       | \$0            |               |                 |            |               |                     |                            | 0                      | \$0             |                |         |  |
| 1.2   | 4   | 32               | 16                     |                          |                   | 52         | \$7,620                |                         | 2              |               |                 | 2          | \$250         | 2                   |                            | 2                      | \$176           |                |         |  |
| 1.3   | RFP for Consultant Services   |                  |                        |                          |                   |            |                        |                         |                |               |                 |            |               |                     |                            |                        |                 |                |         |  |
|   |   |                  |                        |                          |                   |            |                        | To Be Completed by City |                |               |                 |            |               |                     |                            |                        |                 |                |         |  |
| <b>Task 1 Totals</b>                                |   | <b>4</b>         | <b>32</b>              | <b>16</b>                | <b>0</b>          | <b>0</b>   | <b>52</b>              | <b>\$7,620</b>          | <b>0</b>       | <b>2</b>      | <b>0</b>        | <b>0</b>   | <b>2</b>      | <b>\$250</b>        | <b>2</b>                   | <b>0</b>               | <b>2</b>        | <b>\$176</b>   |         |  |
| <b>2 Public Outreach</b>                            |   |                  |                        |                          |                   |            |                        |                         |                |               |                 |            |               |                     |                            |                        |                 |                |         |  |
| 2.1   | Stakeholder Outreach  |                  |                        |                          |                   |            |                        | 8                       | \$1,120        |               |                 |            |               |                     |                            | 4                      | 4               | 8              | \$536   |  |
| 2.2   | Workshop #1   |                  |                        |                          |                   |            |                        | 24                      | \$2,880        |               |                 |            |               |                     |                            | 35                     | 60              | 95             | \$5,840 |  |
| 2.3   | Workshop #2   |                  |                        |                          |                   |            |                        | 8                       | \$1,120        |               |                 |            |               |                     |                            | 35                     | 60              | 95             | \$5,840 |  |
| 2.4   | Workshop #3   |                  |                        |                          |                   |            |                        | 8                       | \$1,120        |               |                 |            |               |                     |                            | 35                     | 60              | 95             | \$5,840 |  |
| <b>Task 2 Totals</b>                                |   | <b>0</b>         | <b>16</b>              | <b>16</b>                | <b>16</b>         | <b>0</b>   | <b>48</b>              | <b>\$6,240</b>          | <b>0</b>       | <b>0</b>      | <b>0</b>        | <b>0</b>   | <b>\$0</b>    | <b>109</b>          | <b>184</b>                 | <b>293</b>             | <b>\$18,056</b> |                |         |  |
| <b>3 Data Collection and Analysis</b>               |   |                  |                        |                          |                   |            |                        |                         |                |               |                 |            |               |                     |                            |                        |                 |                |         |  |
| 3.1   | Inventory Existing City Facilities                                    |                  |                        |                          |                   |            |                        | 40                      | \$6,170        | 4             | 32              | 80         | 60            | 176                 | \$18,460                   |                        |                 |                |         |  |
| 3.2   | Review Regional Plans   |                  |                        |                          |                   |            |                        | 73                      | \$8,550        |               |                 |            |               |                     |                            | 0                      | \$0             |                |         |  |
| 3.3   | Identify Active Transportation and Safe Routes to School Enhancements |                  |                        |                          |                   |            |                        | 84                      | \$9,580        |               |                 |            |               |                     |                            | 48                     | 61              | 109            | \$7,030 |  |
| 3.4   | Develop Traffic Calming Elements                                      |                  |                        |                          |                   |            |                        | 22                      | \$2,870        | 6             | 16              | 12         | 32            | 66                  | \$8,130                    |                        |                 |                |         |  |
| <b>Task 3 Totals</b>                                |   | <b>4</b>         | <b>36</b>              | <b>36</b>                | <b>73</b>         | <b>80</b>  | <b>219</b>             | <b>\$27,170</b>         | <b>10</b>      | <b>48</b>     | <b>92</b>       | <b>92</b>  | <b>242</b>    | <b>\$26,590</b>     | <b>0</b>                   | <b>0</b>               | <b>109</b>      | <b>\$7,030</b> |         |  |
| <b>4 Corridor Master Plan Development</b>           |   |                  |                        |                          |                   |            |                        |                         |                |               |                 |            |               |                     |                            |                        |                 |                |         |  |
| 4.1   | Draft Corridor Master Plan (65%)                                      |                  |                        |                          |                   |            |                        | 200                     | \$24,180       | 6             | 24              |            | 44            | 74                  | \$9,430                    |                        |                 |                |         |  |
| 4.2   | Draft Corridor Master Plan (90%)                                      |                  |                        |                          |                   |            |                        | 120                     | \$14,920       |               |                 |            |               |                     |                            | 0                      | \$0             |                |         |  |
| 4.3   | Final Corridor Master Plan  |                  |                        |                          |                   |            |                        | 50                      | \$6,010        |               |                 |            |               |                     |                            | 0                      | \$0             |                |         |  |
| 4.4   | Adoption of Corridor Master Plan                                      |                  |                        |                          |                   |            |                        | 48                      | \$5,640        |               |                 |            |               |                     |                            | 0                      | \$0             |                |         |  |
| <b>Task 4 Totals</b>                                |   | <b>18</b>        | <b>72</b>              | <b>72</b>                | <b>148</b>        | <b>108</b> | <b>418</b>             | <b>\$50,750</b>         | <b>6</b>       | <b>24</b>     | <b>0</b>        | <b>44</b>  | <b>74</b>     | <b>\$9,430</b>      | <b>0</b>                   | <b>0</b>               | <b>0</b>        | <b>\$0</b>     |         |  |
| <b>5 Project Management and Administration</b>      |   |                  |                        |                          |                   |            |                        |                         |                |               |                 |            |               |                     |                            |                        |                 |                |         |  |
| 5.1   | Fiscal Administration   |                  |                        |                          |                   |            |                        | 40                      | \$6,360        |               |                 |            |               |                     |                            | 0                      | \$0             |                |         |  |
| 5.2   | Quarterly Reports   |                  |                        |                          |                   |            |                        | 12                      | \$1,900        |               |                 |            |               |                     |                            | 0                      | \$0             |                |         |  |
| <b>Task 5 Totals</b>                                |   | <b>20</b>        | <b>32</b>              | <b>0</b>                 | <b>0</b>          | <b>0</b>   | <b>52</b>              | <b>\$8,260</b>          | <b>0</b>       | <b>0</b>      | <b>0</b>        | <b>0</b>   | <b>0</b>      | <b>\$0</b>          | <b>0</b>                   | <b>0</b>               | <b>0</b>        | <b>\$0</b>     |         |  |
| Total Hours By Staff                                |   | <b>46</b>        | <b>188</b>             | <b>140</b>               | <b>237</b>        | <b>188</b> |                        |                         | <b>16</b>      | <b>74</b>     | <b>92</b>       | <b>136</b> |               |                     | <b>111</b>                 | <b>184</b>             |                 |                |         |  |
|   |   |                  |                        |                          |                   |            | Direct Labor Costs:    | \$100,040               |                |               |                 |            |               |                     |                            | Direct Labor Costs:    | \$36,270        |                |         |  |
|   |   |                  |                        |                          |                   |            | Travel                 | \$1,100                 |                |               |                 |            |               |                     |                            | Travel                 | \$200           |                |         |  |
|   |   |                  |                        |                          |                   |            | Material Direct Costs  | \$1,840                 |                |               |                 |            |               |                     |                            | Material Direct Costs  | \$200           |                |         |  |
|   |   |                  |                        |                          |                   |            | <b>KTUA Total Cost</b> | <b>\$102,980</b>        |                |               |                 |            |               |                     |                            | <b>IBI Total Cost</b>  | <b>\$36,670</b> |                |         |  |
|   |   |                  |                        |                          |                   |            |                        |                         |                |               |                 |            |               |                     |                            | <b>RUHS Total Cost</b> | <b>\$25,26</b>  |                |         |  |

Total Cost Estimate **\$164,91**

Attachment: Agreement (3810) : AUTHORIZATION TO AWARD CONTRACT TO KTUA&A FOR DRACAEA

## EXHIBIT E

### 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

**AGREEMENT FOR PROFESSIONAL CONSULTANT SERVICES  
 DRACAEA AVENUE NEIGHBORHOOD GREENWAY CORRIDOR STUDY  
 STATE CONTRACT 74A1087, CITY PROJECT NO. 810 0015**

3. Employer's Liability:
  - \$1,000,000 each accident for bodily injury
  - \$1,000,000 disease each employee
  - \$1,000,000 disease policy limit
  
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.

AGREEMENT FOR PROFESSIONAL CONSULTANT SERVICES  
 DRACAEA AVENUE NEIGHBORHOOD GREENWAY CORRIDOR STUDY  
 STATE CONTRACT 74A1087, CITY PROJECT NO. 810 0015

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,

AGREEMENT FOR PROFESSIONAL CONSULTANT SERVICES  
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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.



## Report to City Council

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**TO:** Mayor and City Council

**FROM:** Allen Brock, Assistant City Manager

**AGENDA DATE:** November 5, 2019

**TITLE:** APPROVE AND EXECUTE AGREEMENT WITH TOWNSEND PUBLIC AFFAIRS, INC. FOR GOVERNMENT RELATIONS AND LOBBYING SERVICES

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### **RECOMMENDED ACTION**

#### **Recommendation:**

1. Approve the two-year Agreement for Government Relations and Lobbying Services with Townsend Public Affairs, Inc.
2. Authorize the City Manager to execute the agreement for Government Relations and Lobbying Services with Townsend Public Affairs, Inc.

### **SUMMARY**

This report recommends approval of a two-year agreement for Government Relations and Lobbying Services with Townsend Public Affairs, Inc.

### **DISCUSSION**

The City of Moreno actively monitors and engages in key policy and regulatory initiatives involving California government's executive and legislative branches. This longstanding effort advances Moreno Valley's interests in legislation and administration activities that impact the City and provision of public services.

Moreno Valley has historically utilized contract services to provide legislative advocacy. This arrangement has proven successful in bringing professional expertise to these public policy endeavors and maintaining effective relationships with state legislators, key staff members, state agencies and others as needed.

In June, a Request for Proposals was issued for provision of these services. From the

proposals submitted, two firms qualified for further consideration. The proposals were evaluated and scored based on specific criteria to most effectively advance the City's interests in a cost-efficient manner. The firms were also interviewed by an Ad Hoc Committee comprised of two members of the City Council (Mayor and Mayor Pro Tem) to further determine qualifications and fit.

Based on the scoring and interview results, Townsend Public Affairs, Inc. (TPA) was selected to represent the City of Moreno Valley and engage on our behalf in legislative and regulatory matters at the State level.

TPA's broad experience base includes representing 315 clients which include 242 local public agencies, such as cities, counties, transportation agencies, water and sanitation districts, school districts, community college districts, park and recreation districts, other special districts, and nonprofit organizations.

The City has engaged the services of Townsend Public Affairs to assist Moreno Valley in pursuing a wide range of grant funding opportunities for high priority projects and services. Since 2018, TPA has assisted our City in obtaining approximately \$25.5 million in grant funds for key projects (e.g. Trade Corridor Enhancements, Active Transportation, Sustainable Transportation Planning and Transformative Climate Communities).

The proposed contract consolidates previous grant support activities with State Legislative Advocacy Services. This approach creates additional synergy in these programs while reducing the City's overall costs by nearly 50% when compared with prior year costs when contracts were issued to two separate firms for state lobbying and grant support services (\$96,000 in 2018-19 vs. \$48,000 as recommended for 2019-20).

The following table represents the services to be provided by Townsend Public Affairs, Inc.:

| DESCRIPTION OF SERVICES                                       | FEE                       |
|---|---------------------------|
| <b>State Government Relations &amp; Lobbying Services</b>     | <b>\$48,000 per year*</b> |
| • Conduct Detailed Orientation                                | Included                  |
| • Develop Legislative Strategy                                | Included                  |
| • Implement the Legislative Strategy                          | Included                  |
| • Build and Strengthen Relevant Relationships                 | Included                  |
| • Leverage Relationships for Strategic Advocacy Plan          | Included                  |
| • Coordinate Advocacy Trips                                   | Included                  |
| • Track Legislation   | Included                  |
| • Craft Testimony and Position Letters                        | Included                  |
| • Draft Bill Language   | Included                  |
| • Craft Funding Strategy                                      | Included                  |
| • Implement Funding Strategy                                  | Included                  |
| • Identify, Research, and Monitor Grant Funding Opportunities | Included                  |
| • Grant Application Development and Submittal                 | Included                  |
| • Post-Grant Submittal Advocacy                               | Included                  |
| • Provide Progress Reports                                    | Included                  |
| • Prepare and File Lobbying Disclosure Reports                | Included                  |

*\*The annual fee includes all reasonable business and travel expenses*

**ALTERNATIVES**

1. Approve and execute the recommended actions as presented in this report. *Staff recommends this alternative as it provides the necessary expertise for government relations and lobbying services.*
2. Provide staff with alternate direction. *Staff does not recommend this alternative.*

**FISCAL IMPACT**

The recommended contract would consolidate services previously provided under two separate contracts, generating an annual savings of approximately \$48,000.

**NOTIFICATION**

Publication of Agenda.

**PREPARATION OF STAFF REPORT**

Prepared By:  
Allen D. Brock  
Assistant City Manager

Approved By:  
Thomas M. DeSantis  
City Manager

**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.

**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. TownsendPublicAffairsInc-ApprovedAgreement
- 2. Townsend Public Affairs Combined RFP 2019-023
- 3. Townsend - City of Moreno Valley Cost File - FN

**APPROVALS**

|                         |                   |                  |
|-------------------------|-------------------|------------------|
| Budget Officer Approval | <u>✓ Approved</u> | 10/31/19 3:32 PM |
| City Attorney Approval  | <u>✓ Approved</u> | 10/31/19 3:28 PM |
| City Manager Approval   | <u>✓ Approved</u> | 10/31/19 4:43 PM |

## CONTRACT FOR CONSULTANT SERVICES

**THIS CONTRACT FOR CONSULTANT SERVICES** ("Contract") is made and entered into as of this 5<sup>th</sup> day of November 2019, by and between City of Moreno Valley, a municipal agency ("Client"), and Townsend Public Affairs, Inc., a California corporation ("Consultant"). For valuable consideration, Client and Consultant agree:

1. Term.  
This Contract is effective as of the date above. The terms and conditions of this Contract shall remain in full force for the period set forth in Exhibit "A."
2. Services.  
Consultant will, in accordance with the terms of this Contract, perform the services described in Exhibit "A," ("Services").
3. Fees.  
Client agrees to pay Consultant for the Services in accordance with the provisions of the Fee Schedule set forth in Exhibit "A." The Consultant will submit a monthly invoice to Client reflecting the fee and including any expenses incurred for such month. Client shall pay each billing within thirty (30) days of receipt thereof.
4. Expenses.  
*Subject to prior written authorization*, Client shall reimburse Consultant for all itemized expenses with third party vendors incurred while providing Services as defined herein on behalf of Client. Such expenses shall be billed to the Client on a monthly basis and reimbursement thereof will be due upon receipt.
5. Laws, Rules and Regulations.  
Consultant shall perform the Services in accordance with all applicable local, state and federal laws and regulations, exercising the standard of care applicable to Consultant's profession.
6. Lobbyist Registration  
As a lobbyist employer, Client is required to file a Form 602 with the California Secretary of State, a quarterly Form 635, and register with the United States Congress. Consultant will prepare all forms for Client's signature and will file the forms on your behalf of Client. All filing fees will be Client's responsibility.
7. No Condition to Payment.  
It is the intention of the parties to this Contract that the Services rendered hereunder and the payments made hereunder are not in any way contingent upon the achievement of any specific result including, without limitation, the defeat or enactment of any legislative or administrative proposal. Consultant does not guarantee, represent or warrant any specific results in connection with the provision of Services. The parties hereto agree that such sums as are paid pursuant to this Contract shall be deemed to be the reasonable value of Services rendered hereunder.
8. Independent Contractor.  
Client confirms to Consultant that the Services provided by Consultant to Client hereunder are not of a type performed by Client on its own behalf and are not within the scope of Client's usual business. It is the intention of the parties to this Contract that the Services rendered



16. Execution.

The representatives of Client and Consultant warrant that they have authority to sign on behalf of and bind their principals and have caused this Contract to be duly executed the day and year first above written.

17. Insurance.

Consultant shall procure and maintain or cause to be maintained, at its sole cost and expense, the following insurance coverage's during the term of this Agreement as outlined in Exhibit B.

"CONSULTANT"

TOWNSEND PUBLIC AFFAIRS, INC.,  
a California corporation

By: 

Name: CHRISTOPHER TOWNSEND

Title: PRESIDENT

"CLIENT"

CITY OF MORENO VALLEY  
a municipal agency

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

Name: THOMAS M. DESANTIS

Title: CITY MANAGER

APPROVED AS TO FORM  
DATE 10-30-9  
BY   
CITY ATTORNEY  
CITY OF MORENO VALLEY

EXHIBIT "A"  
TO  
CONTRACT FOR CONSULTANT SERVICES

TERM: November 5, 2019 through November 5, 2021

FEE SCHEDULE: State Advocacy: \$4,000 per month

SERVICES: Please see attached Addendum to Exhibit "A" for full description of services provided.

Client Initials \_\_\_\_\_

Consultant Initials ct

**ADDENDUM  
TO  
EXHIBIT "A"**

The Services provided pursuant to the terms of the Contract for Consultant Services are the following:

- **Conduct Detailed Orientation:** TPA utilizes a comprehensive onboarding process that includes extensive meetings with various relevant members of City leadership and key City departments to help develop a strategic plan that is carefully tailored to satisfy the goals, objectives, opportunities, and priorities of the City (*RFP Scope of Services A, page 6*). This strategic plan will be designed for maximum success in the current political climate and funding environment.
- **Develop Legislative Strategy:** Utilizing the information gathered during the onboarding process, TPA will coordinate with the City to develop an official legislative platform and strategy that represents the City's priorities in Sacramento. This blueprint will be shared with key stakeholders in the State Legislature and Governor's Administration.

TPA will develop, coordinate, and execute the City's advocacy efforts, including communication with legislative officials for the purpose of influencing legislation or administrative actions (*RFP Scope of Work F, Page 6*). TPA will also assist with the development of the City's annual legislative platform, drafting legislation and amendments, as necessary (*RFP Scope of Work R, Page 7*).

- **Implement the Legislative Strategy:** TPA will represent the City in Sacramento in terms of communicating the City's interests to the appropriate elected representatives, key staff members, state agencies and other individuals as needed (*RFP Scope of Services B, page 6*).

TPA will advocate for the City's legislative agenda utilizing the following methods:

- **Build and Strengthen Relevant Relationships:** TPA has cultivated a network of valuable relationships that will be leveraged to promote the City's legislative agenda. TPA will build, strengthen, and support positive relationships with key stakeholders and decision makers including, but not limited to (*RFP Scope of Work C, Page 6*):
  - The Governor's Office
  - City's Legislative Delegation
  - State Legislature and Relevant Committees
  - Department of Parks and Recreation
  - Department of Transportation
  - Office of Emergency Management
  - State Water Resources Control Board
  - Other agencies representing City priorities

- **Leverage Relationships for Strategic Advocacy Plan:** TPA will engage various techniques to leverage our network of key relationships on behalf of the City to secure stakeholder support (*RFP Scope of Work P, Page 7*):
  - Schedule meetings for the City to discuss relevant legislation
  - Prepare all briefing materials and talking points for the City
  - Brief legislative offices and stakeholders on the City's legislative agenda
  - Follow-up on meetings to ensure commitments and deliverables are being met
- **Coordinate Advocacy Trips:** TPA will work with the City to coordinate advocacy trips to Sacramento to meet face-to-face with key decision makers including but not limited to the City's legislative delegation and legislators that serve on committees relevant to the City's agenda (*RFP Scope of Work K, Page 6*). Furthermore, whenever possible, TPA will also schedule site visits by legislators to the City.
- **Track Legislation:** TPA will identify, analyze, and monitor all bill introductions, amendments, and regulatory processes, including administrative, legislative and regulatory matters relevant to the City's legislative platform and assess their potential impact on the City (*RFP Scope of Work D, Page 6*).

TPA will review all pertinent legislative bills introduced in the legislature and inform the City of all such legislation affecting the City's interests and forward copies of such bills weekly (*RFP Scope of Work E, Page 6*). When necessary, TPA will assist the City and provide clarification as the City determines their position on such bills (*RFP Scope of Work E, Page 6*).

- **Craft Testimony and Position Letters:** TPA will attend legislative committee hearings and prepare and submit written and verbal testimony regarding legislation relevant to the City (*RFP Scope of Work L, Page 6*). TPA will provide support, including advising on briefing papers and talking points when City officials are requested to testify before a legislative committee (*RFP Scope of Work M, Page 6*).

TPA will lobby the City's position on legislation and regulatory matters beneficial to the City and oppose legislation or regulations not beneficial to the City (*RFP Scope of Work G, Page 6*). TPA will draft and deliver position letters to legislators and key officials on specific bill language.

- **Draft Bill Language:** TPA will draft language and amendments for relevant legislation, as required to protect and promote the City's agenda.
- **Craft Funding Strategy:** Utilizing the information gathered during the onboarding process, TPA will coordinate with the City to develop a proactive and comprehensive strategic funding plan that serves the needs of the City's priorities. *The plan will do more than simply identify City projects*; it will outline and prioritize multiple funding options for each project, including opportunities for legislative directed funding.

- **Implement the Funding Strategy:** TPA will assist the City in implementing their funding agenda utilizing the following methods:
    - **Identify, Research, and Monitor Grant Funding Opportunities:** TPA will assist the City in identifying funding opportunities for priority projects utilizing list-serve subscription programs, funding workshops, agency canvassing, and other networking tactics (*RFP Scope of Work H, Page 6*). TPA will share these opportunities with the City for further assessment and determination if a grant application is warranted.
    - **Grant Application Development and Submittal:** TPA will provide strategic assistance to the City while it pursues a grant application. TPA will advise on the means and methods needed in order to maximize funding for City programs and projects (*RFP Scope of Work I, Page 6*).
    - **Post-Grant Submittal Advocacy:** TPA will assist in contacting legislators and agency officials to follow up on the status of City grant applications and promote their need and urgency. This will include drafting letters of support after grant submissions and distributing them to legislators for their consideration (*RFP Scope of Work J, Page 6*). In addition, TPA will work with legislators to reach out to individual granting agencies to provide background on City projects and convey their support for those projects.
  - **Provide Progress Reports:** TPA will confer regularly with the City on our activities. TPA will provide monthly electronic reports on the status of all legislative activity, such as bill language, amendments, and committee analyses to the City Council and City Manager during the legislative session (*RFP Scope of Work N, Page 7*). In addition to written reports, TPA will be available to the City for conference calls, in-person briefings, and meetings.
- When requested, TPA will also provide reports to the League of California Cities (League) relating to the impacts that specific legislation or regulations may have on the City (*RFP Scope of Work O, Page 7*).
- **Prepare and File Lobbying Disclosure Reports:** TPA will prepare and file, on behalf of the City, all applicable lobbying disclosure reports.

**EXHIBIT "B"**  
**TO**  
**CONTRACT FOR CONSULTANT SERVICES**

**INSURANCE REQUIREMENTS**

**Minimum Scope of Insurance**

Coverage shall be at least as broad as:

- 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.
- 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).
- Workers' Compensation insurance as required by the California Labor Code and Employer's Liability Insurance.

**Minimum Limits of Insurance**

Advocate 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

### Umbrella or Excess Insurance

In the event Advocate 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

Advocate shall be responsible for payment of any deductibles contained in any insurance policy (ies) required hereunder and Advocate 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) Advocate 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. Advocate'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: Advocate and its insurer shall waive any right of subrogation against City, CSD, Housing Authority and each of their officers, officials, employees, agents and volunteers.

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, Advocate 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, Advocate 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**

Advocate 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.



# CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)  
08/12/2019

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

**IMPORTANT:** If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

|  |  |   |               |
|--|--|---|---------------|
| <b>PRODUCER</b><br>Bannister & Associates Insurance Agency<br>CA License #0691071<br>305 17th Street<br>Huntington Beach CA 92648-4209 |  | <b>CONTACT NAME:</b> Rich Higgins<br><b>PHONE (A/C, No. Ext):</b> (714) 536-6086<br><b>E-MAIL ADDRESS:</b> rich@bai-ins.com<br><b>FAX (A/C, No):</b> (714) 536-4054 |               |
| <b>INSURED</b><br>Townsend Public Affairs, Inc. (949) 399-9050<br>1401 Dove Street, Suite 330<br>Newport Beach CA 92660                |  | <b>INSURER(S) AFFORDING COVERAGE</b>  |               |
|  |  | <b>INSURER A:</b> Continental Casualty Company A (XV) CA ✓ 20443  | <b>NAIC #</b> |
|  |  | <b>INSURER B:</b> Nationwide Mutual Insurance Co A+(XV)CA ✓ 23787   |               |
|  |  | <b>INSURER C:</b> Technology Insurnace Company A-(XV)CA ✓ 42376   |               |
|  |  | <b>INSURER D:</b> AXIS Surplus Insurance Company A+(XV)CA ✓ 26620   |               |
|  |  | <b>INSURER E:</b>   |               |
|  |  | <b>INSURER F:</b>   |               |

**COVERAGES**

CERTIFICATE NUMBER: Cert ID 3421

REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

| INSR LTR | TYPE OF INSURANCE   | ADDL SUBR INSD WVD | POLICY NUMBER                            | POLICY EFF (MM/DD/YYYY) | POLICY EXP (MM/DD/YYYY) | LIMITS  |
|----------|---|--------------------|--|-------------------------|-------------------------|---|
| A        | <input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY<br><input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR<br>GEN'L AGGREGATE LIMIT APPLIES PER:<br><input type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input checked="" type="checkbox"/> LOC<br>OTHER: | Y                  | B 6074573557                             | 08/31/2019              | 08/31/2020              | EACH OCCURRENCE \$ 1,000,000<br>DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 300,000<br>MED EXP (Any one person) \$ 10,000<br>PERSONAL & ADV INJURY \$ 1,000,000<br>GENERAL AGGREGATE \$ 2,000,000<br>PRODUCTS - COM/POP AGG \$ 2,000,000 |
| B        | <input checked="" type="checkbox"/> AUTOMOBILE LIABILITY<br><input type="checkbox"/> ANY AUTO<br><input type="checkbox"/> OWNED AUTOS ONLY<br><input type="checkbox"/> HIRED AUTOS ONLY<br><input type="checkbox"/> SCHEDULED AUTOS<br><input type="checkbox"/> NON-OWNED AUTOS ONLY                            | Y                  | ACP 3018752757                           | 05/01/2019              | 05/01/2020              | COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000<br>BODILY INJURY (Per person) \$<br>BODILY INJURY (Per accident) \$<br>PROPERTY DAMAGE (Per accident) \$   |
| A        | <input checked="" type="checkbox"/> UMBRELLA LIAB<br><input type="checkbox"/> EXCESS LIAB<br><input type="checkbox"/> CLAIMS-MADE<br>DED <input checked="" type="checkbox"/> RETENTION \$ 10,000  |                    | B 6074573560                             | 08/31/2019              | 08/31/2020              | EACH OCCURRENCE \$ 5,000,000<br>AGGREGATE \$ 5,000,000  |
| C        | <input checked="" type="checkbox"/> WORKERS COMPENSATION AND EMPLOYERS' LIABILITY<br>ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH)<br>If yes, describe under DESCRIPTION OF OPERATIONS below  | Y/N<br>N/A         | Y TWC3810952                             | 07/01/2019              | 07/01/2020              | <input checked="" type="checkbox"/> PER STATUTE<br><input type="checkbox"/> OTH-ER<br>E.L. EACH ACCIDENT \$ 1,000,000<br>E.L. DISEASE - EA EMPLOYEE \$ 1,000,000<br>E.L. DISEASE - POLICY LIMIT \$ 1,000,000                              |
| D        | <input checked="" type="checkbox"/> Professional Liability<br>(claims-made form)  |                    | P-001-000144554-01<br>Retention: \$5,000 | 07/31/2019              | 07/31/2020              | Limit (each claim): \$ 2,000,000<br>Limit (aggregate): \$ 4,000,000   |

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)  
 City of Moreno Valley, CSD, Housing Authority and each of their officers, officials, employees, agents and volunteers are named as additional insureds with respects general and auto liability policy limits. Primary and non-contributory wording applies with respects general liability policy limits. Waiver of subrogation applies with respects workers compensation policy limits.

**CERTIFICATE HOLDER**

City of Moreno Valley  
 14177 Frederick Street  
 Moreno Valley CA 92553

**CANCELLATION**

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

Attachment: TownsendPublicAffairsInc-ApprovedAgreement (3817) : APPROVE AND EXECUTE AGREEMENT WITH TOWNSEND PUBLIC



**THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.**  
**ADDITIONAL INSURED – OWNERS, LESSEES OR CONTRACTORS –**  
**SCHEDULED PERSON OR ORGANIZATION - WITH PRODUCTS COMPLETED**  
**OPERATIONS COVERAGE**

This endorsement modifies insurance provided under the following:

BUSINESSOWNERS LIABILITY COVERAGE FORM

**SCHEDULE\***

**Name Of Person Or Organization:**

City of Moreno Valley, CSD, Housing Authority and each of their officers, officials, employees, agents and volunteers

\* Information required to complete this Schedule, if not shown on this endorsement, will be shown in the Declarations.

- A. The following is added to Paragraph C. **Who Is An Insured:**
    - 4. Any person(s) or organization(s) shown in the Schedule is also an additional insured, but only with respect to liability for "bodily injury," "property damage" or "personal and advertising injury," caused, in whole or in part, by:
      - a. Your acts or omissions; or
      - b. The acts or omissions of those acting on your behalf

in the performance of your ongoing operations for the additional insured(s); at the location(s) designated above; or

    - c. "Your work" that is included in the "products-completed operations hazard" and performed for the additional insured, but only if this Policy provides such coverage, and only if the written contract or written agreement requires you to provide the additional insured such coverage.
- B. The insurance provided to the additional insured does not apply to "bodily injury," "property damage," or "personal and advertising injury" arising out of:
  - 1. The rendering of, or the failure to render any professional architectural, engineering, or surveying services, including:
    - (a) The preparing, approving, or failing to prepare or approve maps, shop drawings, opinions, reports, surveys, field orders, change orders or drawings and specifications; and
    - (b) Supervisory, inspection, architectural or engineering activities.
  - 2. "Bodily Injury," "property damage," or "personal and advertising injury" arising out of any premises or work for which the additional insured is specifically listed as an additional insured on another endorsement attached to this Policy.
- C. The following is added to **Paragraph H.** of the **Businessowners Common Policy Conditions:**
  - H. **Other Insurance**  
This insurance is excess over any other insurance naming the additional insured as an insured whether primary, excess, contingent or on any other basis unless a written contract or written agreement specifically requires that this insurance be either primary or primary and noncontributing.

Policy # ACP 3018752757

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THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

## BUSINESS AUTO PROTECTION - PLATINUM

This endorsement modifies insurance provided under the following:  
BUSINESS AUTO COVERAGE FORM

### SUMMARY OF COVERAGES

- A. Effect of This Endorsement
- B. Newly Acquired or Formed Entities
- C. Employees as insureds – Nonowned Autos
- D. Additional Insured by Contract, Permit or Agreement
- E. Supplementary Payments – Bail Bonds
- F. Supplementary Payments – Loss of Earnings
- G. Personal Effects and Property of Others Extension
- H. Prejudgment Interest Coverage
- I. Fellow Employees
- J. Hired Auto Physical Damage
- K. Temporary Substitute Autos – Physical Damage Coverage
- L. Expanded Towing Coverage
- M. Auto Loan or Lease Coverage
- N. Original Equipment Manufacturer Parts – Leased Private Passenger Types
- O. Deductible Amendments
- P. Expanded Transportation Expense
- Q. Extra Expense – Stolen Autos
- R. Physical Damage Limit of Insurance
- S. New Vehicle Replacement Cost
- T. Physical Damage Coverage Extensions
- U. Business Income and Extra Expense Coverage
- V. Transfer of Rights Of Recovery Against Others To Us
- W. Section IV – Business Auto Conditions – Notice of and Knowledge of Occurrence
- X. Hired Car Coverage Territory
- Y. Emergency Lockout
- Z. Cancellation Condition

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**A. EFFECT OF THIS ENDORSEMENT**

Coverage provided under this policy is modified by the provisions of this endorsement. If there is any conflict between the provisions of this endorsement and the provision(s) of any state-specific endorsement also attached to this policy, then the provision(s) of the state-specific endorsement shall apply instead of the provisions of this endorsement that are in conflict, but only to the extent of the conflict, and only to the extent necessary to bring such provisions into conformance with the state requirement(s) contained in the provision(s) of the state-specific endorsement.

**B. NEWLY ACQUIRED OR FORMED ENTITIES**

The Named Insured shown in the Declarations is amended to include any organization you newly acquire or form, other than a partnership, joint venture, or limited liability company, and over which you maintain ownership or majority (more than 50%) interest; if there is no other similar insurance available to that organization. Coverage under this provision is afforded until the 180<sup>th</sup> day after you acquire or form the organization or the end of the policy period, whichever is later.

**C. EMPLOYEES AS INSURED - NONOWNED AUTOS**

The following is added to paragraph A.1. Who Is An Insured of SECTION II - COVERED AUTOS LIABILITY COVERAGE:

- d. Any "employee" of yours is an "insured" while using a covered "auto" you don't own, hire or borrow in your business or your personal affairs.

**D. ADDITIONAL INSURED BY CONTRACT, PERMIT OR AGREEMENT**

The following is added to A.1. Who Is An Insured of SECTION II - COVERED AUTOS LIABILITY COVERAGE:

Any person or organization that you are required to name as an additional insured in a written contract or agreement that is executed or signed by you prior to a "bodily injury" or "property damage" occurrence is an "insured" for Covered Auto Liability coverage. However, with respect to covered "autos", such person or organization is an insured only to the extent that person or organization qualifies as an "insured" under A.1. Who is an Insured of SECTION II - COVERED AUTOS LIABILITY COVERAGE:

If specifically required by the written contract or agreement referenced in the paragraph above, any coverage provided by this endorsement to an additional insured shall be primary and any other valid and collectible insurance available to the additional insured shall be non-contributory with this insurance. If the written contract does not require this coverage to be primary and the additional insured's coverage to be non-contributory, then this insurance will be excess over any other valid and collectible insurance available to the additional insured.

**E. SUPPLEMENTARY PAYMENTS - BAIL BONDS**

Supplementary Payments of SECTION II - COVERED AUTOS LIABILITY COVERAGE is revised as follows:

- (2) Up to \$3,000 for cost of bail bonds (including bonds for related traffic law violations) required because of an "accident" we cover. We do not have to furnish these bonds.

**F. SUPPLEMENTARY PAYMENTS - LOSS OF EARNINGS**

Supplementary Payments of SECTION II - COVERED AUTOS LIABILITY COVERAGE is revised as follows:

- (4) All reasonable expenses incurred by the "insured" at our request, including actual loss of earnings up to \$1,000 a day because of time off from work.

**G. PERSONAL EFFECTS AND PROPERTY OF OTHERS EXTENSION**

1. The Care, Custody or Control Exclusion of SECTION II - COVERED AUTOS LIABILITY COVERAGE, does not apply to "property damage" to property, other than your property, up to an amount not exceeding \$500 in any one "accident". Coverage is excess over any other valid and collectible insurance.

2. The following paragraph is added to A.4. Coverage Extensions of SECTION III - PHYSICAL DAMAGE COVERAGE:

- c. We will pay up to \$1,000 for your property that is lost or damaged as a result of a covered "loss", without applying a deductible. Coverage is excess over any other valid and collectible insurance.

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**H. PREJUDGMENT INTEREST COVERAGE**

The following paragraph is added to SECTION II – COVERED AUTOS LIABILITY COVERAGE, 2. Coverage Extensions, a. Supplementary Payments:

(7) Prejudgment interest awarded against the "insured" on that part of the judgment we pay. If we make an offer to pay the applicable limit of insurance, we will not pay any prejudgment interest based on that period of time after the offer.

**I. FELLOW EMPLOYEE**

The Fellow Employee Exclusion of SECTION II - COVERED AUTOS LIABILITY COVERAGE, does not apply if the "bodily Injury" results from the use of a covered "auto" you own or hire. The insurance provided under this provision is excess over any other collectible insurance.

**J. HIRED AUTO PHYSICAL DAMAGE**

If covered "auto" designation symbols 1 or 8 apply to Liability Coverage and if at least one "auto" you own is covered by this policy for Comprehensive, Specified Causes of Loss, or Collision coverages, then the Physical Damage coverages provided are extended to "autos" you lease, hire, rent or borrow without a driver; and provisions in the Business Auto Coverage Form applicable to Hired Auto Physical Damage apply up to a limit of \$125,000. The deductible will be equal to the largest deductible applicable to any owned "auto" for that coverage. Any Comprehensive deductible does not apply to fire or lightning.

**K. TEMPORARY SUBSTITUTE AUTOS – PHYSICAL DAMAGE COVERAGE**

The following is added to paragraph C. Certain Trailers, Mobile Equipment And Temporary Substitute Autos of SECTION I – COVERED AUTOS:

If Physical Damage Coverage is provided by this Coverage Form, the following types of vehicles are also covered "autos" for Physical Damage Coverage:

Any "auto" you do not own while used with the permission of its owner as a temporary substitute for a covered "auto" you own that is out of service because of its:

- a. Breakdown;
- b. Repair;
- c. Servicing;
- d. "Loss"; or

e. Destruction

The coverage that applies is the same as the coverage provided for the vehicle being replaced.

**L. EXPANDED TOWING COVERAGE**

1. We will pay up to:

- a. \$150 for a covered "auto" you own of the private passenger type, or
- b. \$750 for a covered "auto" you own that is not of the private passenger type,

for towing and labor costs incurred each time the covered "auto" is disabled. However, the labor must be performed at the place of disablement.

2. This coverage applies only for an "auto" covered on this policy for Comprehensive or Specified Causes of Loss Coverage and Collision Coverages.

3. Payment applies in addition to the otherwise applicable amount of each coverage you have on a covered "auto".

**M. AUTO LOAN OR LEASE COVERAGE**

1. In the event of a total "loss" to a covered "auto", we will pay any unpaid amount due on the loan or lease, including up to a maximum of \$500 for early termination fees or penalties, for your covered "auto" less:

- a. The amount paid under SECTION III – PHYSICAL DAMAGE COVERAGE of this policy; and
- b. Any:
  - 1) Overdue lease/loan payments at the time of the "loss";
  - 2) Financial penalties imposed under a lease for excessive use, abnormal wear and tear or high mileage;
  - 3) Security deposits not refunded by a lessor;
  - 4) Costs of extended warranties, Credit Life insurance, Health, Accident, or Disability insurance purchased with the lease; and
  - 5) Carry-over balances from previous leases.

2. This coverage only applies to a "loss" which is also covered under this policy for Comprehensive, Specified Causes of Loss, or Collision coverage.

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3. Coverage does not apply to any unpaid amount due on a loan for which the covered "auto" is not the sole collateral.

**N. ORIGINAL EQUIPMENT MANUFACTURER PARTS – LEASED PRIVATE PASSENGER TYPES**

Under Paragraph C. Limit of Insurance of SECTION III – PHYSICAL DAMAGE COVERAGE, Section 4 is added as follows:

4. We will use new original equipment vehicle manufacturer parts for any private passenger type covered "auto" where required by the lease agreement which has a term of at least six months. If a new original equipment vehicle manufacturer part is not in production or distribution we may use a like, kind and quality replacement part.

**O. DEDUCTIBLE AMENDMENTS**

The following are added to the Deductible provision of SECTION III – PHYSICAL DAMAGE COVERAGE:

If another policy or coverage form that is not an automobile policy or coverage form issued by this company applies to the same "accident", the following applies:

1. If the deductible under this coverage is the smaller (or smallest) deductible, it will be waived:
2. If the deductible under this coverage is not the smaller (or smallest) deductible, it will be reduced by the amount of the smaller (or smallest) deductible.

If a Comprehensive or Specified Causes of Loss Coverage "loss" from one "accident" involves two or more covered "autos", only the highest deductible applicable to those coverages will be applied to the "accident," if the cause of the loss is covered for those vehicles. This provision only applies if you carry Comprehensive or Specified Causes of Loss Coverage for those vehicles, and does not extend coverage to any covered "autos" for which you do not carry such coverage.

No deductible applies to glass if the glass is repaired, in a manner acceptable to us, rather than replaced.

**P. EXPANDED TRANSPORTATION EXPENSE**

Paragraph A.4.a. of SECTION III – PHYSICAL DAMAGE COVERAGE is replaced by the following:

We will pay up to \$50 per day to a maximum of \$1500 for temporary transportation expense in-

curred by you because of the total theft of a covered "auto" of the private passenger type.

We will only pay for those covered "autos" for which you carry Comprehensive or Specified Causes of Loss Coverage. We will pay for temporary transportation expenses incurred during the period beginning 24 hours after the theft and ending, regardless of the policy's expiration, when the covered "auto" is returned to use or we pay for its "loss".

**Q. EXTRA EXPENSE – STOLEN AUTOS**

The following paragraph is added to Section A.4. of SECTION III – PHYSICAL DAMAGE COVERAGE:

- c. We will pay for up to \$5,000 for the expense of returning a stolen covered "auto" to you. We will pay only for those covered "autos" for which you carry Comprehensive or Specified Causes of Loss Coverage.

**R. PHYSICAL DAMAGE LIMIT OF INSURANCE**

Under SECTION III – PHYSICAL DAMAGE COVERAGE, Paragraph C., Limit of Insurance is replaced by the following:

**C. Limit Of Insurance**

1. The most we will pay for "loss" in any one "accident" is the lesser of:
  - a. The actual cash value of the damaged or stolen property as of the time of the "loss", or
  - b. The cost of repairing or replacing the damaged or stolen property.
2. \$2000 is the most we will pay for "loss" in any one "accident" to all electronic equipment that reproduces, receives or transmits audio, visual or data signals which, at the time of "loss", is:
  - a. Permanently installed in or upon the covered "auto" in a housing, opening or other location that is not normally used by the "auto" manufacturer for the installation of such equipment.
  - b. Removable from a permanently installed housing unit as described in Paragraph 2.a. above or is an integral part of that equipment; or
  - c. An integral part of such equipment.
3. An adjustment for depreciation and physical condition will be made in determining actual cash value in the event of a total "loss".
4. The cost of repairing or replacing may:

- a. Be based on an estimate which includes parts furnished by the original equipment manufacturer or other sources including non-original equipment manufacturers and
  - b. If a repair or replacement results in better than like kind or quality, we will not pay for the amount of the net improvement.
5. If we offer to pay the actual cash value of the damaged or stolen property, we will value auto advertising wraps, paint customization, and similar business related advertising modifications, in addition to the actual cash value of the property. Auto advertising wraps, paint customization, and similar business related advertising modifications will be valued at the cost to replace them with an adjustment made for depreciation and physical condition.

#### S. NEW VEHICLE REPLACEMENT COST

The following is added to the Limit of Insurance provision of SECTION III – PHYSICAL DAMAGE COVERAGE:

5. The provisions of paragraphs 1. and 3. do not apply to a covered "auto" of the private passenger type or a vehicle with a gross vehicle weight rating of 20,000 pounds or less which is a "new vehicle."

In the event of a total "loss" to your "new vehicle" to which this coverage applies, we will pay at your option:

- a. The verifiable "new vehicle" purchase price you paid for your damaged vehicle, not including any insurance or warranties purchased;
- b. If it is available, the purchase price, as negotiated by us, of a "new vehicle" of the same make, model, and equipment or the most similar model available, not including any furnishings, parts, or equipment not installed by the manufacturer or manufacturers' dealership; or
- c. The market value of your damaged vehicle, not including any furnishings, parts, or equipment not installed by the manufacturer or manufacturer's dealership.

We will not pay for initiation or set up costs associated with loans or leases

As used in this endorsement, a "new vehicle" means an "auto" of which you are the original owner that has not been previously

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titled and which you purchased less than 365 days before the date of the "loss".

#### T. PHYSICAL DAMAGE COVERAGE EXTENSIONS

Under SECTION III – PHYSICAL DAMAGE COVERAGE, A. Coverage, 4. Coverage Extensions, b. Loss of Use Expenses is replaced by the following:

- b. Loss of Use Expenses

For Hired Auto Physical Damage, we will pay expenses for which an "insured" becomes legally responsible to pay for loss of use of a vehicle rented or hired without a driver, under a written rental contract or agreement. We will pay for loss of use expenses if caused by:

- (1) Other than collision if the Declarations indicate that Comprehensive Coverage is provided for any covered "auto";
- (2) Specified Causes of Loss only if the Declarations indicate that Specified Causes of Loss Coverage is provided for any covered "auto"; or
- (3) Collision only if the Declarations indicate that Collision Coverage is provided for any covered "auto."

However, the most we will pay for any expenses for loss of use is \$50 per day, to a maximum of \$1,500. The insurance provided by this provision is excess over any other collectible insurance.

#### U. BUSINESS INCOME AND EXTRA EXPENSE COVERAGE

##### 1. Business Income Coverage

We will pay the actual loss of business income sustained by you as a result of the necessary suspension of your business during the period of restoration due to "loss" to a covered "auto" used in your business. The loss must be caused by a cause of loss covered under item A1 of Physical Damage Coverage in this Coverage Part.

##### 2. Extra Expense Coverage

We will pay the necessary and reasonable extra expenses that you incur during the period of restoration that you would not have incurred had there been no "loss" to a covered "auto" used in your business. The loss

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must be caused by a cause of loss listed under item A1 of Physical Damage Coverage in this Coverage Part. Extra Expenses means those expenses you incur to avoid or minimize the suspension of business and to continue your business operations.

**3. Additional Conditions**

We will not pay for "loss" or expenses caused by suspension, lapse or cancellation of any license, lease or contract. But if the suspension, lapse or cancellation is directly caused by the suspension of your business, we will cover such "loss" that affects your business income. We will not pay under this coverage if you do not repair or replace the covered "auto". You must resume all or part of your business as quickly as possible. If you have other autos you can use to reduce the amount of loss payable under this coverage, you are required to use them. We will pay for expenses you incur to reduce the amount that otherwise would have been payable under this coverage. We will not pay more than the amount by which you actually reduce the business income loss or extra expense incurred.

**4. Limit**

The most we will pay for "loss" arising out of one covered "auto" is \$10,000 per loss with an annual aggregate of \$20,000. Payment applies in addition to the otherwise applicable amount of each coverage you have on a covered "auto".

**5. Definitions**

- a. "Business Income" means the:
- 1.). Net income (Net profit or loss before income taxes) that would have been earned or incurred if no loss would have occurred; and
  - 2.). Continuing normal operating expenses incurred, including payroll.
- b. "Period of Restoration" means the period of time that:
- 1.). Begins:
    - (a) 24 hours after the time of loss for Business Income Coverage; or
    - (b) Immediately after the time of loss for Extra Expense Coverage; and
  - 2.) Ends at the earliest of:

- (a) The time required to resume your normal business operations; or
- (b) The time that is reasonably necessary to repair or replace the covered auto with a maximum time period of 180 days. Period of Restoration does not include any increased period required due to the enforcement of any ordinance or law that requires any insured or others to test for, monitor, clean up, remove, contain, treat, detoxify or neutralize or in any way respond to or assess the effects of pollutants. The expiration date of this policy will not cut short the period of restoration.

**V. TRANSFER OF RIGHTS OF RECOVERY AGAINST OTHERS TO US**

The following is added to the Transfer Of Rights Of Recovery Against Others To Us Condition:

We waive any right of recovery we may have against any person or organization to the extent required of you by a written contract executed prior to any "accident" because of payments we make for damages under this coverage form.

**W. NOTICE OF AND KNOWLEDGE OF OCCURRENCE**

SECTION IV - BUSINESS AUTO CONDITIONS, Paragraph A is amended as follows:

**6. NOTICE OF AND KNOWLEDGE OF OCCURRENCE**

- a. Your obligation in the Duties in the Event of Accident, Claim, Suit or Loss Condition relative to notification requirements applies only when the "accident" or "loss" is known to:
  - (1) You, if you are an individual;
  - (2) A partner, if you are a partnership;
  - (3) A member, if you are a limited liability company; or
  - (4) An executive officer or insurance manager, if you are a corporation.
- b. Your obligation in the Duties in the Event of Accident, Claim, Suit or Loss Condition relative to providing us with documents concerning a claim or "suit" will not be

considered breached unless the breach occurs after such claim or "suit" is known to:

- (1) You, if you are an individual;
- (2) A partner, if you are a partnership;
- (3) A member, if you are a limited liability company; or
- (4) An executive officer or insurance manager, if you are a corporation.

#### X. HIRED CAR – COVERAGE TERRITORY

Item (5) of the Policy Period, Coverage Territory General Condition is replaced by the following:

- (5) Anywhere in the world if a covered "auto" is leased, hired, rented or borrowed without a driver for a period of 30 days or less; and

#### Y. EMERGENCY LOCKOUT

We will reimburse you up to \$100 for reasonable expense incurred for the services of a locksmith to gain entry into your covered "auto" subject to these provisions:

1. Your door key, electronic key or key entry pad has been lost, stolen or locked in your

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covered "auto" and you are unable to enter such "auto", or

2. Your keyless entry device battery dies and you are unable to enter such "auto" as a result,
3. Your key, electronic key or key entry pad has been lost or stolen and you have changed the lock to prevent an unauthorized entry; and
4. Original copies of receipts for services of a locksmith must be provided before reimbursement is payable.

#### Z. CANCELLATION CONDITION

Paragraph A.2. of the COMMON POLICY CONDITION – CANCELLATION applies except as follows:

If we cancel for any reason other than nonpayment of premium, we will mail or deliver to the First Named Insured written notice of cancellation at least 60 days before the effective date of cancellation. This provision does not apply in those states that require more than 60 days prior notice of cancellation.

**WORKERS COMPENSATION AND EMPLOYERS LIABILITY INSURANCE POLICY**

WC 04 03 06  
(Ed. 04-84)

**WAIVER OF OUR RIGHT TO RECOVER FROM OTHERS ENDORSEMENT - CALIFORNIA**

We have the right to recover our payments from anyone liable for an injury covered by this policy. We will not enforce our right against the person or organization named in the Schedule. (This agreement applies only to the extent that you perform work under a written contract that requires you to obtain this agreement from us.)

You must maintain payroll records accurately segregating the remuneration of your employees while engaged in the work described in the Schedule.

The additional premium for this endorsement shall be 2% of the California workers' compensation premium otherwise due on such remuneration.

**Schedule**

**Person or Organization**

Any person or organization as required by written contract.

**Job Description**

This endorsement changes the policy to which it is attached and is effective on the date issued unless otherwise stated.  
(The information below is required only when this endorsement is issued subsequent to preparation of the policy.)

|                       |                                    |                       |                   |
|-----------------------|------------------------------------|-----------------------|-------------------|
| Endorsement Effective | 7/1/2019                           | Policy No. TWC3810952 | Endorsement No. 0 |
| Insured               | Townsend Public Affairs, Inc       |                       | Premium \$ 13,333 |
| Insurance Company     | Technology Insurance Company, Inc. |                       |                   |

Countersigned by \_\_\_\_\_

WC 04 03 06  
(Ed. 04-84)

Attachment: TownsendPublicAffairsInc-ApprovedAgreement (3817 : APPROVE AND EXECUTE AGREEMENT WITH TOWNSEND PUBLIC



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# SECTION 4: PROPOSAL COSTS

## COST PROPOSAL

### OPTION I: STATE GOVERNMENT RELATIONS & LOBBYING SERVICES

#### Exhibit B: Pricing

##### I. Terms of Payment

- A. Annual Compensation for Government Relations & Lobbying Services  
\$ 48,000.00\*
- B. Total annual reimbursable expenses \$ 0.00
- C. Total annual compensation (A+B) \$ 48,000.00\*

##### II. Pricing Terms and Conditions

- A. **Term:** is for a one-year base period with up to four one-year optional renewals.
- B. **Price Changes:**
  - 1. After the base period, price changes shall be negotiated, but shall not exceed the most recent available 12-month period for the Riverside-San Bernardino-Ontario, CA Consumer Price Index (CPI) for All Urban Consumers.
- C. **Additional Charges:** none; do not charge any fees or charges not listed in the Price Sheets.
- D. **Fixed Prices:** prices are fixed for each year of the agreement.
- E. **Proposal Price Sheet:** The awarded Provider's Price Sheet, as accepted by City, will be incorporated into the resultant Agreement.

***\*THIS PROPOSED FEE AMOUNT REPRESENTS A 33% DISCOUNT FROM OUR STANDARD ANNUAL FEE OF \$60,000.***



**SECTION 4: PROPOSAL COSTS**

| DESCRIPTION OF SERVICES   | FEE                       |
|---|---------------------------|
| <b>State Government Relations &amp; Lobbying Services</b>   | <b>\$48,000 per year*</b> |
| <ul style="list-style-type: none"> <li>• Conduct Detailed Orientation</li> </ul>                                | Included                  |
| <ul style="list-style-type: none"> <li>• Develop Legislative Strategy</li> </ul>                                | Included                  |
| <ul style="list-style-type: none"> <li>• Implement the Legislative Strategy</li> </ul>                          | Included                  |
| <ul style="list-style-type: none"> <li>• Build and Strengthen Relevant Relationships</li> </ul>                 | Included                  |
| <ul style="list-style-type: none"> <li>• Leverage Relationships for Strategic Advocacy Plan</li> </ul>          | Included                  |
| <ul style="list-style-type: none"> <li>• Coordinate Advocacy Trips</li> </ul>                                   | Included                  |
| <ul style="list-style-type: none"> <li>• Track Legislation</li> </ul>   | Included                  |
| <ul style="list-style-type: none"> <li>• Craft Testimony and Position Letters</li> </ul>                        | Included                  |
| <ul style="list-style-type: none"> <li>• Draft Bill Language</li> </ul>   | Included                  |
| <ul style="list-style-type: none"> <li>• Craft Funding Strategy</li> </ul>                                      | Included                  |
| <ul style="list-style-type: none"> <li>• Implement Funding Strategy</li> </ul>                                  | Included                  |
| <ul style="list-style-type: none"> <li>• Identify, Research, and Monitor Grant Funding Opportunities</li> </ul> | Included                  |
| <ul style="list-style-type: none"> <li>• Grant Application Development and Submittal</li> </ul>                 | Included                  |
| <ul style="list-style-type: none"> <li>• Post-Grant Submittal Advocacy</li> </ul>                               | Included                  |
| <ul style="list-style-type: none"> <li>• Provide Progress Reports</li> </ul>                                    | Included                  |
| <ul style="list-style-type: none"> <li>• Prepare and File Lobbying Disclosure Reports</li> </ul>                | Included                  |
| <p><i>*The annual fee includes all reasonable business and travel expenses</i></p>                              |                           |

Attachment: Townsend - City of Moreno Valley Cost File - FN (3817 : APPROVE AND EXECUTE AGREEMENT WITH TOWNSEND PUBLIC



**SECTION 4: PROPOSAL COSTS**

**OPTION II: STATE AND FEDERAL GOVERNMENT RELATIONS & LOBBYING SERVICES**

| SERVICES   | STANDARD FEE              | DISCOUNT   | PROPOSED FEE              |
|--|---------------------------|------------|---------------------------|
| State Government Relations and Lobbying*                   | \$6,000 per month         | 33%        | \$4,000 per month         |
|  | \$72,000 per year         |            | \$48,000 per year         |
| Federal Government Relations and Lobbying**                | \$9,000 per month         | 33%        | \$6,000 per month         |
|  | \$108,000 per year        |            | \$84,000 per year         |
| <b>State AND Federal Government Relations and Lobbying</b> | <b>\$15,000 per month</b> | <b>33%</b> | <b>\$10,000 per month</b> |
|  | <b>\$180,000 per year</b> |            | <b>\$120,000 per year</b> |

\*Same schedule of services as proposed in Option I  
 \*\*Same schedule of services as proposed in Option I, tailored for the federal government

Attachment: Townsend - City of Moreno Valley Cost File - FN (3817 : APPROVE AND EXECUTE AGREEMENT WITH TOWNSEND PUBLIC





## 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:** November 5, 2019

**TITLE:** APPROVE FUNDING FOR AUDIO VISUAL EQUIPMENT  
 FOR THE CIVIC CENTER AMPHITHEATER AND PARK

---

### **RECOMMENDED ACTION**

#### **Recommendation:**

1. Approve the proposed budget amendment, as contained in the Fiscal Impact section of this report, for installation of permanent audio visual equipment for the Civic Center Park and Amphitheater.

### **SUMMARY**

This report proposes the approval of available funding to install permanent audio visual equipment and systems that would expand use of the Civic Center Amphitheater and Park by accommodating groups that may not have access to professional grade sound systems and stage lighting. The funding for the project is currently available in the Parks and Community Services Capital Projects Fund and the Parkland DIF Fund.

### **DISCUSSION**

The Civic Center Amphitheater, now 90% designed, will consist of grass and arched seating facing a covered, raised stage platform. Brilliant LED lighting weaves through the park, amphitheater, and parking lot as part of a Moreno Valley Utility Demonstration Project and the use of water-wise landscaping within the project will reduce water use and costs to operate the new state-of-the-art facility.

The Civic Center Amphitheater and Park's intended uses include City programs and

activities such as recitals, MoVal Movies & MoVal Rocks, Snow Day and Tree Lighting Ceremony, and the Day of the Dead. New events will be offered at the Amphitheater by the City, in partnership with the school districts, and by other organizations interested in renting the facility for potential events such as jazz/music fests, theater productions, and dance competitions.

To maximize use of this important community amenity, staff proposes to use available funding to install high quality and high definition sound, video, and lighting that can be clearly projected and displayed to be seen and heard by all attendees in the amphitheater and surrounding park. Installing this equipment during construction will ensure full integration while reducing associated costs. Most importantly, addition of a permanent lighting/sound system would expand use of the Civic Center Amphitheater and Park by accommodating groups that may not have access to professional grade sound systems and stage lighting.

**ALTERNATIVES**

1. Approve and authorize the recommended actions as presented in this staff report. Staff recommends this alternative to ensure the amphitheater has appropriate sound and video capabilities for its planned performances.
2. Provide alternate direction to staff.

**FISCAL IMPACT**

**There is no impact to the General Fund.** Funds are available in the Parks and Community Services Capital Projects Fund and the Parkland DIF Fund.

**AVAILABLE PROJECT FUNDS:**

Parks & Community Services Capital Projects Fund..... \$301,515  
 Park Improvements DIF Fund..... \$ 98,485  
**Total Available Project Funds..... \$400,000**

| Description  | Fund                  | GL Account No.          | Project No.      | Type (Rev/Exp) | FY 19/20 Budget | Proposed Adjustments | FY19/20 Amended Budget |
|--------------|-----------------------|-------------------------|------------------|----------------|-----------------|----------------------|------------------------|
| Transfer Out | PCS Capital Proj.     | 3006-99-95-93006-903000 |                  | Exp            | \$0             | \$301,515            | \$301,515              |
| Transfer Out | Park Improvements DIF | 2905-99-95-92905-903000 |                  | Exp            | \$0             | \$98,485             | \$98,485               |
| Transfer In  | Facility Const.       | 3000-99-99-93000-803006 |                  | Rev            | \$0             | \$301,515            | \$301,515              |
| Transfer In  | Facility Const.       | 3000-99-99-93000-802905 |                  | Rev            | \$0             | \$98,485             | \$98,485               |
| Project      | Facility Const.       | 3000-50-57-80003-720199 | 803 0037-3000-99 | Exp            | \$4,600,490     | \$400,000            | \$5,000,490            |

**ANTICIPATED PROJECT SCHEDULE**

Bid Project.....December 2019  
 Notice to Proceed.....February 2019

Start of Construction .....March 2019  
Completion of Construction .....June 2020

**NOTIFICATION**

Posting of the Agenda.

**PREPARATION OF STAFF REPORT**

Prepared By:  
Patti Solano  
Parks & Community Services Director

Department Head Approval:  
Patti Solano  
Parks & Community Services Director

**CITY COUNCIL GOALS**

**Public Facilities and Capital Projects.** Ensure that needed public facilities, roadway improvements, and other infrastructure improvements are constructed and maintained.

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

**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

Objective 5.2: Promote the installation and maintenance of cost effective, low maintenance landscape, hardscape and other improvements which create a clean, inviting community.

Objective 5.5: Promote a healthy community and lifestyle.

Objective 6.2: Improve health, wellness and fitness for Moreno Valley youth through recreation and sports programs.

**ATTACHMENTS**

None

**APPROVALS**

|                         |                   |                   |
|-------------------------|-------------------|-------------------|
| Budget Officer Approval | <u>✓ Approved</u> | 10/29/19 5:17 PM  |
| City Attorney Approval  | <u>✓ Approved</u> | 10/30/19 12:46 PM |
| City Manager Approval   | <u>✓ Approved</u> | 10/30/19 3:37 PM  |



## Report to City Council

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**TO:** Mayor and City Council Acting in its Capacity as Chairman and Commissioners of the Moreno Valley Housing Authority (HA)

**FROM:** Mike Lee, Economic Development Director

**AGENDA DATE:** November 5, 2019

**TITLE:** PROPOSED SALE OF HOUSING AUTHORITY PROPERTY

---

### **RECOMMENDED ACTION**

#### **Recommendations: That the Housing Authority:**

1. Approve the sale of approximately 8.19 net acres of real property listed below by Assessor's Parcel Number.

291-191-007  
 291-191-008  
 291-191-009  
 291-191-010  
 291-191-011  
 291-191-012  
 291-191-013  
 291-191-025  
 291-191-026  
 291-191-027  
 291-191-028  
 291-191-029

2. Authorize the Mayor, acting in his capacity as the Chairman of the Board of Directors of the Moreno Valley Housing Authority, to execute the attached Purchase & Sale Agreement and Escrow Instructions.

### **SUMMARY**

This report recommends the sale of parcels owned by the Housing Authority to LDC Industrial Realty, LLC with the proceeds to be used for advancement of low-income

housing elsewhere in the City.

## **DISCUSSION**

The subject parcels (Property) are generally located at the northeast corner of Alessandro Boulevard and Day Street. The total area is 8.19 net acres (356,756.4 square feet) and is currently in a R30 zone (30 units per acre). The parcels were originally acquired in 2008 by the Community Redevelopment Agency of the City of Moreno Valley (RDA) with the intention of developing affordable multi-family residential units. Upon elimination of legislation that enabled redevelopment agencies in California, these parcels were transferred to the City's Housing Authority.

The Riverside County Airport Land Use Commission adopted the March Air Reserve Base ("MARB") Airport Land Use Compatibility Plan ("ALUCP") in 2014. The ALUCP imposes restrictions on the Property's development and use. Located in MARB's C1 zone, the ALUCP establishes maximum populations per use to be present on the property:

- Residential Use: maximum of 3 dwelling units per acre
- Non-residential: 100 people per average acre (8.19 acres = 819 total people)
- Non-residential: 250 people maximum per single acre

The City seeks to sell the surplus parcels owned by the Housing Authority but ineligible for multi-family housing development. To solicit interest from commercial and industrial developers, the City issued a Request For Proposals in March 2019. Response was limited due to the ALUCP site constraints. However, the City received a proposal from LDC Industrial Realty, LLC ("LDC") to develop the parcels for industrial uses.

LDC Industrial Realty is a respected developer with 18 years' experience developing more than 20 million square feet of industrial product. LDC's experience in Moreno Valley includes the following facilities:

- First Thirty-Six Logistics: 555,000 square feet (home of Karma Automotive)
- First Inland Logistics: 691,960 square feet (home of Harbor Freight Tools)
- First Nandina Logistics: 1,388,290 (home of Lowe's Home Improvement Warehouse)

If the City Council supports the sale, LDC will entitle and develop two to three industrial buildings on the Property, up to a combined total of approximately 160,000 square feet. Industrial buildings of this size minimize the number of people per acre on the property, consistent with the ALUCP. The escrow term is proposed at a maximum of 24 months, during which LDC will perform due diligence surveys of the property conditions (including soils and geological studies) and process land use entitlements (including Change of Zoning, General Plan Amendment, and a possible Conditional Use Permit). All property studies and land use entitlement activities will be performed at LDC's expense.

LDC is aware that the proposed Purchase & Sale Agreement is not a guarantee or promise of the City's land use entitlement approval.

In conclusion, with the site constraints, the sale of the property owned by the Housing Authority but ineligible for housing development is appropriate. LDC's industrial development proposal is consistent with the ALUCP and enables the City to put these parcels to economic use and generation of jobs.

### **ALTERNATIVES**

1. Approve and direct the recommended land sale as presented in this staff report. Staff recommends this alternative, which will allow for the sale of the surplus parcels owned by the Housing Authority but ineligible for housing development, identified by Assessor's Parcel Number:
  - 291-191-007
  - 291-191-008
  - 291-191-009
  - 291-191-010
  - 291-191-011
  - 291-191-012
  - 291-191-013
  - 291-191-025
  - 291-191-026
  - 291-191-027
  - 291-191-028
  - 291-191-029
  
2. Do not approve nor direct the recommended land sale as presented in this staff report. Staff does not recommend this alternative, because it will delay the sale of the surplus property, and prolong the City's expenses in maintenance and weed abatement.

### **FISCAL IMPACT**

If the City Council authorizes the sale of parcels owned by the Housing Authority, when the land sale occurs, the proceeds will be used by the Housing Authority for the maintenance and development of low-income housing in the City.

As detailed in the attached Purchase and Sale Agreement, the land sale price offered is \$1,800,000, which is the Fair Market Value as established by a MAI appraisal.

In addition, once fully developed it is estimated that this project may generate approximately \$140,000 annually in new regional property taxes. The developer anticipates job creation of 150-200 new jobs.

### **NOTIFICATION**

Publication of the attached Notice of Public Hearing consistent with State law and publication of this agenda consistent with the Brown Act.

**PREPARATION OF STAFF REPORT**

Prepared By:  
Mike Lee  
Economic development Director

**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.

**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. Alessandro & Day Location Map
- 2. Alessandro & Day Public Hearing Notice
- 3. Alessandro & Day Purchase & Sale Agreement
- 4. Alessandro & Day Appraisal Summary

**APPROVALS**

|                         |                               |                  |
|-------------------------|-------------------------------|------------------|
| Budget Officer Approval | <u>      ✓ Approved      </u> | 10/30/19 5:29 PM |
| City Attorney Approval  | <u>      ✓ Approved      </u> | 10/30/19 3:27 PM |
| City Manager Approval   | <u>      ✓ Approved      </u> | 10/30/19 3:40 PM |

PROPOSED SALE OF HOUSING AUTHORITY PROPERTY  
Location Map

Northeast Corner of Alessandro Boulevard and Day Street



Attachment: Alessandro & Day Location Map (3811 : PROPOSED SALE OF HOUSING AUTHORITY PROPERTY)

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN THAT, pursuant to Sections 50570 and 50572 of the California Government Code, the City Council (the "City Council") of the City of Moreno Valley (the "City"), acting in their capacity as the Board of Directors of the Moreno Valley Housing Authority, will hold a public hearing on November 5, 2019, at 6:00 P.M., at the regular meeting place of the City Council of the City, located at 14177 Frederick Street, Moreno Valley, California 92553, regarding the Board's intention to authorize the sale of the properties listed below with the proceeds being used for advancement of affordable housing in the City.

- APN 291-191-007
- APN 291-191-008
- APN 291-191-009
- APN 291-191-010
- APN 291-191-011
- APN 291-191-012
- APN 291-191-013
- APN 291-191-025
- APN 291-191-026
- APN 291-191-027
- APN 291-191-028
- APN 291-191-029

Any interested person may appear at said public hearing to address the City Council of the City on the foregoing matter.

Upon request and 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 48 hours before the meeting. The 48-hour notification will enable the City to make reasonable arrangements to ensure accessibility to this meeting.

Pat Jacquez-Nares  
CITY CLERK OF THE CITY OF MORENO VALLEY

|                                 |                  |                     |
|---------------------------------|------------------|---------------------|
| /s/Michele Patterson            | Press-Enterprise | October 25, 2019    |
| Michele Patterson               | Newspaper        | Date of Publication |
| Economic Development Manager    |                  |                     |
| Economic Development Department |                  |                     |

Attachment: Alessandro & Day Public Hearing Notice (3811 : PROPOSED SALE OF HOUSING AUTHORITY PROPERTY)

## PURCHASE AND SALE AGREEMENT AND ESCROW INSTRUCTIONS

This PURCHASE AND SALE AGREEMENT AND ESCROW INSTRUCTION (this "Agreement") is dated as of \_\_\_\_\_ ("the Effective Date") and is entered into by and between LDC Industrial Realty, LLC or assignee("Buyer") and the City of Moreno Valley by and through its Successor Housing Agency, ("Seller").

### RECITALS

Seller is the owner of and agrees to sell to Buyer that certain undeveloped parcel located on the northeast corner of Alessandro Blvd. and Day St. in Moreno Valley California, more particularly described on **Exhibit A** attached hereto and made a part hereof, (the "Property").

Buyer desires to purchase Property from Seller for the purpose of developing industrial buildings as described in greater detail in **Exhibit B** to this Agreement. By entering into this Agreement, Seller agrees to sell Property to Buyer, upon and subject to the terms and conditions set forth herein.

Buyer acknowledges that one of the Seller's incentives to enter into this Agreement is the desire to stimulate economic growth of the City. As part of this transactions Buyer will endeavor to develop the project and conduct the follow up activities as described in **Exhibit C** to this Agreement.

### AGREEMENT

**NOW, THEREFORE**, in consideration of the terms and conditions of this Agreement and for other valuable consideration, set out in this Agreement, Buyer and Seller agree as follows:

#### **1. Purchase and Sale.**

Subject to and in accordance with the terms and conditions hereinafter set forth, on the Close of Escrow (as herein defined), Seller agrees to sell Property to Buyer, and Buyer agrees to purchase the Property from Seller.

#### **2. Opening and Closing of Escrow.**

Within five (5) business days after the Effective Date, the parties shall open an escrow ("Escrow") with First American Title Insurance Company ("Escrow Holder" and "Title Company"), Ontario, California, Attn: Matt Pilliter, Escrow Officer; Phone: (909) 510-6223 Email: [mpilliter@firstam.com](mailto:mpilliter@firstam.com) and shall deliver a copy of this fully executed Agreement to Escrow. "Close of Escrow" shall be the date that a grant deed for Property in favor of Buyer is recorded in the Official Records of the County Recorder's Office for the County of Riverside. Close of Escrow shall occur on or before the date that is ten (10) days after the expiration of the Due Diligence Period as defined in Section 5 below ("Outside Closing Date").

**3. Purchase Price; Deposit.**

The purchase price for Property to be paid by Buyer is a sum of One Million, Eight Hundred Thousand Dollars (\$1,800,000) or the Fair Market Value as established by an Appraisal to be performed at Seller's cost, whichever is greater ("Purchase Price"). Seller acknowledges having received the sum of One Hundred Thousand Dollars \$100,000 from Buyer (the "Deposit"). On the Close of Escrow, the Deposit shall be applied toward the Purchase Price. In the event this Agreement is terminated by Buyer as a result of a default by Seller, then the Deposit shall be refunded to Buyer. In the event the Agreement is terminated by Seller solely as a result of default by Buyer, then the deposit will be retained by Seller.

**IF BUYER FAILS TO COMPLETE THE PURCHASE OF THE PROPERTY AS HEREIN PROVIDED BY REASON OF DEFAULT OF BUYER, IT IS AGREED THAT THE DEPOSIT THEN HELD BY ESCROW HOLDER SHALL BE NON-REFUNDABLE AND SELLER SHALL BE ENTITLED TO SUCH DEPOSIT, WHICH AMOUNT SHALL BE ACCEPTED BY SELLER AS LIQUIDATED DAMAGES AND NOT AS A PENALTY AND AS SELLER'S SOLE AND EXCLUSIVE REMEDY. IT IS AGREED THAT SAID AMOUNT CONSTITUTES A REASONABLE ESTIMATE OF THE DAMAGES TO SELLER PURSUANT TO CALIFORNIA CIVIL CODE SECTION 1671 ET SEQ. BUYER AND SELLER AGREE THAT IT WOULD BE IMPRACTICAL OR IMPOSSIBLE TO PRESENTLY PREDICT WHAT MONETARY DAMAGES SELLER WOULD SUFFER UPON BUYER'S FAILURE TO COMPLETE ITS PURCHASE OF THE PROPERTY. BUYER DESIRES TO LIMIT THE MONETARY DAMAGES FOR WHICH IT MIGHT BE LIABLE HEREUNDER AND BUYER AND SELLER DESIRE TO AVOID THE COSTS AND DELAYS THEY WOULD INCUR IF A LAWSUIT WERE COMMENCED TO RECOVER DAMAGES OR OTHERWISE ENFORCE SELLER'S RIGHTS. IF FURTHER INSTRUCTIONS ARE REQUIRED BY ESCROW HOLDER TO EFFECTUATE THE TERMS OF THIS SECTION, BUYER AND SELLER AGREE TO EXECUTE THE SAME. THE PARTIES ACKNOWLEDGE THIS PROVISION BY PLACING THEIR INITIALS BELOW:**

SELLER'S INITIALS \_\_\_\_\_ BUYER'S INITIALS LDC

**4. Title and Title Insurance.**

Buyer's fee title to Property shall be insured at the Close of Escrow by an CLTA Standard Coverage Owner's Policy of Title Insurance in the amount of the Purchase Price, issued by Title Company or, at the option of Buyer, an ALTA policy if Buyer performs an ALTA survey at Buyer's cost during the Due Diligence Period and requires an ALTA Extended Coverage Owner's Policy of Title Insurance (the "Title Policy"). The subject to the exceptions in the title report dated \_\_\_\_\_ issued by Title Company under Order No. \_\_\_\_\_ (the "Permitted Title Exceptions").

Seller shall not encumber nor agree to sell the Property to any other party during the period from Effective Date to Close of Escrow or the date of the termination of this Agreement.

Attachment: Alessandro & Day Purchase & Sale Agreement [Revision 1] (3811 : PROPOSED SALE OF HOUSING AUTHORITY PROPERTY)

### **5. Due Diligence: Right of Entry.**

Seller hereby grants Buyer and its agents, employees, contractors and subcontractors designated in writing by Buyer to Seller (collectively "Representatives") the right to enter on the Property until the date that is Twenty Four (24) months after the Effective Date (the "Due Diligence Period") for the purpose of inspecting the physical condition of the Property, including soils and geological matters and toxic or hazardous substances and other contamination subject to scheduling and coordination with the Seller. In addition, Buyer may inspect the property and conduct all necessary investigation and work related to securing Land Use Entitlements for the Property from the City which shall be obtained during this Due Diligence Period. The Due Diligence Period may be extended upon mutual agreement of both parties and as long as Buyer in good faith is pursuing required entitlements for the Property. All such investigations shall be at Buyer's expense. All work performed by Buyer and its Representatives will be performed diligently and in a manner consistent with the standards of care, diligence and skill exercised by recognized consulting firms for similar services, and in accordance with professional standards and the requirements of any governmental agency or entity and all applicable laws.

Buyer and its Representatives shall promptly notify the Seller of any discovery, spill, release, or discharge of any Hazardous Substances on, under or about the Property which is discovered, encountered, or results from or is related to the Buyer's or its Representatives' access to and/or use of the Property under this Agreement.

In connection with the inspections of the Property by Buyer and its Representatives, Buyer shall, at its own cost and expense, take any necessary action to keep the Property and its improvements, if any, in good order and repair and safe condition to the extent that such Property, and improvements, if any, were in such condition prior to its entry, and the whole of the Property, in a clean, sanitary and orderly condition, including, without limitation, ensuring that any holes, ditches or other indentations, as well as any mounds or other inclines created by any excavation by Buyer or its Representatives are regraded, resurfaced and compacted. If any portion of the Property or an adjacent property, including improvements and fixtures, suffers damage or alteration by reason of the access and activities of Buyer or its Representatives on the Property, Buyer shall, at its own cost and expense, promptly repair all such damage and restore the Property or adjacent property to as good a condition as before such damage or alteration occurred, or if it cannot be repaired, Buyer shall replace such damaged or altered property to the extent possible.

Prior to entering the Property, Buyer shall provide Seller with reasonable evidence that Buyer has reasonable insurance covering Buyer's activities on the Property. In any event, at its sole cost and expense, to defend, protect, indemnify, and hold free and harmless Seller and its employees, agents, and representatives, and their successors, and assigns (individually as "Indemnity" and collectively, "indemnities"), free and harmless from and against any and all damages, costs, expenses, liabilities, claims, demands, causes of action, proceedings, expenses, judgments, penalties, liens, and losses of any nature whatsoever (collectively, the "Claims"), including fees of accountants, attorneys, expert witnesses, or other professionals, and all costs associated therewith, arising or claimed to arise, directly or indirectly, out of, in connection with, resulting from, or related to any act, failure to act, error, or omission of Buyer or any of its Representatives arising or claimed to arise,

directly or indirectly, out of, in connection with, resulting from, or related to entry upon the Property pursuant to this Section.

If Buyer determines, in its reasonable discretion, that the condition of the Property is not acceptable to Buyer, then Buyer may terminate this Agreement by written notice to Seller (specifying in detail the matters that are unacceptable) given on or before the end of the Due Diligence Period and receive full reimbursement of the Deposit, assuming the Property is returned to the Seller in pre-inspection condition to the extent it is possible and reasonable. If Buyer fails to so terminate this Agreement, Buyer shall be deemed to have approved all aspects of the condition of the Property.

#### **6. Land Use Entitlements from the City as condition precedent to Close of Escrow**

Seller is aware that Buyer is purchasing the property for development purposes as described in Buyer's Response to the City's Request for proposals. The development on the property will necessitate Land Use Entitlements from the City including, but not limited to, Change of Zoning, General Plan Amendment, and a Conditional Use Permit. Upon opening of Escrow, Buyer will diligently move forward with processing these approvals with the City and complete them during the Due Diligence Period described in Section 5 above. This Agreement is not a guarantee or promise of approval by the City. If the City denies the necessary approvals after the Buyer has taken all reasonable steps and committed sufficient funds to obtain them, Escrow may be cancelled with full refund of the Deposit, minus any fees that were the responsibility of the Buyer expended by the Escrow/Title company prior to such cancellation. Such a request for cancellation must be signed by both the Buyer and Seller. The Close of Escrow shall be five (5) days after the Buyer receives a building permit from the City. Upon Closing, Buyer shall indemnify and defend the City in any claims against the City stemming directly from the issuance of approvals of the entitlements.

#### **7. Deposit of Documents and Funds in Escrow.**

Seller and Buyer, as applicable, hereby covenant and agree to deliver to Escrow Holder at least three (3) business day prior to Close of Escrow the following instruments, documents, and times, the delivery of each of which shall be a condition of the Close of Escrow.

A. Seller shall deliver:

A Grant Deed in the form attached hereto as Exhibit "D" duly executed and acknowledged by Seller;

A Withholding Exemption Certificate Form 593-C as contemplated by California Revenue and Taxation Code §18662 (the "Withholding Affidavit") duly executed by Seller;

A Certification of Non-Foreign Status in accordance with Internal Revenue Code Section 1445 duly executed by Seller;

Such proof of Seller's authority and authorization to enter into this transaction as the Title Company may reasonably require in order to issue the Title Policy.

B. Buyer shall deliver:

The Purchase Price (less the Deposit) together with such funds as are required to pay for costs and expenses payable by Buyer hereunder;

Such proof of Buyer's authority and authorization to enter into this transaction as the Title Company may reasonably require in order to issue the Title Policy.

Each of the Buyer and Seller may waive (in writing) any condition of the Close of Escrow set forth in this Section 6.

**8. Authorization to Record Documents and Disburse Funds.**

Escrow Holder is hereby authorized to record the documents, disburse the funds and distribute the documents called for hereunder upon the Close of Escrow, provided each of the following conditions has then been fulfilled:

- A. The Title Company can issue in name of Buyer, the Title Policy, with a liability in the amount of the Purchase Price, showing fee title to the Property vested in Buyer, subject only to the Title Exceptions.
- B. Seller and Buyer shall have deposited in Escrow the documents and funds required pursuant to Section 6.

**9. Charges.**

Buyer shall pay (i) all of the escrow fees and charges of Escrow Holder, (ii) the cost of the premium for the Title Policy, (iii) the cost of all endorsements to the Title Policy, (iv) all costs and charges for the recordation of the Grant Deed, (v) any documentary or other local transfer taxes on the transfer of the Property, and (vi) Buyer's share of the charges prorated under this Agreement. If the Escrow shall fail to close for any reason other than Seller's default, Buyer shall pay any applicable Escrow cancellation charges.

**10. Condemnation: Destruction.**

All risk of loss with respect to the Property shall remain with Seller until the Close of Escrow and delivery of possession of the Property to Buyer. If at any time prior to the Close of Escrow, the Property, or any portion thereof, is damaged by fire or other casualty or taken or appropriated through eminent domain or similar proceedings, or is condemned for any public or quasi-public use, Buyer may terminate this Agreement. If Buyer terminates this Agreement, Seller shall be entitled to receive all insurance proceeds payable to Buyer or Seller or all condemnation proceeds actually paid for that portion of the property taken.

If Buyer elects to maintain this Agreement in full force and effect, then upon Close of Escrow, Buyer shall be entitled to receive all insurance proceeds payable to Seller or all condemnation proceeds actually paid for that portion of the Property taken or, if such proceeds have been paid to Seller, Buyer shall receive a credit against the Purchase Price equal to the amount of proceeds actually paid to Seller. Buyer shall not be entitled to any reduction in the Purchase Price.

### 11. Default.

In the event of a breach or default under this Agreement by either Seller or Buyer, the non-defaulting party shall have the right to terminate this Agreement and the Escrow for the purchase and sale of the Property by delivering written notice thereof to the defaulting party and to Escrow Holder, and if Buyer is the non-defaulting party, Buyer shall thereupon promptly receive a refund of the Deposit. Such right of termination of the Escrow by the non-defaulting party shall be without prejudice to the non-defaulting party's rights and remedies against the defaulting party at law or equity, and specifically the right to specific performance of this Agreement.

### 12. As Is; Release.

Buyer is acquiring the Property "AS IS, WHERE IS" without any representation or warranty of Seller, express, implied or statutory, as to the nature or condition of or title to the Property or its fitness for Buyer's intended use of same. Buyer is familiar with the Property. Buyer is relying solely upon its own, independent inspections, investigations and analysis of the Property as it deems necessary or appropriate in so acquiring the Property from Seller, including, without limitation, an analysis of any and all matters concerning the condition of the Property and its suitability for Buyer's intended purposes, and a review of all applicable laws, ordinances, rules and governmental regulations (including, but not limited to, those relative to building, zoning and land use) affecting the development, use, occupancy or enjoyment of the Property.

BUYER ACKNOWLEDGES AND AGREES THAT, SELLER HAS NOT MADE, DOES NOT MAKE AND SPECIFICALLY NEGATES AND DISCLAIMS ANY REPRESENTATIONS, WARRANTIES, PROMISES, COVENANTS, AGREEMENTS OR GUARANTIES OF ANY KIND OR CHARACTER WHATSOEVER, WHETHER EXPRESS OR IMPLIED, ORAL OR WRITTEN, PAST, PRESENT OR FUTURE, OF, AS TO, CONCERNING OR WITH RESPECT TO THE PROPERTY OR ANY MATTER RELATED THERETO, INCLUDING, WITHOUT LIMITATION, THE HABITABILITY, MERCHANTABILITY, MARKETABILITY, PROFITABILITY OR FITNESS FOR A PARTICULAR PURPOSE OF THE PROPERTY, AND COMPLIANCE WITH ANY ENVIRONMENTAL LAWS OR THE PRESENCE, ABSENCE, CONDITION OR STATUS OF ANY HAZARDOUS MATERIALS. BUYER ACKNOWLEDGES AND AGREES THAT TO THE MAXIMUM EXTENT PERMITTED BYLAW, THE SALE OF THE PROPERTY AS PROVIDED FOR HEREIN IS MADE ON AN "AS IS" CONDITION AND BASIS WITH ALL FAULTS, AND THAT SELLER HAS NO OBLIGATIONS TO MAKE REPAIRS, REPLACEMENTS OR IMPROVEMENTS OR REMOVE ANY HAZARDOUS MATERIALS. FURTHERMORE, THOUGH BOTH PARTIES UNDERSTAND AND AKNOWLEDGE THAT BUYER WILL BE APPLYING FOR LAND USE ENTITLEMENTS IN ORDER TO DEVELOP THE PROPERTY, SELLER CANNOT GUARANTEE OR PROMOSE THAT SUCH LAND USE ENTITLEMENTS WILL BE APPROVED BY THE CITY. .

BY INITIALING BELOW, THE BUYER ACKNOWLEDGES THAT (i) THIS SECTION 12 HAS BEEN READ AND FULLY UNDERSTOOD, (ii) THE BUYER HAS HAD THE CHANCE TO ASK QUESTIONS OF ITS COUNSEL ABOUT ITS MEANING AND

SIGNIFICANCE, AND (iii) THE BUYER HAS ACCEPTED AND AGREED TO THE TERMS SET FORTH IN THIS SECTION 12.

BUYER'S INITIALS LDC

Buyer waives and releases as of the Close of Escrow any and all claims it may have against Seller relating to the physical condition of the Property (including, without limitation, the presence or release hazardous materials or substances). To the extent of such waiver and release, Buyer expressly waives its rights, if any, under California Civil Code Section 1542 which provides:

"A GENERAL RELEASE DOES NOT EXTEND TO CLAIMS WHICH THE CREDITOR DOES NOT KNOW OR SUSPECT TO EXIST IN HIS FAVOR AT THE TIME OF EXECUTING THE RELEASE WHICH IF KNOWN BY HIM MUST HAVE MATERIALLY AFFECTED HIS SETTLEMENT WITH THE DEBTOR."

BUYER'S INITIALS LDC

**13. Notices.**

All notices and demands shall be given in writing by certified mail, postage prepaid, and return receipt requested, or by recognized national courier service or by personal delivery. Notices shall be considered given upon the earlier of (a) personal delivery or (b) two (2) business days following deposit in the United States mail, postage prepaid, certified or registered, return receipt requested or the following business day if sent by overnight courier. A copy of all notices shall be sent to Escrow Holder. Notices shall be addressed as provided below for the respective party; provided that if any party gives notice in writing of a change of name or address, notices to such party shall thereafter be given as demanded in that notice:

Buyer: LDC Industrial Realty, LLC  
Mr. Larry D. Cochrun  
555 N. El Camino Real #A456  
San Clemente, CA 92672

Seller: City of Moreno Valley  
Mr. Mike Lee, Community Development Director  
14177 Frederick Street  
Moreno Valley CA 92552-0805  
Tel: 951.413.3460

Copy to: Martin D. Koczanowicz  
Office of the City Attorney  
14177 Frederick Street  
Moreno Valley CA 92552-0805  
Tel: 951.413.3036

Escrow Holder: \_\_\_\_\_

**14. Broker's Commissions.**

The parties hereto acknowledge that this transaction did not involve a broker or a salesperson or finder ("Broker") representing either Buyer or Seller. Each party shall defend, indemnify and hold the other party harmless from and against any and all claims for any broker's commissions or similar compensation that may be payable to a Broker based on communications between the indemnifying party and such Broker. The provisions of this Section shall survive the Close of Escrow.

**15. Standard Instructions.**

Each party agrees to execute Escrow Holder's supplemental reasonable standard instructions as may be necessary or proper in order to consummate the transactions contemplated by this Agreement; provided, however, in the event of a material conflict between the terms hereof and the terms of such standard instructions, the terms hereof shall control.

**16. Time is of the Essence.**

The parties hereto agree that time is of the essence with respect to each term, condition and covenant hereof.

**17. Successors and Assigns.**

The provisions of this Agreement are expressly binding upon, and shall inure to the benefit of the parties hereto and their successors in interest and assigns. Except that Buyer may not assign his responsibilities and obligations to pursue Land Use Entitlements and develop the Property in accordance with representations in Exhibit B, without prior written consent of the Seller and any necessary approvals related to the change of Land Use Entitlements.

**18. Entire Agreement.**

This Agreement, together with all exhibits hereto, integrates all of the terms and conditions mentioned herein or incidental hereto, and supersedes all negotiations or previous agreements between the parties or their predecessors in interest with respect to all or any part of the subject matter hereof. Notwithstanding the foregoing, the Public Improvement Easement shall survive the Close of Escrow.

**19. Severability.**

Invalidation of any of the terms, conditions, covenants, or other provisions contained herein by judgment or court order shall in no way affect any of the other terms, conditions, covenants, or provisions hereof, and the same shall remain in full force and effect.

**20. Amendments.**

Any amendments to this Agreement shall be effective only when duly executed by Seller and Buyer and deposited with Escrow Holder.

**21. Attorneys' Fees.**

In the event that suit is brought for the enforcement of this Agreement or as the result of any alleged breach thereof, the prevailing party or parties in such suit shall be entitled to recover their reasonable attorneys' fees, costs, and expenses from the losing party or parties, and any judgment or decree rendered in such proceedings shall include an award thereof.

**22. No Third Party Beneficiary Rights**

This Agreement is entered into for the sole benefit of Seller and Buyer and no other parties are intended to be direct or incidental beneficiaries of this Agreement.

**23. Governing Law.**

This Agreement shall be governed by and construed in accordance with the laws of the State of California with venue in Riverside County Superior Court.

**24. Counterparts.**

This Agreement may be executed simultaneously in one or more counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same installment. For purposes of this Agreement, facsimile signatures shall be deemed to be original signatures, and shall be followed by the immediate overnight delivery of original signature pages.

**25. Assignment of Agreement.**

Neither Buyer nor Seller may assign or transfer their respective rights or obligations under this Agreement without first obtaining the prior written consent of the other, which consent may be granted or withheld in its sole and absolute discretion.

**SIGNATURE PAGE TO FOLLOW**

IN WITNESS HEREOF, the parties have each caused their authorized representative to execute this Agreement.

City of Moreno Valley

Insert Name of Buyer

BY: \_\_\_\_\_  
Chief Financial Officer  
/City Manager/Mayor  
*(Select only one please)*

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

TITLE: PRINCIPAL  
(President or Vice President)

\_\_\_\_\_  
Date

\_\_\_\_\_  
Date

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

TITLE: \_\_\_\_\_  
(Corporate Secretary)

\_\_\_\_\_  
Date

|   |
|---|
| <b><u>INTERNAL USE ONLY</u></b>                                 |
| ATTEST:   |
| _____<br>City Clerk<br><i>(only needed if Mayor signs)</i>      |
| APPROVED AS TO LEGAL FORM:                                      |
| _____<br>City Attorney  |
| _____<br>Date   |
| RECOMMENDED FOR APPROVAL:                                       |
| _____<br>Department Head<br><i>(if contract exceeds 15,000)</i> |
| _____<br>Date   |

Attachment: Alessandro & Day Purchase & Sale Agreement [Revision 1] (3811 : PROPOSED SALE OF HOUSING AUTHORITY PROPERTY)

**Exhibit A**

## Description of Property to be conveyed

NEC Alessandro Blvd and Day Street  
Approximately 8.19 acres containing the following parcels:

APN 291-191-007  
APN 291-191-008  
APN 291-191-009  
APN 291-191-010  
APN 291-191-011  
APN 291-191-012  
APN 291-191-013  
APN 291-191-025  
APN 291-191-026  
APN 291-191-027  
APN 291-191-028  
APN 291-191-029

**Exhibit B**  
Buyer's Proposed Project

Develop site for at least two quality industrial business park buildings of approximately 160,000 square feet with landscaping and amenities.  
Construct all necessary improvement to infrastructure necessary to support the development project.

**Exhibit C**  
**Buyer's Responsibility**

Pursue good faith effort in pursuing E-Commerce tenants or tenants that can generate new revenues to the City.

Coordinate with the City of Moreno Valley Employment Resource Center to conduct job fairs for prospective businesses.

Make reasonable effort to encourage local hire for the businesses within the development.

**Exhibit D**  
**GRANT DEED**

Attachment: Alessandro & Day Purchase & Sale Agreement [Revision 1] (3811 : PROPOSED SALE OF HOUSING AUTHORITY PROPERTY)

CBRE VALUATION & ADVISORY SERVICES

# APPRAISAL REPORT

8.19 ACRES RESIDENTIAL LAND  
NEC ALESSANDRO BOULEVARD & DAY STREET  
MORENO VALLEY, CALIFORNIA 92553  
CBRE GROUP, INC. FILE NO. 19-251LA-2370-1

CITY OF MORENO VALLEY

Attachment: Alessandro & Day Appraisal Summary (3811 : PROPOSED SALE OF HOUSING AUTHORITY PROPERTY)

**CBRE**



4141 Inland Empire Boulevard  
Ontario, CA 91764

T 909-418-2000  
F 909-418-2100

www.cbre.com

August 30, 2019

Mr. Mike Lee  
Economic Development Director  
CITY OF MORENO VALLEY  
14177 Frederick Street  
Moreno Valley, California 92553

RE: Appraisal of: 8.19 Acres Residential Land  
NEC Alessandro Boulevard & Day Street  
Moreno Valley, Riverside County, California 92553  
CBRE, Inc. File No. 19-251LA-2370-1

Dear Mr. Lee:

At your request and authorization, CBRE, Inc. has prepared an appraisal of the market value of the referenced property. Our analysis is presented in the following Appraisal Report (Summary).

The subject is an 8.19-acre site situated at the northeast corner of Alessandro Boulevard & Day Street in the city of Moreno Valley, Riverside County, California. It currently has a high density residential zoning; however, was put on the market positioned as a potential industrial site that the city would favor, and is currently in escrow to an industrial developer. As such, we have analyzed the subject as an industrial site which is consistent with its highest and best use, and have analyzed and considered the risk and cost as it relates to rezoning the property.

Based on the analysis contained in the following report, the market value of the subject is concluded as follows:

| <b>MARKET VALUE CONCLUSION</b> |                           |                      |                         |
|--------------------------------|---------------------------|----------------------|-------------------------|
| <b>Appraisal Premise</b>       | <b>Interest Appraised</b> | <b>Date of Value</b> | <b>Value Conclusion</b> |
| As Is                          | Leased Fee Interest       | August 19, 2019      | \$1,800,000             |
| Compiled by CBRE               |                           |                      |                         |

The report, in its entirety, including all assumptions and limiting conditions, is an integral part of, and inseparable from, this letter.

The following appraisal sets forth the most pertinent data gathered, the techniques employed, and the reasoning leading to the opinion of value. The analyses, opinions and conclusions were developed based on, and this report has been prepared in conformance with, the guidelines and recommendations set forth in the Uniform Standards of Professional Appraisal Practice (USPAP),

Mr. Mike Lee  
August 30, 2019  
Page 2

and the requirements of the Code of Professional Ethics and Standards of Professional Appraisal Practice of the Appraisal Institute.

The intended use and user of our report are specifically identified in our report as agreed upon in our contract for services and/or reliance language found in the report. As a condition to being granted the status of an intended user, any intended user who has not entered into a written agreement with CBRE in connection with its use of our report agrees to be bound by the terms and conditions of the agreement between CBRE and the client who ordered the report. No other use or user of the report is permitted by any other party for any other purpose. Dissemination of this report by any party to any non-intended users does not extend reliance to any such party, and CBRE will not be responsible for any unauthorized use of or reliance upon the report, its conclusions or contents (or any portion thereof).

It has been a pleasure to assist you in this assignment. If you have any questions concerning the analysis, or if CBRE can be of further service, please contact us.

Respectfully submitted,

CBRE - VALUATION & ADVISORY SERVICES



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Robert Z. Jacobson, MAI  
Vice President  
California State Certification No. AG035731  
Expiration Date July 7, 2021

Phone: 909-418-2252  
Email: [robert.jacobson@cbre.com](mailto:robert.jacobson@cbre.com)

Attachment: Alessandro & Day Appraisal Summary (3811 : PROPOSED SALE OF HOUSING AUTHORITY PROPERTY)

**CBRE**



## Report to City Council

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**TO:**

**FROM:** Marshall Eyerman, Chief Financial Officer

**AGENDA DATE:** November 5, 2019

**TITLE:** PUBLIC HEARING TO ADOPT SUBSTANTIAL AMENDMENT #1 TO THE FISCAL YEAR 2019-20 ACTION PLAN

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### **RECOMMENDED ACTION**

### **RECOMMENDED ACTION**

#### **Recommendations: That the City Council:**

1. Conduct a Public Hearing to allow public comment on the proposed Substantial Amendment #1 to the FY 2019-2020 Annual Action Plan.
2. Review and adopt the proposed Substantial Amendment #1 to the FY 2019-2020 Annual Action Plan.
3. Authorize a budget amendment as set forth in the fiscal impact section and authorize the Chief Financial Officer to allocate grant funds between HUD-approved grant activities.

### **SUMMARY**

This report recommends that the City Council conduct a Public Hearing to update the FY 2019-2020 Annual Action Plan changing the following projects funded by the Community Development Block Grant (CDBG):

1. Remove University Enterprises Corp. 2019 Project at the request of University Enterprise Corporation
2. Increase funding for Pavement Rehabilitation for Various Local Streets – CDBG FY 2019-2020 Project

The amendment to the Action Plan would remove funding from the University Enterprises Corp. 2019 Project and reallocate these funds for construction for 13 additional street segments as outlined in the Attachment 1. These 13 additional street segments are all located in the CDBG low mod target areas. The pledging of grant dollars will help the City to meet the commitment and expenditure deadlines as imposed by the Department of Housing and Urban Development (HUD). The allocation of these CDBG funds will not impact any projects, as previously approved by the City Council.

The staff report was reviewed by the Finance Sub Committee at their October 22, 2019 meeting and recommended to move to City Council for review.

## **DISCUSSION**

As a recipient of federal grant funding, the City of Moreno Valley completes a five-year Consolidated Plan and an Annual Action Plan Update that details the use of the grant funds issued to the City by the Department of Housing and Urban Development (HUD). Federal law requires that in cases where there are substantial changes to an approved Plan, cities notify its citizens of the proposed amendment(s) and provide them the opportunity to comment by holding a Public Hearing, then submitting the Council-approved 'Substantial Amendment(s)' to HUD for final approval.

This staff report requests the City Council approve the amendment and award of funding to update the following project:

1. Remove University Enterprises Corp. 2019 Project from 2019-2020 Annual Action Plan – (\$ 33,900)
2. Increase funding for Pavement Rehabilitation for Various Local Streets – CDBG FY 2019-2020 Project – Up to \$ 362,105

University Enterprise Corporation at CSUSB requested to cancel their CDBG award. University Enterprise Corporation at CSUSB will continue the Small Business Development Center activity with FY 2018-2019 CDBG funds. The total amount of \$33,900 will be reallocated to increase the funding of Pavement Rehabilitation for Various Local Streets – CDBG FY 2019-2020 Project. Pavement rehabilitation consists of the removal of 1.5 –inch thick layer of existing asphalt concrete pavement surface and replacement of new asphalt concrete surface of same thickness for street areas that are severely distressed. Rehabilitation also includes the crack sealing and application of slurry seal for areas of street pavement that are less distressed. The activity is to improve the street pavement and extend the service life of the pavement while enhancing the safety and aesthetic appearance of various residential communities within the HUD-CDBG Low/Mod Census Tract 2019 areas.

If City Council chooses to approve these projects for CDBG funding, it would not only assist the City to meet its upcoming grant commitment deadlines but also its future expenditure deadlines.

## **ALTERNATIVES**

**Alternative 1.** Conduct the Public Hearing, adopt Substantial Amendment #1, affecting CDBG to the FY 2019-2020 Annual Action Plan; and authorize the Chief Financial Officer to allocate grant funds between HUD-approved grant activities. *Staff recommends this action because it complies with HUD's substantial amendment requirements, would allow for the City to better meet the commitment goals established for the CDBG Program and assist to meet future spend down requirements.*

**Alternative 2:** Decline to adopt Substantial Amendment #1, affecting CDBG to the 2019-2020 Annual Action Plan; and not authorize the Chief Financial Officer to allocate grant funds between HUD-approved grant activities. *Staff DOES NOT recommend this action because it does not comply with HUD's substantial amendment requirements, would not allow for the City to meet its upcoming commitment goals established for the CDBG Program and would not assist to meet future spend down requirements.*

### **FISCAL IMPACT**

The allocation of the CDBG funds has been made available from the previously approved allocation by the City Council. The allocation of the CDBG funds will not impact any projects, as previously approved by the City Council. **This amendment would have no impact on the General Fund.**

The following allocation of grant funds is proposed:

| Description  | Fund | GL Account No.  | Type (Rev/Exp) | FY 19/20 Budget | Proposed Adjustments | FY 19/20 Amended Budget |
|--------------|------|---|----------------|-----------------|----------------------|-------------------------|
| Grant Rev.   | CDBG | 2512-99-99-92512-485000<br>Project No. 801 0084-2512-98                 | Rev            | \$ 854,416      | \$ 362,105           | \$1,216,521             |
| Grant Rev.   | CDBG | 2512-99-99-92512-485000   | Rev            | \$ 33,900       | (\$ 33,900)          | \$ 0                    |
| Project Exp. | CDBG | 2512-70-77-80001-720199<br>Project No. 801 0084-2512-99                 | Exp            | \$ 854,416      | \$ 362,105           | \$1,216,521             |
| Project Exp. | CDBG | 3008-70-77-80001-720199<br>Project No. 801 0084-3008-99                 | Exp            | \$ 633,749      | (\$ 362,105)         | \$ 271,644              |
| Project Exp. | CDBG | 2512-22-25-72611-625099<br>Project No. GR CDBG 19 – Econ Dev – UEC SBDC | Exp            | \$ 33,900       | (\$ 33,900)          | \$ 0                    |

### **NOTIFICATION**

Notice of this meeting was published in the Press-Enterprise newspaper on October 3, 2019. The official 30-day public review period occurred from October 3, 2019 to November 5, 2019. Respondents were given the opportunity to provide comments via email, telephone, and in person. Staff would like to note that at the time of submission of this report there were no comments received from the public either in support or opposing the project.

**PREPARATION OF STAFF REPORT**

Prepared By:  
Dena Heald  
Financial Operations Division Manager

Department Head Approval:  
Marshall Eyerman  
Chief Financial Officer

**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. Proposed Additional CDBG Street Segments Location Map
- 2. Press Enterprise Notice - Substantial Amendment #1

**APPROVALS**

|                         |                   |                  |
|-------------------------|-------------------|------------------|
| Budget Officer Approval | <u>✓ Approved</u> | 10/23/19 5:32 PM |
| City Attorney Approval  | <u>✓ Approved</u> | 10/24/19 5:20 PM |
| City Manager Approval   | <u>✓ Approved</u> | 10/24/19 5:41 PM |



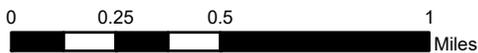
**Legend**

 Proposed Additional Streets

 HUD-CDBG Areas



**LOCATION MAP**



PUBLIC NOTICES - YOUR RIGHT TO KNOW - Call 951-368-9222 or email: legal@pe.com

Legal Notice

NOTICE OF TRUSTEE'S SALE No. 0000008275927 Title Order No.: 190759593 FHA/VA/PMI No.: ATTENTION RE-LOWLINER: REFERENCE TO AN ATTACHED SUMMARY APPLIES ONLY TO COPIES PROVIDED BY TRUSTOR. NOT TO THIS RECORDED ORIGINAL NOTICE. NOTE: THERE IS A SUMMARY OF THE INFORMATION IN THIS DOCUMENT ATTACHED. YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 06/07/2016. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU? YOU SHOULD CONTACT A LAWYER. BARRITT DAFFIN F R A P P I E R T R E D R E R and WEISS, LLP as duly appointed Trustee under and pursuant to Deed of Trust recorded on 06/13/2016 as Instrument No. 2016-0241305 of official records in the office of the County Recorder of RIVERSIDE County, State of CALIFORNIA, EXECUTED BY IRINA COMANESCU, MARRIED WOMAN AS HER SOLE AND SEPARATE PROPERTY, WILL SELL AT PUBLIC AUCTION TO HIGHEST BIDDER FOR CASH, C A S H I E R ' S C H E C K / C A S H EQUIVALENT, or other form of payment authorized by California Civil Code 2924(b), (payable at time of sale in lawful money of the United States). DATE OF SALE: 10/23/2019 TIME OF SALE: 9:00 AM PLACE OF SALE: 2410 Wardlow Road #104, Corona, CA 92880. STREET ADDRESS and other common designation, if any, of the real property described above is burgued to be: 1570 HUNTERLY BROOK COURT, BEAUMONT, CALIFORNIA 92223 APN#: 400-030-023-8 The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designation, if any, appearing herein. Said sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by said Deed of Trust, as provided therein, as indicated in said note(s), advances, under the terms of said Deed of Trust, fees, charges and expenses of the Trustee and of the trusts created by said Deed of Trust. The total amount of the unpaid balance of the obligation secured by the property to be sold and reasonable estimated costs, expenses and advances on the time of the initial publication of this Notice of Sale is \$294,021.41. The beneficiary under said Deed of Trust heretofore executed and delivered to the undersigned a written Declaration of Default and Demand for Sale, and a written Notice of Default and Election to Sell. The undersigned caused said Notice of Default and Election to Sell to be recorded in the county where the property is located. NOTICE TO POTENTIAL BIDDERS: If you are considering bidding on this property, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not the property itself. Placing the highest bid at a trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same lender who may hold more than one mortgage or deed of trust on the property. NOTICE TO PROPERTY OWNER: The sale date shown on this notice of sale may be postponed one or more times by the trustee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that the trustee about sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the reasons for the postponement, call the time and date for the sale of this property, you may call 800-280-2832 for information regarding the trustee's determination about postponements that occur close in time to the scheduled sale may not immediately be reflected in the telephone information on the Internet Web site. The best way to verify postponement information is to attend the scheduled sale. FOR THE SALE

TION PLEASE CALL: AUCION.COM 800-280-2832 w w w.auction.com. DAFFIN F R A P P I E R T R E D R E R and WEISS, LLP as duly appointed Trustee under and pursuant to Deed of Trust recorded on 06/13/2016 as Instrument No. 2016-0241305 of official records in the office of the County Recorder of RIVERSIDE County, State of CALIFORNIA, EXECUTED BY IRINA COMANESCU, MARRIED WOMAN AS HER SOLE AND SEPARATE PROPERTY, WILL SELL AT PUBLIC AUCTION TO HIGHEST BIDDER FOR CASH, C A S H I E R ' S C H E C K / C A S H EQUIVALENT, or other form of payment authorized by California Civil Code 2924(b), (payable at time of sale in lawful money of the United States). DATE OF SALE: 10/23/2019 TIME OF SALE: 9:00 AM PLACE OF SALE: 2410 Wardlow Road #104, Corona, CA 92880. STREET ADDRESS and other common designation, if any, of the real property described above is burgued to be: 1570 HUNTERLY BROOK COURT, BEAUMONT, CALIFORNIA 92223 APN#: 400-030-023-8 The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designation, if any, appearing herein. Said sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by said Deed of Trust, as provided therein, as indicated in said note(s), advances, under the terms of said Deed of Trust. The total amount of the unpaid balance of the obligation secured by the property to be sold and reasonable estimated costs, expenses and advances on the time of the initial publication of this Notice of Sale is \$294,021.41. The beneficiary under said Deed of Trust heretofore executed and delivered to the undersigned a written Declaration of Default and Demand for Sale, and a written Notice of Default and Election to Sell. The undersigned caused said Notice of Default and Election to Sell to be recorded in the county where the property is located. NOTICE TO POTENTIAL BIDDERS: If you are considering bidding on this property, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not the property itself. Placing the highest bid at a trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same lender who may hold more than one mortgage or deed of trust on the property. NOTICE TO PROPERTY OWNER: The sale date shown on this notice of sale may be postponed one or more times by the trustee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that the trustee about sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the reasons for the postponement, call the time and date for the sale of this property, you may call 800-280-2832 for information regarding the trustee's determination about postponements that occur close in time to the scheduled sale may not immediately be reflected in the telephone information on the Internet Web site. The best way to verify postponement information is to attend the scheduled sale. FOR THE SALE

NOTICE IS HEREBY GIVEN PURSUANT TO SECTION 21700 OF THE BUSINESS AND PROF. OSSI. CODE OF STATE OF CALIFORNIA, THE UNDERSIGNED WILL SELL AT PUBLIC AUCTION ON OCTOBER 17, 2019 AT 9:30 AM AT ALL ABOUT SELF STORAGE- 27577 COMMERCE CENTER DRIVE, CITY OF TEMECULA, COUNTY OF RIVERSIDE, THE STATES OF CALIFORNIA, ALL GOODS, CHATTELS OR PERSONAL PROPERTY FOR DUE AND UNPAID STORAGE IN THE MATTER OF: B209-ANTHONY BOLES, 1011-DARYL ROBERTS ALL PURCHASED GOODS ARE SOLD AS IS AND ALL SALES ARE FINAL. TIME OF SALE, SALE IS CASH ONLY AND SUBJECT TO CANCELLATION WITHOUT NOTICE IN THE EVENT OF SETTLEMENT. UNDERSIGNED RESERVES THE RIGHT TO REFUSE ANY BID. AUCTIONEER: JIM O'BRIEN, O'BRIEN'S AUCTION SERVICE.

SUPERIOR COURT OF THE STATE OF CALIFORNIA COUNTY OF RIVERSIDE, JUVENILE DIVISION CITATION TO APPEAR No. SWJ1900041 In re the Matter: ANELLA MARIE MACARIO, (DOB: 12/26/2018) Minor(s) of THE PEOPLE OF THE STATE OF CALIFORNIA TO: THE MOTHER, ASHLEY NICOLE CLARE, OF THE ABOVE STATED MINOR(S): By order of this Court you are hereby cited and required to appear before a Judge of the Superior Court located at 30755-D Auld Road, Murrieta, CA 92563, on January 15, 2020, at 8:00 a.m., in Department SJ2, to show cause, if any, why the above-named minor(s) should not be declared free from the custody and control of her/his/her parents, pursuant to the conditions provided in accordance with Welfare and Institutions Code Section 366.26. This hearing is for the purpose of terminating your parental rights forever and ordering that the minor be placed for adoption.

You are hereby notified of the following provisions of Welfare and Institutions Code: Section 366.26(e)(2) provides that: "If you appear without counsel and are unable to afford counsel, the Court shall appoint counsel for you, unless such representation is knowingly and intelligently waived." Section 366.26(b)(1) provides: "At the hearing...the court...shall do one of the following: (1) Permanently sever your parental rights and order that the child be placed for adoption; (2) Without permanently terminating your parental rights held in accordance with Welfare and Institutions Code Section 366.26, to authorize a special tax to finance certain public services, and to establish the appropriations limit for the Community Facilities District, all as set forth in the Board's Resolution Nos. 2016-34 and 2016-35 (the "Resolution of Formation") and "Resolution Calling Election," respectively, each adopted on July 14, 2016; and (3) Pursuant to a special mailed-ballot election conducted on September 19, 2016, the Board was authorized to levy the special tax within the Community Facilities District; and The Boundary Map of the Community Facilities District was recorded on August 21, 2016 as Document No. 2016-0225483 in the Book of Maps of Assessment and Community Facilities Districts maintained by the County Recorder of the County of Riverside in Book 79 at Pages 79-80; and The Board now intends to annex territory to the Community Facilities District ("Annexation No. 18"); and There has been delivered to the Clerk of the Board a map entitled "Annexation Map No. 17 of Community Facilities District No. 2016-1 of Jurupa Area Recreation and Park District, County of Riverside, State of California" (the "Annexation Map"), a copy of which has been properly recorded as required by the Act; and The land proposed to be annexed to the Community Facilities District (the "Annexation Area") is that land within the boundaries shown on the Annexation Map. On August 8, 2019 the Board adopted its Resolution declaring its intention to annex the Annexation Area to the CFD and setting September 12, 2019 as the date for a public hearing on the matter. Notice of the Hearing showing the date, time and place of the hearing, was published as required by law. 2. Public Hearing. On September 12, 2019, this Board held noticed public hearings as required by the Act and the Resolution of Intention relative to the determination to proceed with the annexation to the CFD and the rate and method of apportionment of the special tax to be levied within the Annexation Area to finance the costs of the public services within the Annexation Area. At the public hearings, all persons desiring to be heard on all matters pertaining to the annexation to the CFD and the levy of the special taxes were heard, substantial evidence was presented and considered by this Board and a full and fair hearing was held. 3. Subsequent Resolutions. On September 12, 2019, following the public hearing, the Board adopted the following resolutions: a resolution entitled "RESOLUTION OF THE BOARD OF DIRECTORS OF THE JURUPA AREA RECREATION AND PARK DISTRICT, ORDERING THE ANNEXATION OF TERRITORY TO ITS COMMUNITY FACILITIES DISTRICT NO. 2016-1, SUBJECT TO VOTER APPROVAL- JURUPA AREA RECREATION AND PARK DISTRICT COMMUNITY FACILITIES DISTRICT NO. 2016-1 (ANNEXATION NO. 18) (the "Resolution of Annexation"), which annexed the Annexation Area to the CFD and defined the public services to be funded by the CFD (the "Services"); and a resolution entitled "RESOLUTION OF THE BOARD OF DIRECTORS OF THE JURUPA AREA RECREATION AND PARK DISTRICT CALLING SPECIAL ELECTION" (the "Election Resolution") submitting the propositions of the levy of the special tax and the approval of an annual appropriations limit to the qualified electors of the Annexation Area as required by the Act. 4. Special Election. Pursuant to the Election Resolution, on September 12, 2019, a special election was held within the Annexation Area at which the eligible landowner electors approved such propositions by more than two-thirds of the votes cast, as required by the Act. 5. Levy of Special Taxes. By the passage of this Ordinance this Board hereby authorizes and levies special taxes within the CFD pursuant to the Act and the Resolution of Formation, and the Resolution of Annexation, both of which are by this reference incorporated herein. The special taxes are hereby levied in the Annexation Area starting in Fiscal Year 2020-21and continuing until a notice of cessation is recorded. 6. Exemption from Special Taxes. The General Manager, or his designee is hereby authorized and directed each fiscal year to determine the specific special tax rate and amount to be levied for each parcel of real property within the CFD, in the manner and as provided in the Resolution of Formation, the Resolution of Annexation and the Rate and Method. Exemption from Special Taxes. Except as may otherwise be provided by law or by the Rate and Method, properties or entities of the State, federal or local governments shall be exempt from any levy of the special taxes. In no event shall the special taxes be levied on any parcel within the CFD or the Annexation Area in excess of the maximum tax specified in the Resolution of Formation, the Resolution of Annexation and the Rate and Method. 8. Use of Special Tax Collections. All of the collections of the special tax shall be used as provided for in the Act and in the Resolution of Formation including, but not limited to, the payment of the costs of the Services, the payment of the costs of the District in administering the CFD, and the costs of collecting and administering the special tax. 9. Manner of Collection. The special taxes shall be collected in the same manner as ordinary ad valorem taxes are collected and shall have the same lien priority, and be subject to the same penalties and the same procedure and sale in cases of delinquency as provided for ad valorem taxes; provided, however, that the General Manager is hereby authorized to collect the special taxes by other appropriate methods of collection, including direct billing to the affected property owners at such intervals deemed appropriate. 10. Severability. If for any reason any portion of this Ordinance is found to be invalid, or if the special tax is found inapplicable to any particular parcel within the CFD or the Annexation Area, by a court of competent jurisdiction, the balance of this Ordinance and the application of the special tax to the remaining parcels within the CFD shall not be affected, and to the extent the provisions of this Ordinance are enforceable by resolution, the Board declares this Ordinance to be its resolution for such purposes. 11. Execution and Publication. The Chairman shall sign this Ordinance and the Board Clerk shall cause this Ordinance to be published within 15 days after its passage at least once in a newspaper of general circulation published and circulated in the District. 12. Effective Date. This Ordinance shall take effect 30 days from September 26, 2019.

USED FOR THAT PURPOSE. A-4704626 09/19/2019, 09/26/2019, 10/03/2019

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RECEIPT AND OPENING OF PROPOSALS: Sealed proposals will be received in the Office of the City Clerk, City of Highland, until 9:59:59 A.M. on Thursday, October 24, 2019, at which time they will be publicly opened and read at the City Clerk's Office for performing work as follows

BID No. 2019-07 SAFE ROUTE TO SCHOOL CYCLE 10 PROJECT Nos. str12004 & str12005 This project involves construction of new PCC sidewalks, driveway approaches, curb ramps and missing curbs and gutter, which requires the general relocation of trees, removal and replacement of landscape improvements, replacement of mailboxes and other miscellaneous improvements on 6th Street, Elm Street, Drummond Street, 10th Street, Cole Avenue, and 14th Street located in the City of Highland, in the County of San Bernardino, California. No bid will be considered unless it is made on a proposal form furnished by the City Engineer. All proposals or bids shall be accompanied by cash or a check payable to the City of Highland, certified by a responsible bank, for an amount which shall not be less than ten percent (10%) of the grand total bid or by a bond for the amount over and above all statutory exemptions, or by a bond of an accredited surety company. The check or bond will be declared forfeited if the successful bidder refuses to enter into a contract within ten (10) working days following receipt of the contract from the City. In accordance with the provisions of Section 1770 of the California Labor Code, the Director of the Department of Industrial Relations has ascertained the general rates of pertinent wages in the locality in which the work is to be performed. A schedule of prevailing wage rates as published by the California Department of Industrial Relations for the types of work to be done is provided with these specifications, is available at City Hall, and is also available at the Department of Industrial Relations website (www.dir.ca.gov). REGISTRATION WITH THE DEPARTMENT OF INDUSTRIAL RELATIONS. In accordance with Labor Code Sections 1725.5 and 1771.1, no contractor or subcontractor shall be qualified to bid on, be listed in a bid proposal, subject to the requirements of Section 4104 of the Public Contract Code, or engage in the performance of any contract for public work, unless currently registered and qualified to perform public work pursuant to Section 1725.5. The successful bidder will be required to furnish a labor and materials bond and a faithful performance bond in the amount equal to one hundred percent (100%) of the contract price, such bonds to be secured by a surety company or surety companies satisfactory to the City Council of the City of Highland. For any monies earned by the Contractor and withheld by the City of Highland to ensure the performance of the contract, the Contractor may, at his request and expense, substitute securities equivalent to the amount withheld in the form and manner and subject to the conditions provided in Sections 10263 and 22300 of the California Public Contract Code. The successful bidder must possess a Class A or a combination of C Contractor's license(s) at the time of award of this contract. Plans and specifications may be inspected without charge at the City of Highland, 27215 Base Line, Highland, California, 92346. A digital copy of said documents is available without charge on-line by accessing: https://www.cityofhighland.org/PublicWorksProjects and clicking on Listing of Advertised Projects. Any contractor who is interested in submitting a bid shall be required to register as a document holder on the City's website above. This is to ensure that bidders receive notifications, such as addenda issued by the City. However, it is the sole responsibility of the bidder to follow up on the project bidding process and to obtain all issued addenda. All bids received without the signed Addenda Acknowledgement form will be deemed non-responsive and rejected by the City. Any questions regarding the plans and specifications should be directed to: Chris Turnage, Project Manager WSP USA, Inc. 862 Hospitality Lane, Suite 350 San Bernardino, CA 92408 Ph. 909/386-2832 The City of Highland reserves the right to reject all bids and re-advertise if the City determines that acceptance of the lowest responsible bid will not be in the best interests of the City of Highland. DATED: September 26, 2019 CITY OF HIGHLAND, CALIFORNIA By: Betty Hughes, MMC City Clerk of the City of Highland 10/03

NOTICE INVITING BIDS

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ORDINANCE NO. 06-2019 AN ORDINANCE OF THE BOARD OF DIRECTORS OF THE JURUPA AREA RECREATION AND PARK DISTRICT LEVYING SPECIAL TAXES WITHIN THE JURUPA AREA RECREATION AND PARK DISTRICT, COMMUNITY FACILITIES DISTRICT NO. 2016-1, INCLUDING ANNEXATION NO. 18 AREA THE BOARD OF DIRECTORS OF THE JURUPA AREA RECREATION AND PARK DISTRICT HEREBY RESOLVES, DETERMINES AND ORDAINS AS FOLLOWS: 1. Authority; the Board of Directors (the "Board") of the Jurupa Area Recreation and Park District (the "Park District") conducted proceedings under and pursuant to the terms and provisions of the "Mello-Roos Community Facilities Act of 1982," being Chapter 2.5, Part 1, Division 2, Title 5 (beginning with Section 53311) of the Government Code of the State of California (the "Act"), to form its Community Facilities District No. 2016-1 (the "Community Facilities District"), to authorize a special tax to finance certain public services, and to establish the appropriations limit for the Community Facilities District, all as set forth in the Board's Resolution Nos. 2016-34 and 2016-35 (the "Resolution of Formation") and "Resolution Calling Election," respectively, each adopted on July 14, 2016; and Pursuant to a special mailed-ballot election conducted on September 19, 2016, the Board was authorized to levy the special tax within the Community Facilities District; and The Boundary Map of the Community Facilities District was recorded on August 21, 2016 as Document No. 2016-0225483 in the Book of Maps of Assessment and Community Facilities Districts maintained by the County Recorder of the County of Riverside in Book 79 at Pages 79-80; and The Board now intends to annex territory to the Community Facilities District ("Annexation No. 18"); and There has been delivered to the Clerk of the Board a map entitled "Annexation Map No. 17 of Community Facilities District No. 2016-1 of Jurupa Area Recreation and Park District, County of Riverside, State of California" (the "Annexation Map"), a copy of which has been properly recorded as required by the Act; and The land proposed to be annexed to the Community Facilities District (the "Annexation Area") is that land within the boundaries shown on the Annexation Map. On August 8, 2019 the Board adopted its Resolution declaring its intention to annex the Annexation Area to the CFD and setting September 12, 2019 as the date for a public hearing on the matter. Notice of the Hearing showing the date, time and place of the hearing, was published as required by law. 2. Public Hearing. On September 12, 2019, this Board held noticed public hearings as required by the Act and the Resolution of Intention relative to the determination to proceed with the annexation to the CFD and the rate and method of apportionment of the special tax to be levied within the Annexation Area to finance the costs of the public services within the Annexation Area. At the public hearings, all persons desiring to be heard on all matters pertaining to the annexation to the CFD and the levy of the special taxes were heard, substantial evidence was presented and considered by this Board and a full and fair hearing was held. 3. Subsequent Resolutions. On September 12, 2019, following the public hearing, the Board adopted the following resolutions: a resolution entitled "RESOLUTION OF THE BOARD OF DIRECTORS OF THE JURUPA AREA RECREATION AND PARK DISTRICT, ORDERING THE ANNEXATION OF TERRITORY TO ITS COMMUNITY FACILITIES DISTRICT NO. 2016-1, SUBJECT TO VOTER APPROVAL- JURUPA AREA RECREATION AND PARK DISTRICT COMMUNITY FACILITIES DISTRICT NO. 2016-1 (ANNEXATION NO. 17) (the "Resolution of Annexation"), which annexed the Annexation Area to the CFD and defined the public services to be funded by the CFD (the "Services"); and a resolution entitled "RESOLUTION OF THE BOARD OF DIRECTORS OF THE JURUPA AREA RECREATION AND PARK DISTRICT CALLING SPECIAL ELECTION" (the "Election Resolution") submitting the propositions of the levy of the special tax and the approval of an annual appropriations limit to the qualified electors of the Annexation Area as required by the Act. 4. Special Election. Pursuant to the Election Resolution, on September 12, 2019, a special election was held within the Annexation Area at which the eligible landowner electors approved such propositions by more than two-thirds of the votes cast, as required by the Act. 5. Levy of Special Taxes. By the passage of this Ordinance this Board hereby authorizes and levies special taxes within the CFD pursuant to the Act and the Resolution of Formation, and the Resolution of Annexation, both of which are by this reference incorporated herein. The special taxes are hereby levied in the Annexation Area starting in Fiscal Year 2020-21and continuing until a notice of cessation is recorded. 6. Exemption from Special Taxes. The General Manager, or his designee is hereby authorized and directed each fiscal year to determine the specific special tax rate and amount to be levied for each parcel of real property within the CFD, in the manner and as provided in the Resolution of Formation, the Resolution of Annexation and the Rate and Method. Exemption from Special Taxes. Except as may otherwise be provided by law or by the Rate and Method, properties or entities of the State, federal or local governments shall be exempt from any levy of the special taxes. In no event shall the special taxes be levied on any parcel within the CFD or the Annexation Area in excess of the maximum tax specified in the Resolution of Formation, the Resolution of Annexation and the Rate and Method. 8. Use of Special Tax Collections. All of the collections of the special tax shall be used as provided for in the Act and in the Resolution of Formation including, but not limited to, the payment of the costs of the Services, the payment of the costs of the District in administering the CFD, and the costs of collecting and administering the special tax. 9. Manner of Collection. The special taxes shall be collected in the same manner as ordinary ad valorem taxes are collected and shall have the same lien priority, and be subject to the same penalties and the same procedure and sale in cases of delinquency as provided for ad valorem taxes; provided, however, that the General Manager is hereby authorized to collect the special taxes by other appropriate methods of collection, including direct billing to the affected property owners at such intervals deemed appropriate. 10. Severability. If for any reason any portion of this Ordinance is found to be invalid, or if the special tax is found inapplicable to any particular parcel within the CFD or the Annexation Area, by a court of competent jurisdiction, the balance of this Ordinance and the application of the special tax to the remaining parcels within the CFD shall not be affected, and to the extent the provisions of this Ordinance are enforceable by resolution, the Board declares this Ordinance to be its resolution for such purposes. 11. Execution and Publication. The Chairman shall sign this Ordinance and the Board Clerk shall cause this Ordinance to be published within 15 days after its passage at least once in a newspaper of general circulation published and circulated in the District. 12. Effective Date. This Ordinance shall take effect 30 days from September 26, 2019.

ORDINANCE NO. 05-2019 AN ORDINANCE OF THE BOARD OF DIRECTORS OF THE JURUPA AREA RECREATION AND PARK DISTRICT LEVYING SPECIAL TAXES WITHIN THE JURUPA AREA RECREATION AND PARK DISTRICT, COMMUNITY FACILITIES DISTRICT NO. 2016-1, INCLUDING ANNEXATION NO. 17 AREA THE BOARD OF DIRECTORS OF THE JURUPA AREA RECREATION AND PARK DISTRICT HEREBY RESOLVES, DETERMINES AND ORDAINS AS FOLLOWS: 1. Authority; the Board of Directors (the "Board") of the Jurupa Area Recreation and Park District (the "Park District") conducted proceedings under and pursuant to the terms and provisions of the "Mello-Roos Community Facilities Act of 1982," being Chapter 2.5, Part 1, Division 2, Title 5 (beginning with Section 53311) of the Government Code of the State of California (the "Act"), to form its Community Facilities District No. 2016-1 (the "Community Facilities District"), to authorize a special tax to finance certain public services, and to establish the appropriations limit for the Community Facilities District, all as set forth in the Board's Resolution Nos. 2016-34 and 2016-35 (the "Resolution of Formation") and "Resolution Calling Election," respectively, each adopted on July 14, 2016; and Pursuant to a special mailed-ballot election conducted on September 19, 2016, the Board was authorized to levy the special tax within the Community Facilities District; and The Boundary Map of the Community Facilities District was recorded on August 21, 2016 as Document No. 2016-0225483 in the Book of Maps of Assessment and Community Facilities Districts maintained by the County Recorder of the County of Riverside in Book 79 at Pages 79-80; and The Board now intends to annex territory to the Community Facilities District ("Annexation No. 17"); and There has been delivered to the Clerk of the Board a map entitled "Annexation Map No. 17 of Community Facilities District No. 2016-1 of Jurupa Area Recreation and Park District, County of Riverside, State of California" (the "Annexation Map"), a copy of which has been properly recorded as required by the Act; and The land proposed to be annexed to the Community Facilities District (the "Annexation Area") is that land within the boundaries shown on the Annexation Map. On August 8, 2019 the Board adopted its Resolution declaring its intention to annex the Annexation Area to the CFD and setting September 12, 2019 as the date for a public hearing on the matter. Notice of the Hearing, and an amended notice showing the revised date of hearing, were both published as required by law. 2. Public Hearing. On September 12, 2019, this Board held noticed public hearings as required by the Act and the Resolution of Intention relative to the determination to proceed with the annexation to the CFD and the rate and method of apportionment of the special tax to be levied within the Annexation Area to finance the costs of the public services within the Annexation Area. At the public hearings, all persons desiring to be heard on all matters pertaining to the annexation to the CFD and the levy of the special taxes were heard, substantial evidence was presented and considered by this Board and a full and fair hearing was held. 3. Subsequent Resolutions. On September 12, 2019, following the public hearing, the Board adopted the following resolutions: a resolution entitled "RESOLUTION OF THE BOARD OF DIRECTORS OF THE JURUPA AREA RECREATION AND PARK DISTRICT, ORDERING THE ANNEXATION OF TERRITORY TO ITS COMMUNITY FACILITIES DISTRICT NO. 2016-1, SUBJECT TO VOTER APPROVAL- JURUPA AREA RECREATION AND PARK DISTRICT COMMUNITY FACILITIES DISTRICT NO. 2016-1 (ANNEXATION NO. 17) (the "Resolution of Annexation"), which annexed the Annexation Area to the CFD and defined the public services to be funded by the CFD (the "Services"); and a resolution entitled "RESOLUTION OF THE BOARD OF DIRECTORS OF THE JURUPA AREA RECREATION AND PARK DISTRICT CALLING SPECIAL ELECTION" (the "Election Resolution") submitting the propositions of the levy of the special tax and the approval of an annual appropriations limit to the qualified electors of the Annexation Area as required by the Act. 4. Special Election. Pursuant to the Election Resolution, on September 12, 2019, a special election was held within the Annexation Area at which the eligible landowner electors approved such propositions by more than two-thirds of the votes cast, as required by the Act. 5. Levy of Special Taxes. By the passage of this Ordinance this Board hereby authorizes and levies special taxes within the CFD pursuant to the Act and the Resolution of Formation, and the Resolution of Annexation, both of which are by this reference incorporated herein. The special taxes are hereby levied in the Annexation Area starting in Fiscal Year 2020-21and continuing until a notice of cessation is recorded. 6. Exemption from Special Taxes. The General Manager, or his designee is hereby authorized and directed each fiscal year to determine the specific special tax rate and amount to be levied for each parcel of real property within the CFD, in the manner and as provided in the Resolution of Formation, the Resolution of Annexation and the Rate and Method. Exemption from Special Taxes. Except as may otherwise be provided by law or by the Rate and Method, properties or entities of the State, federal or local governments shall be exempt from any levy of the special taxes. In no event shall the special taxes be levied on any parcel within the CFD or the Annexation Area in excess of the maximum tax specified in the Resolution of Formation, the Resolution of Annexation and the Rate and Method. 8. Use of Special Tax Collections. All of the collections of the special tax shall be used as provided for in the Act and in the Resolution of Formation including, but not limited to, the payment of the costs of the Services, the payment of the costs of the District in administering the CFD, and the costs of collecting and administering the special tax. 9. Manner of Collection. The special taxes shall be collected in the same manner as ordinary ad valorem taxes are collected and shall have the same lien priority, and be subject to the same penalties and the same procedure and sale in cases of delinquency as provided for ad valorem taxes; provided, however, that the General Manager is hereby authorized to collect the special taxes by other appropriate methods of collection, including direct billing to the affected property owners at such intervals deemed appropriate. 10. Severability. If for any reason any portion of this Ordinance is found to be invalid, or if the special tax is found inapplicable to any particular parcel within the CFD or the Annexation Area, by a court of competent jurisdiction, the balance of this Ordinance and the application of the special tax to the remaining parcels within the CFD shall not be affected, and to the extent the provisions of this Ordinance are enforceable by resolution, the Board declares this Ordinance to be its resolution for such purposes. 11. Execution and Publication. The Chairman shall sign this Ordinance and the Board Clerk shall cause this Ordinance to be published within 15 days after its passage at least once in a newspaper of general circulation published and circulated in the District. 12. Effective Date. This Ordinance shall take effect 30 days from September 26, 2019.

ORDINANCE NO. 07-2019 AN ORDINANCE OF THE BOARD OF DIRECTORS OF THE JURUPA AREA RECREATION AND PARK DISTRICT LEVYING SPECIAL TAXES WITHIN THE JURUPA AREA RECREATION AND PARK DISTRICT, COMMUNITY FACILITIES DISTRICT NO. 2016-1, INCLUDING ANNEXATION NO. 19 AREA THE BOARD OF DIRECTORS OF THE JURUPA AREA RECREATION AND PARK DISTRICT HEREBY RESOLVES, DETERMINES AND ORDAINS AS FOLLOWS: 1. Authority; the Board of Directors (the "Board") of the Jurupa Area Recreation and Park District (the "Park District") conducted proceedings under and pursuant to the terms and provisions of the "Mello-Roos Community Facilities Act of 1982," being Chapter 2.5, Part 1, Division 2, Title 5 (beginning with Section 53311) of the Government Code of the State of California (the "Act"), to form its Community Facilities District No. 2016-1 (the "Community Facilities District"), to authorize a special tax to finance certain public services, and to establish the appropriations limit for the Community Facilities District, all as set forth in the Board's Resolution Nos. 2016-34 and 2016-35 (the "Resolution of Formation") and "Resolution Calling Election," respectively, each adopted on July 14, 2016; and Pursuant to a special mailed-ballot election conducted on September 19, 2016, the Board was authorized to levy the special tax within the Community Facilities District; and The Boundary Map of the Community Facilities District was recorded on August 21, 2016 as Document No. 2016-0225483 in the Book of Maps of Assessment and Community Facilities Districts maintained by the County Recorder of the County of Riverside in Book 79 at Pages 79-80; and The Board now intends to annex territory to the Community Facilities District ("Annexation No. 19"); and There has been delivered to the Clerk of the Board a map entitled "Annexation Map No. 19 of Community Facilities District No. 2016-1 of Jurupa Area Recreation and Park District, County of Riverside, State of California" (the "Annexation Map"), a copy of which has been properly recorded as required by the Act; and The land proposed to be annexed to the Community Facilities District (the "Annexation Area") is that land within the boundaries shown on the Annexation Map. On August 8, 2019 the Board adopted its Resolution declaring its intention to annex the Annexation Area to the CFD and setting September 12, 2019 as the date for a public hearing on the matter. Notice of the Hearing showing the date, time and place of the hearing, was published as required by law. 2. Public Hearing. On September 12, 2019, this Board held noticed public hearings as required by the Act and the Resolution of Intention relative to the determination to proceed with the annexation to the CFD and the rate and method of apportionment of the special tax to be levied within the Annexation Area to finance the costs of the public services within the Annexation Area. At the public hearings, all persons desiring to be heard on all matters pertaining to the annexation to the CFD and the levy of the special taxes were heard, substantial evidence was presented and considered by this Board and a full and fair hearing was held. 3. Subsequent Resolutions. 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Pursuant to the Election Resolution, on September 12, 2019, a special election was held within the Annexation Area at which the eligible landowner electors approved such propositions by more than two-thirds of the votes cast, as required by the Act. 5. Levy of Special Taxes. By the passage of this Ordinance this Board hereby authorizes and levies special taxes within the CFD pursuant to the Act and the Resolution of Formation, and the Resolution of Annexation, both of which are by this reference incorporated herein. The special taxes are hereby levied in the Annexation Area starting in Fiscal Year 2020-21and continuing until a notice of cessation is recorded. 6. Exemption from Special Taxes. The General Manager, or his designee is hereby authorized and directed each fiscal year to determine the specific special tax rate and amount to be levied for each parcel of real property within the CFD, in the manner and as provided in the Resolution of Formation, the Resolution of Annexation and the Rate and Method. Exemption from Special Taxes. Except as may otherwise be provided by law or by the Rate and Method, properties or entities of the State, federal or local governments shall be exempt from any levy of the special taxes. In no event shall the special taxes be levied on any parcel within the CFD or the Annexation Area in excess of the maximum tax specified in the Resolution of Formation, the Resolution of Annexation and the Rate and Method. 8. Use of Special Tax Collections. All of the collections of the special tax shall be used as provided for in the Act and in the Resolution of Formation including, but not limited to, the payment of the costs of the Services, the payment of the costs of the District in administering the CFD, and the costs of collecting and administering the special tax. 9. Manner of Collection. The special taxes shall be collected in the same manner as ordinary ad valorem taxes are collected and shall have the same lien priority, and be subject to the same penalties and the same procedure and sale in cases of delinquency as provided for ad valorem taxes; provided, however, that the General Manager is hereby authorized to collect the special taxes by other appropriate methods of collection, including direct billing to the affected property owners at such intervals deemed appropriate. 10. Severability. If for any reason any portion of this Ordinance is found to be invalid, or if the special tax is found inapplicable to any particular parcel within the CFD or the Annexation Area, by a court of competent jurisdiction, the balance of this Ordinance and the application of the special tax to the remaining parcels within the CFD shall not be affected, and to the extent the provisions of this Ordinance are enforceable by resolution, the Board declares this Ordinance to be its resolution for such purposes. 11. Execution and Publication. The Chairman shall sign this Ordinance and the Board Clerk shall cause this Ordinance to be published within 15 days after its passage at least once in a newspaper of general circulation published and circulated in the District. 12. Effective Date. This Ordinance shall take effect 30 days from September 26, 2019.

ORDINANCE NO. 06-2019 AN ORDINANCE OF THE BOARD OF DIRECTORS OF THE JURUPA AREA RECREATION AND PARK DISTRICT LEVYING SPECIAL TAXES WITHIN THE JURUPA AREA RECREATION AND PARK DISTRICT, COMMUNITY FACILITIES DISTRICT NO. 2016-1, INCLUDING ANNEXATION NO. 18 AREA THE BOARD OF DIRECTORS OF THE JURUPA AREA RECREATION AND PARK DISTRICT HEREBY RESOLVES, DETERMINES AND ORDAINS AS FOLLOWS: 1. Authority; the Board of Directors (the "Board") of the Jurupa Area Recreation and Park District (the "Park District") conducted proceedings under and pursuant to the terms and provisions of the "Mello-Roos Community Facilities Act of 1982," being Chapter 2.5, Part 1, Division 2, Title 5 (beginning with Section 53311) of the Government Code of the State of California (the "Act"), to form its Community Facilities District No. 2016-1 (the "Community Facilities District"), to authorize a special tax to finance certain public services, and to establish the appropriations limit for the Community Facilities District, all as set forth in the Board's Resolution Nos. 2016-34 and 2016-35 (the "Resolution of Formation") and "Resolution Calling Election," respectively, each adopted on July 14, 2016; and Pursuant to a special mailed-ballot election conducted on September 19, 2016, the Board was authorized to levy



## Report to City Council

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**TO:**

**FROM:** Marshall Eyerman, Chief Financial Officer

**AGENDA DATE:** November 5, 2019

**TITLE:** PUBLIC HEARING FOR THE ANNUAL ACTION PLAN FOR PROGRAM YEAR 2020-21 & TO ADOPT 2020-21 OBJECTIVES AND POLICIES

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### **RECOMMENDED ACTION**

**Recommendations: That the City Council:**

1. Conduct a Public Hearing to allow for the public to comment on the needs of low-and-moderate income residents in Moreno Valley.
2. Approve the proposed CDBG, HOME, and ESG Grant Objectives and Policies for the 2020-2021 Program Year.

### **SUMMARY**

Every year, the Department of Housing and Urban Development (HUD) allocates federal grant monies to the City of Moreno Valley known as the Community Development Block Grant (CDBG), the HOME Investment Partnerships Program (HOME), and the Emergency Solutions Grant (ESG). These grants are used to provide services to benefit low-and-moderate income persons. (See Attachment 2 for the most recent income levels). Eligible CDBG activities range from social services to capital improvements. HOME funds must be used toward the development of affordable housing programs. HUD requires that cities concentrate their programs in areas determined to contain residents of which at least 51% earn low-to-moderate incomes. These areas are referred to as 'CDBG Target Areas'. (See Attachment 3 for a map of Moreno Valley's CDBG Target Areas.)

As a condition for receiving Federal funding under the CDBG, HOME, and ESG Programs, grantee cities must prepare an Annual Action Plan consistent with the 2018-2023 Consolidated Plan as amended June 21, 2019 (Consolidated Plan). The City will conduct two public hearings and a 30-day comment period to allow for public input in

the development of these documents. The City Council is asked to open the PUBLIC HEARING to discuss and adopt Objectives/Policies and Collect Community Needs Comments. The Plan will address housing, homeless, and community development needs to be undertaken with federal funds under the CDBG, HOME, and ESG programs.

## **DISCUSSION**

### **Consolidated Plan**

The Consolidated Plan identifies the housing and community development needs of the City's low-and-moderate income community, as defined by HUD, and establishes the City's HUD-funded strategies for addressing these needs for a five-year period. It serves as the official application to HUD for the CDBG, HOME, and ESG Programs. Moreno Valley's existing Consolidated Plan was adopted two years ago and will remain in effect until June 30, 2023. Program Year 2020-2021 will be the third year of our current Consolidated Plan.

The priorities for each category in the 2018-2023 Consolidated Plan are listed below:

- CDBG Housing and Community Development Funding Priorities
  1. Capital Improvement Activities
  2. Economic Development Activities
  3. Health, Safety and Public Welfare
  4. Housing and Neighborhood Improvement Activities
  5. Historic Preservation
  6. Slum or Blight Activities
- CDBG Public Service Funding Priorities
  1. Basic Needs Related to Social Services Programs (such as, but not limited to emergency food, shelter (homelessness) and utility assistance)
  2. Community Public Safety Programs
  3. Programs Offering Low-Cost Transportation
  4. Employment Services/Programs and Job Skills Training
  5. Free/Low-Cost Programs for School-Aged Youth
  6. Fair Housing
- HOME Investment Partnerships Program (HOME) Funding Priorities
  1. Housing and Neighborhood Improvement Activities
- Emergency Solutions Grant (ESG) Funding Priorities
  1. Sheltering Homeless/Homeless Prevention Activities

### **Annual Action Plan**

For each fiscal year represented within the 2018-2023 Consolidated Plan, entitlement

cities must adopt a separate planning document called the Annual Action Plan. The Annual Action Plan identifies how the City will allocate CDBG, HOME, and ESG funds for the upcoming year while meeting the goals established in the Consolidated Plan. Each Annual Action Plan must include up-to-date Objectives and Policies for CDBG, HOME, and ESG Programs.

Prior to submittal of the FY 2020-2021 Annual Action Plan, the City will complete a series of sequential activities including three City Council meetings to:

1. Adopt current fiscal year Objectives and Policies,
2. Recommend CDBG, HOME and ESG Project Selections to Council, and
3. Adopt the program year Annual Action Plan.

An eligible use of CDBG monies is 'Public Services'. Public Services can include but not limited to food banks, homeless shelters, specialized counseling, foster youth services, and a variety of other services that benefit the City's low-to-moderate income households. HUD limits the monies that can be used toward Public Services to 15% of the overall annual CDBG allocation, which for Moreno Valley averages approximately \$2,000,000 per year. Because Public Service monies are limited and the demand is so high, staff has established a priority ranking within this objective category that assists in reaching decisions on which programs are best suited for the community within a given fiscal year.

After comprehensive research, including consideration of public input and review of various program reports, including those provided by the City's local non-profits currently serving the City's low-and-moderate income population, staff recommends the following priority ranking under the Public Service Objective:

1. Basic Needs Related Social Services Programs (such as but not limited to emergency food, shelter (homelessness), and utility assistance)
2. Community Public Safety Programs
3. Programs Offering Low-Cost Transportation
4. Employment Services/Programs and Job Skills Training
5. Free/Low-Cost Programs for School-Aged Youth
6. Fair Housing

## **Public Engagement**

Citizen participation is one of the most important components of the Annual Action Plan process. To solicit public input during the development of the plans, two public hearings and a 30-day comment period will be administered. Before the City can begin the project selection process for CDBG, HOME, and ESG, HUD requires the City to complete a mandatory 'Citizen Participation Process' and adopt objectives and policies that reflect the current needs of the community.

## Moreno Valley's 'Citizen Participation Process'

The 'Citizen Participation Process' is intended to encourage active and informed participation in the CDBG, HOME, and ESG Programs by the community. Each year as part of this process, Moreno Valley holds community-based Public Meetings and Public Hearings to receive input on the current needs of its low-to-moderate income residents. Attendees are asked to comment on issues and problems affecting low-to-moderate income persons so that the City can make informed funding decisions.

Comments received at these meetings are taken into consideration when forming the Objectives and Policies for the program year.

| <u>Preliminary Dates</u>    | <u>Event</u>   |
|-----------------------------|--|
| Tuesday, October 22, 2019   | Public Meeting 1: Finance Subcommittee to Review Action Plan Calendar and FY 2020/21 Objectives/Polices  |
| Tuesday, November 5, 2019   | Public Hearing 1: Public Hearing to Adopt FY 2020/21 Objectives/Policies & Collect Community Needs Comments  |
| Thursday, December 19, 2019 | Notice of Funding Availability (NOFA) Available.<br>APPLICATIONS AVAILABLE FOR DISTRIBUTION.   |
| Thursday, January 9, 2020   | In-Person Application Workshop   |
| Friday, January 31, 2020    | Applications Due from Applicants   |
| Tuesday, March 24, 2020     | Public Meeting 2: Open Technical Review Committee meeting - Applicants are invited to attend and are provided with an opportunity to explain programs in person. |
| Tuesday, April 21, 2020     | Public Hearing 2: Public Hearing to Review Project Recommendations as issued by the Finance Subcommittee   |
| Tuesday, May 05, 2020       | Public Hearing 3: Approve Annual Action Plan   |
| Friday, May 15, 2020        | Submittal of 2020-21 Action Plan to HUD  |

### **Purpose of Objectives and Policies**

In accordance with HUD's requirements, Moreno Valley's Objectives and Policies must be re-evaluated each year to ensure they adequately reflect the current needs of the community. The updated Objectives and Policies must then be adopted by the City Council for the upcoming CDBG, HOME, and ESG program year. Objectives and Policies primarily focus on: (1) defining the City's funding priorities, (2) offering project selection criteria, and (3) providing guidance for staff when reviewing and recommending programs and projects for funding. Both are distributed to non-profit agencies who are interested in applying for funding to develop a local social service program in Moreno Valley and convey important information about the eligible categories of programs and the City's priorities for local organizations.

### **30-Day Public Comment Period**

In accordance with the City's Citizen Participation Plan, the City will release the draft 2020-2021 Annual Action Plan for public comment. The documents will be made available to the public for a 30-day review and comment period beginning on April 2, 2020 and ending on May 5, 2020.

## **ALTERNATIVES**

The City Council has the following alternatives:

1. City Council may conduct a Public Hearing, receive comments, and adopt the proposed CDBG, HOME, and ESG Objectives and Policies as listed on Attachment 1. The City Council may amend or reprioritize any of the proposed Objectives and Policies. Staff recommends this alternative as doing so will meet HUD's requirements, as well as provide the public and staff with direction regarding funding proposals for FY 2020-21.
2. City Council may choose not to adopt the proposed CDBG, ESG, and HOME Objectives and Policies as listed on Attachment 1. Staff does not recommend this alternative because it would delay the necessary measures to meet HUD's established deadline for submission of these documents.

## **FISCAL IMPACT**

The City, as an entitlement city for CDBG, HOME, and ESG funds, receives grant funds every year to carry out eligible housing and community development activities. Further, staffing costs for administering the CDBG, HOME, and ESG programs are covered by an administration cap within each program. No General Fund money is used for the CDBG, HOME, or ESG programs; therefore, there is **NO FISCAL IMPACT TO THE GENERAL FUND.**

## **NOTIFICATION**

Notice of this meeting was published in the local edition of the Press-Enterprise newspaper on October 17, 2019.

## **PREPARATION OF STAFF REPORT**

Prepared By:  
Dena Heald  
Financial Operations Division Manager

Department Head Approval:  
Marshall Eyerman  
Chief Financial Officer / City Treasurer

## **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

**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. FY 2020-21 Objectives and Policies\_DRAFT
- 2. 2019 HUD Income Limits Summary
- 3. CDBG\_HUD\_Target Areas for Reference

**APPROVALS**

|                         |                   |                   |
|-------------------------|-------------------|-------------------|
| Budget Officer Approval | <u>✓ Approved</u> | 10/22/19 5:07 PM  |
| City Attorney Approval  | <u>✓ Approved</u> | 10/25/19 12:42 PM |
| City Manager Approval   | <u>✓ Approved</u> | 10/28/19 10:00 AM |

# City of Moreno Valley

## Community Development Block Grant (CDBG), HOME Investment Partners (HOME) & Emergency Service Grant (ESG)

### Objectives and Policies FY 2020-2021

The City of Moreno Valley (“City”) has established the following Objectives and Policies in order to give maximum priority to projects and activities that will benefit low-to-moderate income residents. Proposed programs for the upcoming year should fit into one of the categories of Program Objectives.

The Housing and Urban Development (“HUD”) CDBG programs must also fit into one of the listed National Objectives. Staff will abide to the given policies when reviewing proposed programs for potential funding.

#### **CDBG NATIONAL OBJECTIVES**

In order for an activity or program to be eligible for CDBG funding, it must qualify as meeting one or more of the following three national objectives as well as one of the general program objectives below:

- 1) Activities Benefiting Low- and Moderate-income Persons and/or Households:  
A low-to-moderate income person or household is one having an income equal to or less than the Section 8 lower income limits established by HUD. This objective includes direct services to the low-to-moderate income, services benefitting a low-income area, or ‘limited clientele’, who are designated groups presumed by HUD to automatically qualify as low-to-moderate income.
- 2) Activities Which Aid in the Prevention or Elimination of Slums or Blight:  
This objective can be achieved on a spot basis, area basis, or address blight in a designated urban renewal area.
- 3) Activities Designed to Meet Community Development Needs Having a Particular Urgency: This objective is given priority under formally declared state of emergencies and is normally used to alleviate urgent conditions caused by major catastrophes, natural disasters, or other emergencies that presents a serious and immediate threat to the health and welfare of the community.

**GENERAL PROGRAM OBJECTIVES** (listed alphabetically)

**Capital Improvement Activities\***

Acquisition, design, construction, and installation of needed public facilities and improvements located in CDBG income eligible Census Tracts (“Target Areas”) within the City where infrastructure is missing or substandard. Public facilities and improvements may include the Americans with Disabilities Act (ADA) compliant ramps and sidewalk improvements, storm drains, and water and sewer lines. Improvements shall facilitate pedestrian activity, eliminate flooding, and provide for safer streets within the Target Areas.

**Economic Development Activities\***

Expanded economic opportunities through micro-enterprise loan programs and counseling as well as employment and job skills programs to create and retain jobs for low-and-moderate persons.

**Fair Housing Activities \***

The promotion of housing choice and support of state and federal fair housing laws to ensure that all residents have access to a decent home in a suitable living environment in the City. Fair Housing activities are met by promoting and affirmatively furthering equitable housing opportunities through education, counseling, enforcement, and training.

This objective also includes the prevention of foreclosure through counseling, mediation, and case management for homeowners facing mortgage delinquency, default, or any stage of foreclosure, thereby maintaining safe, stable neighborhoods and community.

**Health, Safety, and Public Welfare**

Eliminating conditions that are detrimental to health, safety, and public welfare through interim rehabilitation, community policing, abused child advocacy services, etc.

**Historic Preservation\***

Restoring and preserving properties formally designated as historic structures.

**Homeless/Homeless Prevention Activities**

Improve the quality of life for the city’s homeless and those threatened with homelessness by extending emergency services aimed at assisting, protecting,

and improving the living conditions and ultimately stabilizing the housing situation of those individual(s).

### **Housing and Neighborhood Improvement Activities**

Conserving and improving housing stock through rehabilitation of units occupied by low-and-moderate income households. Activities are designed to: (1) improve existing substandard or deteriorated housing stock that does not meet building, safety, or fire code and (2) achieve the goals identified in the City's Consolidated Plan.

### **Public Service Activities**

Improving the quantity and quality of public services, principally for low-and-moderate income persons, including the homeless, elderly, and disabled. The following services are identified by order of priority:

- (1) 'Basic Needs' Related Social Services Programs such as, but not limited to, emergency food and shelter (homelessness), abused children advocacy and utility assistance
- (2) Community Public Safety Programs
- (3) Programs offering Low-Cost Transportation
- (4) Employment Services/Programs and Job (Skills) Training
- (5) Free/Low-Cost programs for School-Aged Youth
- (6) Fair Housing Activities

### **Slum or Blight Activities**

Elimination of slums and blight in order to prevent the deterioration of City neighborhoods, principally in the CDBG Target Areas.

***\* These activities pertain to the CDBG Program only.***

## POLICIES

In order to meet the objectives and ensure efficient use of CDBG, HOME, and ESG funds, the following policies have been established:

### City Projects and Programs

Certain public improvements, such as storm drains, curb, gutter, and sidewalks may at the Council's discretion be given priority and that provide long term benefits to improve low-and-moderate income CDBG Target Areas. Examples of these City sponsored programs include Community Policing and Neighborhood Clean-ups.

### Provider Collaboration

Providers (local non-profits) that intend to provide similar services and programs to Moreno Valley's low-and-moderate residents shall be given funding priority for combining resources and efforts into a single program. Providers complete and submit a single CDBG, ESG and/or HOME application on behalf of the collaborating group. Funding priority would be given at the time of the application review based on critical factors such as goals and service area/persons benefited that match with those of the City's, prior accomplishments with similar grant programs for the City, completeness of the application, organizational and technical competency, etc.

### Local Services

Providers that are located in the City will be given funding priority when they are providing services equivalent to those offered by providers located outside the City.

The ultimate goal is to have services available and accessible within the City limits to serve all residents, especially those of low-and-moderate income. Prior to final selection of projects, other factors such as track record and experience will need to be considered.

### Minimum Grant Level

A recommended minimum grant level of \$15,000 for CDBG, \$25,000 for HOME, and \$50,000 for ESG (excluding Homelessness Management Information Systems) has been established for the purpose of ensuring the most efficient use of these funds. Any exception is subject to City Manager approval.

### Project and Program Funding

Pre-existing Projects and Programs having other funding sources will be given priority. Grant funding is intended to supplement a project or a program and not be its full funding source.

Federal funding varies from year to year as do the needs of the community. Therefore, it is important for a project or program to sustain itself should City funding not be available. Such an approach will also provide for the maximum leveraging and impact.

### **Minimal Applicant Requirements**

In order to ensure an applicant is adequately qualified to administer an activity per the federal statutes and regulations, a set of minimal applicant requirements shall be established for inclusion in the grant application. The requirements shall be reasonable and comply with HUD regulations and best practice recommendations. It is preferred that an applicant have a minimum of three years of successful grant management experience. This may be supported by written documentation; for example, unqualified audit opinion letter.

### **Multi-Year Agreements**

For CDBG and ESG, the City shall execute a standard subrecipient agreement and offer the possibility of multi-year agreements. Extensions shall be issued only in instances where funding and time restrictions allow.

### **ESG Match Requirements**

Federal regulations require a 100% match for the ESG program. The City shall require the subrecipient be responsible for the full match. The match may be met with a combination of cash or in-kind services. HUD regulations allow for the match to come from other grant sources.

Proof of 100% match is required prior to a notice to proceed and the execution of a contract with the City. Initial documentation of proof of match shall be provided with the application for evaluation. Final verifiable third-party documentation providing proof of award and availability of funds shall be provided before entering into agreement with the City. If proof of award cannot be provided, then any award of ESG funds will be adjusted as necessary based on the available verified match.

### **ESG Program Costs**

The City must ensure that all costs charged to ESG are allowable, allocable and reasonable for the proper performance and administration of the award. Direct and indirect project costs should be reasonable relative to the total costs of the project/program. An approved indirect cost rate must be provided in order to recover indirect costs.

*\* These activities pertain to the CDBG Program only.*

# 2019 INCOME LIMITS

Revised Annually by the Dept. of Housing & Urban Development (HUD)

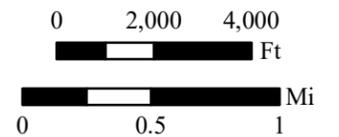
| Annual Income Level  | % of Area Median | Number of Persons in Household |           |           |           |           |           |           |          |
|----------------------|------------------|--------------------------------|-----------|-----------|-----------|-----------|-----------|-----------|----------|
|                      |                  | 1                              | 2         | 3         | 4         | 5         | 6         | 7         | 8        |
| Extremely Low Income | 30%              | \$15,100                       | \$17,250  | \$21,330  | \$25,750  | \$30,170  | \$34,590  | \$39,010  | \$43,43  |
| Very Low Income      | 50%              | \$ 25,150                      | \$ 28,750 | \$ 32,350 | \$ 35,900 | \$ 38,800 | \$ 41,650 | \$ 44,550 | \$ 47,40 |
| Low Income           | 80%              | \$40,250                       | \$46,000  | \$51,750  | \$57,450  | \$62,050  | \$66,650  | \$71,250  | \$75,85  |

Attachment: 2019 HUD Income Limits Summary (3735 : PUBLIC HEARING FOR THE ANNUAL ACTION PLAN FOR PROGRAM YEAR 2020-21 &

# CITY OF MORENO VALLEY HUD LOW-MOD CENSUS TRACTS/BLOCK 2019

EFFECTIVE DATE: JULY 1, 2019

 HUD Low-Mod Tracts/BlkGrps

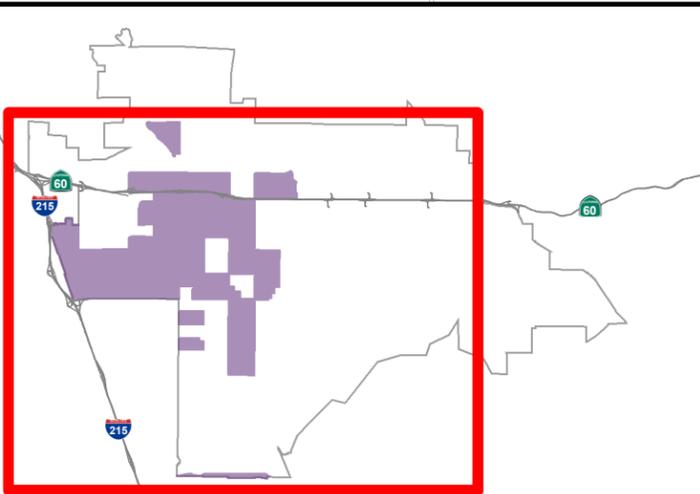
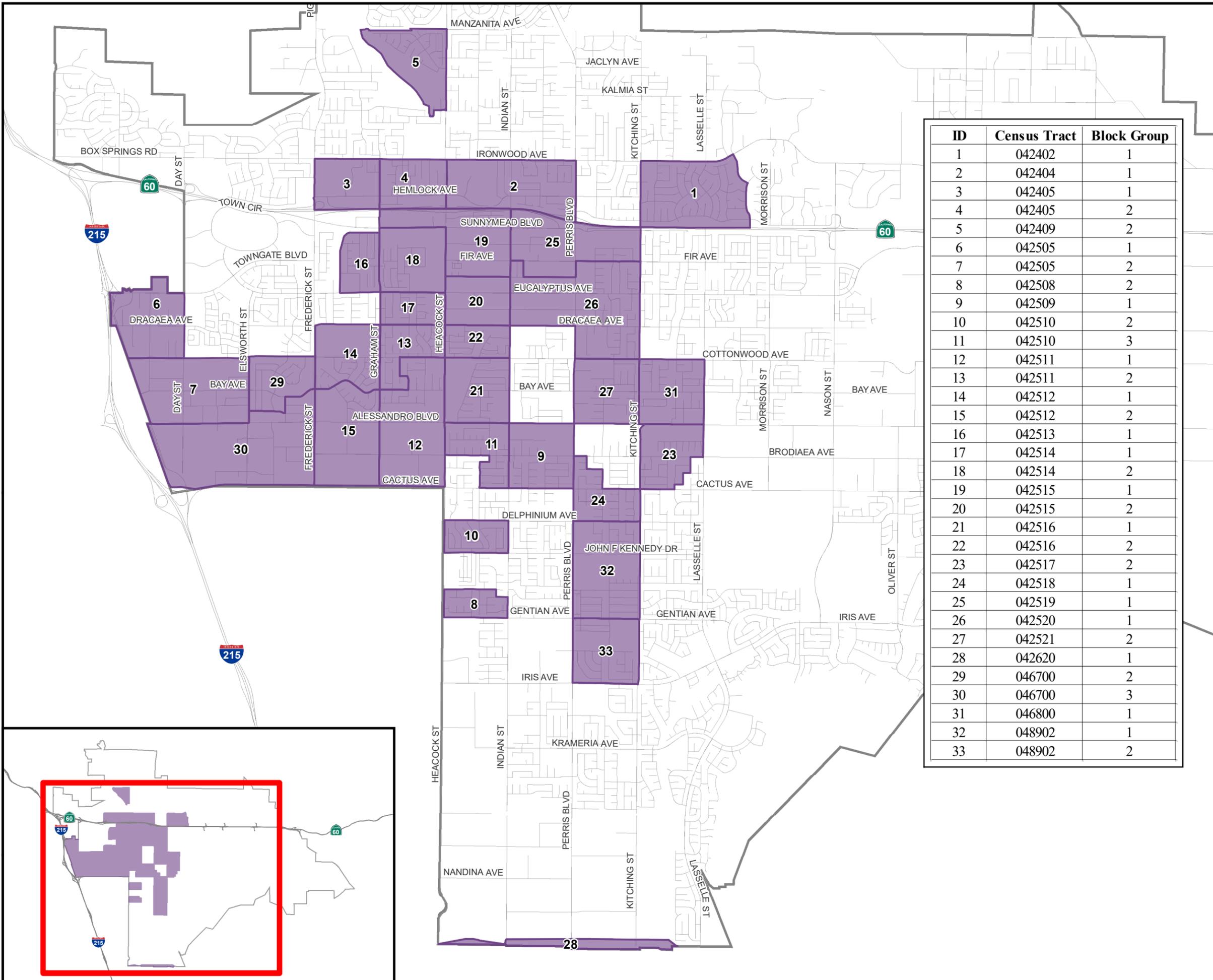


**Map Produced by Moreno Valley Geographic Information System**  
Geographic Information in:  
State Plane NAD 83 California Zone 6 Feet  
G:\Divisions\Finance\2019\MXD\  
CDBG\_HUD\_Tracts042919B.mxd  
29 April 2019

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 claim: losses or damages resulting from the use of this map.



| ID | Census Tract | Block Group |
|----|--------------|-------------|
| 1  | 042402       | 1           |
| 2  | 042404       | 1           |
| 3  | 042405       | 1           |
| 4  | 042405       | 2           |
| 5  | 042409       | 2           |
| 6  | 042505       | 1           |
| 7  | 042505       | 2           |
| 8  | 042508       | 2           |
| 9  | 042509       | 1           |
| 10 | 042510       | 2           |
| 11 | 042510       | 3           |
| 12 | 042511       | 1           |
| 13 | 042511       | 2           |
| 14 | 042512       | 1           |
| 15 | 042512       | 2           |
| 16 | 042513       | 1           |
| 17 | 042514       | 1           |
| 18 | 042514       | 2           |
| 19 | 042515       | 1           |
| 20 | 042515       | 2           |
| 21 | 042516       | 1           |
| 22 | 042516       | 2           |
| 23 | 042517       | 2           |
| 24 | 042518       | 1           |
| 25 | 042519       | 1           |
| 26 | 042520       | 1           |
| 27 | 042521       | 2           |
| 28 | 042620       | 1           |
| 29 | 046700       | 2           |
| 30 | 046700       | 3           |
| 31 | 046800       | 1           |
| 32 | 048902       | 1           |
| 33 | 048902       | 2           |



Attachment: CDBG\_HUD\_Target Areas for Reference (3735 : PUBLIC HEARING FOR THE ANNUAL ACTION PLAN FOR PROGRAM YEAR 2020-



## Report to City Council

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**TO:**

**FROM:** Patty Nevins, Acting Community Development Director

**AGENDA DATE:** November 5, 2019

**TITLE:** PROPOSAL FOR A GENERAL PLAN AMENDMENT, ZONE CHANGE, AND PLOT PLAN FOR THE COURTYARDS AT COTTONWOOD PROJECT, AN 80 UNIT AFFORDABLE RESIDENTIAL DEVELOPMENT WITH 1 MANAGERS UNIT ON 8.37 ACRES, LOCATED AT THE NORTHEAST CORNER OF COTTONWOOD AVENUE AND INDIAN STREET

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### **RECOMMENDED ACTION**

#### **Recommendations: That the City Council:**

1. **ADOPT** Resolution 2019-XX: A Resolution of the City Council of the City of Moreno Valley **CERTIFYING** the Mitigated Negative Declaration prepared for General Plan Amendment (PEN19-0108), Zone Change (PEN19-0109), and Plot Plan (PEN19-0110) has been completed in compliance with the California Environmental Quality Act, and **ADOPTING** the Mitigation Monitoring and Reporting Program prepared for Plot Plan PEN19-0110; and
2. **ADOPT** Resolution 2019-XX: **APPROVING** General Plan Amendment application (PEN19-0108) to change the land use designation of a 6.79-acre portion of the site from Residential 5 to Residential 10, and of a 1.59-acre portion of the project site from Residential 5 to Public Facilities based on the findings contained in the resolution; and
3. **INTRODUCE** and conduct the first reading by title only of Ordinance No. XXX, approving a Zone Change (PEN19-0109) to revise the zoning designation on the official city Zoning Atlas from Residential 5 (R5) District to Residential 10 (R10) District and Public (P) District for the areas described in the Ordinance, based on the findings contained in the Ordinance; and

4. **ADOPT** Resolution No. 2019-XX, **APPROVING** Plot Plan application (PEN19-0110) based on the findings contained in the Resolution, and subject to the conditions of approval included as Exhibit A; and; and
5. **SCHEDULE** the second reading and adoption of Ordinance No. XXX for the next regular City Council meeting.

## **SUMMARY**

The applicant, Moreno Valley Housing Authority, has submitted the Courtyards at Cottonwood project, consisting of entitlements supporting the development of an 80-unit affordable multiple family residential development with 1 manager unit on property located at the northeast corner of the intersection of Cottonwood Avenue and Indian Street. Proposed applications include a General Plan Amendment, Zone Change, Plot Plan, and associated environmental review.

## **DISCUSSION**

### **Background**

On October 10, 2019, the Planning Commission voted 7-0 recommending the City Council approve the proposed project including a General Plan Amendment, Zone Change, Plot Plan, and Certification of a Mitigated Negative Declaration (MND), including approval of a Mitigation Monitoring and Reporting Program (MMRP), pursuant to the California Environmental Quality Act (CEQA).

## **PROJECT DESCRIPTION**

### **Project**

The applicant, Moreno Valley Housing Authority, is seeking approval for the construction and operation of “The Courtyards at Cottonwood.” The project proposes to construct an 80-unit affordable multiple family residential development with 1 manager unit, within two (2) two-story multi-family buildings, a one-story senior residential building, a 4,840 square-foot community building including a manager’s unit, as well as parking and a variety of site recreational amenities. The project site encompasses 8.37 gross acres (6.78 net acres).

### **General Plan Amendment**

The City of Moreno Valley General Plan designates the project site as Residential 5 allowing for a maximum density of five dwelling units per acre. The applicant is proposing a General Plan Amendment, PEN19-0108, to change the land use of a 6.78-acre portion of the project site, Parcel 1, from Residential 5 to Residential 10, allowing a maximum of 10 dwelling units per acre. The balance of the site, a 1.59-acre portion, Parcel 2, would be amended from Residential 5 to Public Facilities, to match the General Plan designation of the school, to the north of the site. The proposed General

Plan Amendment will allow for the development of the proposed 6.78 acre Parcel 1 as an 80-unit affordable multiple family residential development with 1 managers unit.

### **Zone Change**

Consistent with the current General Plan land use designation the project site is currently zoned Residential 5 (R5) District, which allows for a maximum density of 5 dwelling units per acre.

The proposed Zone Change, PEN19-0109, would rezone Parcel 1 from Residential 5 (R5) District to Residential 10 (R10) District, which would allow a maximum of 10 dwelling units per acre, and Parcel 2 from Residential 5 (R5) District to Public (P) District , consistent with the existing school site to the north.

### **Plot Plan**

The proposed project, Plot Plan PEN19-0110, is a gated, affordable residential development on an 8.37-acre site (6.78 net acres) located at the northeast corner of Cottonwood Avenue and Indian Street in the City of Moreno Valley. The proposed development will consist of an 80-unit affordable multiple family residential development with 1 manager unit, within two (2) two-story, 30-unit family buildings with a total of eight (8) 1-bedroom, twenty-four (24) 2-bedroom and twenty-eight (28) 3-bedroom units. The proposed development also includes a one-story, 20-unit senior building with sixteen (16) 1-bedroom and four (4) 2-bedroom units.

The proposed project will also include a 4,840 square-foot community building with management, leasing services and maintenance offices, a maintenance garage, computer lab, laundry room and a full kitchen. Site amenities are also proposed to include a community pool, tot lot, basketball court and a walking path. A manager's unit will be located on the second floor of the community building.

The three residential buildings are located on the westerly two-thirds of the site and are separated from the existing residential neighborhood to the east by community open space, landscaping and the community building, which will provide a buffer to the existing homes. The project is gated with the main entrance on Cottonwood Avenue. Visitor parking is provided outside the gated entry southwest of the community building.

Additionally, the project will extend Myrna Street westerly to form a cul-de-sac. This will improve circulation within the existing neighborhood to the east. The project will not take vehicle or pedestrian access from the cul-de-sac.

### **Affordable Housing Incentives**

The proposed development will be an affordable housing project that will be rented to extremely low-income households (up to 30% of median income), and low-income households (up to 60% median income). All income-restricted units will be offered at

rents that do not exceed affordable rents as defined in the California Health and Safety Code. A total of 20 units will be reserved for senior citizen households.

Per the City's density bonus program for affordable housing, found in Section 9.03.050, the project is eligible for a number of incentives or concessions in exchange for long term affordability; these include the following:

**Increased Density** – The project is eligible for a twenty-five (25%) percent density bonus plus and additional incentives as a minimum of 30% of the units will be affordable to households earning less than fifty percent (50%) of the area median income. Therefore, the proposed base density of 10 dwelling units per acre is increased to 12.5 dwelling units per acre. The project as proposed is consistent with this density bonus, being developed at a density of 11.93 dwelling units per acre.

**Affordable Parking Reduction** – The City's density bonus program for affordable housing allows for a parking reduction of 0.5 parking spaces for each dwelling units that is affordable to very low- and low-income households. The project is proposing that all 80 units will be affordable to very low- or low-income households; therefore, the total affordable housing parking reduction is 40 parking spaces. The total required parking for the project when applying the reduction is 118 spaces. Site access and parking are discussed further below.

**Modification of Development Standards** – Consistent with the City's density bonus program for affordable housing the applicant is requesting a reduction in private open space requirement for each ground floor unit. The proposed reduction is from 150 sq. ft. to 100 sq. ft. The proposed 100 sq. ft. private open area is consistent with the requirements for second story units. This concession is consistent with the density bonus program and will not result in other reductions in overall project requirements for open space, landscaping, or any increases in allowable lot coverage for the project.

**Development Impact and Park Impact Fee Reductions** – Consistent with the City's density bonus program the applicant has also requested a reduction in the Development Impact Fees and Park Land Impact Mitigation Fee collected for the project. The density bonus program allows for a fifty (50%) percent reduction in these fees for each unit affordable to very low-income households. Further, a twenty-five (25%) percent reduction in these fees is allowed for each unit affordable to low-income households.

The details of these incentives and associated affordability requirements will be incorporated into a Density Bonus Housing Agreement between the owner and the City, which the project has been conditioned to execute, prior to issuance of building permits.

### **Site/ Surrounding Area**

The vacant project site is located at the northeast corner of Cottonwood Avenue and Indian Street. Surrounding uses include Moreno Valley Adult School/March Mountain High School to the north within the Public (P) District to the north, and single-family residential development within the Residential 5 (R5) District to the south, east and

west. The proposed multifamily residential development has been designed to be compatible with the adjacent uses by providing appropriate setbacks between the residential structures and the existing single-family residences.

### **Access/Parking**

The project site will have a total of two points of access, including a full access entrance and exit on Cottonwood Avenue and an exit only on Indian Street. Both accesses have been designed with vehicle gates that will be operated electronically. Appropriate stacking has been provided to allow vehicles to cue on-site while the gates are opening.

The proposed residential project as designed provides a total of 118 parking spaces including 83 carports, 35 open parking spaces for residents and guests. Required parking for the project is 118 spaces, which includes an affordable housing parking reduction of 0.5 parking spaces per unit for a total reduction of 40 spaces. The project as designed satisfies all parking requirements of the City's Municipal Code including ADA accessible parking.

The driveways and interior drive aisles within the site have been reviewed and approved by the Fire Prevention Bureau for fire truck access. The site design has been evaluated to ensure for adequate truck maneuvering for delivery trucks and trash pick-up.

### **Design/Landscaping**

The buildings reflect a contemporary architectural style with high durability materials including: concrete shake style roofing, metal awnings, stacked stone accents, and energy efficient windows. The proposed senior units are located in a single story building that fronts Cottonwood Avenue with 2-story buildings to the north. A single story building was intentionally placed at the intersections of Cottonwood Avenue and Indian Street to respect the existing residential form of the neighborhood.

The design of the proposed project conforms to all development standards of the Residential 10 (R10) District and the City's Municipal Code. The project has been designed to meet required landscaped standards and objectives set forth in the City's Municipal Code Chapter 9.17. The landscape elements of the project include the landscape setback areas along Cottonwood Avenue and Indian Street, parking lot landscape, street trees and landscape treatments around the perimeter of the site, buildings and outdoor recreation areas. The walls and fences for this project will consist of oversized stacked stone and masonry pilasters and undulating tubular steel fencing for visual interest along the street. An accent feature with decorative wall elements and enhanced landscaping will be located on the perimeter of the site at the corner of Cottonwood Avenue and Indian Street.

### **ENVIRONMENTAL**

The project has been evaluated in accordance with the California Environmental Quality Act (CEQA) Guidelines. The City prepared an Initial Study and based upon the thorough

analysis of potential environmental impacts, it was determined the proposed project will not have a significant effect on the environment with the implementation of mitigation measures identified, therefore a Mitigated Negative Declaration was found to be appropriate for this project. Technical studies prepared for the project included an air quality & greenhouse gas emissions quantification report, trip generation assessment, multiple species habitat conservation plan (MSHCP) consistency, cultural resources assessment, arborist report, phase 1 environmental site assessment, geotechnical and infiltration investigation report, water quality management plan (WQMP), and acoustical analysis. The Mitigated Negative Declaration represents the City's independent judgment and analysis.

A Mitigation Monitoring and Reporting Program has been prepared to ensure implementation of the mitigation measures (see Attachment 5).

Public notice of the availability of the Initial Study / Mitigated Negative Declaration was published in the newspaper for a 20-day public review period consistent with requirements of the CEQA Guidelines, prior to taking any final action on the determination.

### **ALTERNATIVES**

1. Conduct a public hearing on this project, and take actions to certify the Initial Study/Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program, and approve the General Plan Amendment, Zone Change and Plot Plan applications, consistent with the recommendations of the Planning Commission. *Staff recommends this alternative.*
2. Conduct a public hearing on this project, and do not approve the applications for this project. This action would retain the existing Residential 5 General Plan land use designation and associated zoning designation for the project site, and would not certify the Mitigated Negative Declaration, or approve the Plot Plan applications. *Staff does not recommend this alternative.*

### **NOTIFICATION**

The City Council public hearing notice for this project was published in the local newspaper on October 25, 2019. Public notices were sent to all property owners of record within 600 feet of the project site on October 24, 2019. The public hearing notice for this project was posted on the project site on October 25, 2019.

Prior to the Planning Commission meeting, staff received one comment letter with regard to the application, which is provided as Attachment 12. Should additional comments be received prior to the City Council hearing, they will be provided at the meeting.

### **PREPARATION OF STAFF REPORT**

Prepared By:  
Jerry Guarracino  
Contract Planner

Department Head Approval:  
Patty Nevins  
Acting Community Development Director

**CITY COUNCIL GOALS**

None

**CITY COUNCIL STRATEGIC PRIORITIES**

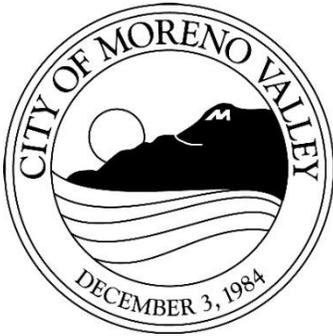
- 1. Economic Development
- 2. Public Safety
- 3. Library
- 4. Infrastructure
- 5. Beautification, Community Engagement, and Quality of Life
- 6. Youth Programs

**ATTACHMENTS**

- 1. Public Hearing Notice
- 2. Radius Map
- 3. Resolution 2019-XX - CEQA Documentation
- 4. Exhibit A to Resolution No. 2019-XX IS-MND
- 5. Exhibit B to Resolution No. 2019-XX - MMRP-072519
- 6. Resolution 2019-XX - General Plan Amendment
- 7. Exhibit A to Resolution No. 2019-XX - General Plan Amendment
- 8. Ordinance 2019-XX - Zone Change
- 9. Exhibit A to Ordinance No. 2019-XX - Change of Zone
- 10. Resolution 2019-XX - Plot Plan
- 11. Exhibit A to Resolution No. 2019-XX - Conditions of Approval
- 12. Public Comment
- 13. Site Plan
- 14. Building Elevations
- 15. Floor, Roof and Section Plans
- 16. Preliminary Grading Plan
- 17. Aerial Map

**APPROVALS**

|                         |                   |                  |
|-------------------------|-------------------|------------------|
| Budget Officer Approval | <u>✓ Approved</u> | 10/24/19 7:22 AM |
| City Attorney Approval  | <u>✓ Approved</u> | 10/30/19 4:02 PM |
| City Manager Approval   | <u>✓ Approved</u> | 10/31/19 2:58 PM |



# This may affect your property Notice of PUBLIC HEARING

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

**Project:** PEN19-0108 – General Plan Amendment  
PEN19-0109 – Change of Zone  
PEN19-0110 – Plot Plan  
PEN19-0097 – Expanded Environmental Review  
**Applicant/Owner:** Moreno Valley Housing Authority  
**Representative:** David J. Slawson, Winchester Associates Inc.  
**Location:** Northeast corner of Cottonwood Avenue and Indian Street  
**APN's:** 482-161-021 through 482-161-024  
**Proposal:** The applicant is requesting approval of the following entitlements for an 8.37-acre site: 1) a General Plan Amendment to amend the land use of a 6.78-acre portion of the project site, Parcel 1, from Residential 5 to Residential 10 and a 1.59-acre portion of the project site, Parcel 2, from Residential 5 to Public; 2) a Change of Zone to rezone Parcel 1 from Residential 5 District (R5) to Residential 10 District (R10) and Parcel 2 from Residential 5 District (R5) to Public (P); 3) a Plot Plan to construct an 80-unit gated affordable housing development and a managers unit on Parcel 1; and 4) a Mitigated Negative Declaration and pursuant to CEQA.  
**Council District:** 1

could approve changes or alternatives to the proposal.

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

**Environmental Determination:** The City of Moreno Valley has reviewed the above project and has prepared an Initial Study in accordance with California Environmental Quality Act (CEQA) Guidelines Section 15070. The Mitigated Negative Declaration represents the City's independent judgment and analysis. The proposed project will not have a significant effect on the environment with the implementation of mitigation measures.

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

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

The City Council, at the Hearing or during deliberations,



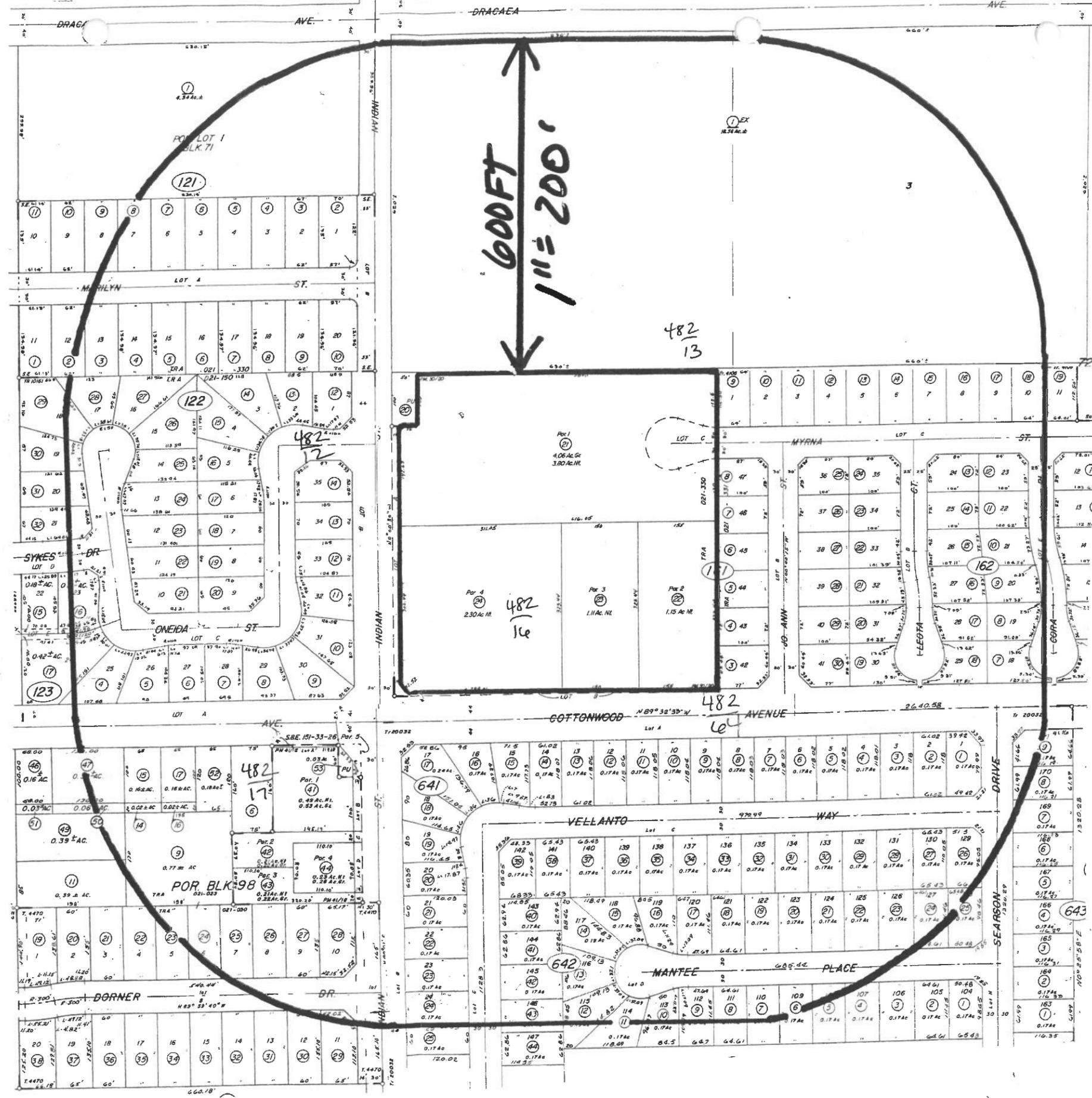
Attachment: Public Hearing Notice [Revision 2] (3772 : PEN19-0110 CC)

**CITY COUNCIL HEARING**  
City Council Chambers, City Hall  
14177 Frederick Street  
Moreno Valley, Calif. 92553

**DATE AND TIME:** November 5, 2019, 6:00 p.m.  
**CONTACT PLANNER:** Jerry Guarracino  
**PHONE:** (951) 413-3206

*Upon request and 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 48 hours before the meeting. 48-hour notification will enable the City to make reasonable arrangements to ensure accessibility to this meeting.*

1" = 200'  
N



Attachment: Radius Map (3772 : PEN19-0110 CC)

## CITY COUNCIL RESOLUTION NO. 2019-XX

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MORENO VALLEY CERTIFYING THE INITIAL STUDY AND MITIGATED NEGATIVE DECLARATION AND ADOPTING THE MITIGATION MONITORING AND REPORTING PROGRAM FOR THE COURTYARDS AT COTTONWOOD APARTMENTS PROJECT, LOCATED AT THE NORTHEAST CORNER OF COTTONWOOD AVENUE AND INDIAN STREET (ASSESSOR PARCEL NUMBERS 482-161-021, 482-161-022, 482-161-023, AND 482-161-024)

**WHEREAS**, the Moreno Valley Housing Authority has filed applications for the construction and operation of the Courtyards at Cottonwood project, which includes a General Plan Amendment, PEN19-0108, Zone Change, PEN19-0109, and Plot Plan PEN19-0110. The project proposes to construct an 80-unit affordable multiple family residential development with 1 manager unit, within two (2) two-story multi-family buildings, a one-story senior residential building, a 4,840 square-foot community building including a manager's unit, as well as parking and a variety of site recreational amenities. The project site encompasses 8.37 gross acres (6.78 net acres) and is located at the northeast corner of Cottonwood Avenue and Indian Street. The Plot Plan application shall not be approved unless the Mitigated Negative Declaration is certified and the associated General Plan Amendment and Zone Change Applications are approved; and

**WHEREAS**, the applications for the Project have been evaluated in accordance with established City of Moreno Valley (City) procedures, and with consideration of the Municipal Code, General Plan, and other applicable regulations; and

**WHEREAS**, an Initial Study, supporting technical studies, and Mitigated Negative Declaration for the Project were prepared, consistent with the California Environmental Quality Act (CEQA); and

**WHEREAS**, the City of Moreno Valley (City) worked with the environmental consultant, MaxSum Development, LLC., in the preparation of an Initial Study checklist; and

**WHEREAS**, a 20-day public review period of the Initial Study and Mitigated Negative Declaration commenced on September 20, 2019 and concluded on October 10, 2019. The public notice of Intent to adopt the Mitigated Negative Declaration was mailed to interested parties, public agencies, as well as published in the local newspaper on September 20, 2019 and filed with the Riverside County Clerk on September 19, 2019; and

**WHEREAS**, the City, in conducting its own independent analysis of the Final Mitigated Negative Declaration, determined that a Mitigated Negative Declaration is an

appropriate environmental determination for the Project as there is no substantial evidence that demonstrates that the Project, with mitigation, would result in any significant environmental impacts; and

**WHEREAS**, a Mitigation Monitoring and Reporting Program (MMRP) has been prepared in accordance with CEQA Guidelines, and is designed to ensure compliance with the identified mitigation measures outlined in the Mitigated Negative Declaration through Project implementation; and

**WHEREAS**, the City of Moreno Valley, Community Development Department, located at 14177 Frederick Street, Moreno Valley, California 92552 is the custodian of documents and other materials that constitute the record of proceedings upon which the decision to adopt the Mitigated Negative Declaration is based; and

**WHEREAS**, the Planning Commission of the City of Moreno Valley held a public hearing on October 10, 2019 to consider the subject application and all environmental documentation prepared for the project and recommended approval of the project by the City Council; and

**WHEREAS**, on October 25, 2019 the City Council public hearing notice for this project was published in the local newspaper, sent to all property owners of record within 600 feet of the project, and posted on the project site; and

**WHEREAS**, the City Council of the City of Moreno Valley considered the Project, including all environmental documentation, at a public hearing held on November 5, 2019; and

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

**WHEREAS**, the City Council considered the Initial Study prepared for the Project for the purpose of compliance with the California Environmental Quality Act (CEQA). Based on the Initial Study including all supporting technical evidence, it was determined that the project impacts are expected to be less than significant with compliance with mitigation measures outline in the Mitigation Monitoring and Reporting Program, and therefore certification of the Mitigated Negative Declaration is an appropriate action for the Project.

**NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF MORENO VALLEY, CALIFORNIA, DOES HEREBY RESOLVE AS FOLLOWS:**

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

B. Based upon substantial evidence presented to this City Council during the above-referenced meeting on November 5, 2019, including written and oral staff reports, and the record from the public hearing, this City Council finds as follows:

1. **Independent Judgment and Analysis** – City staff coordinated the preparation of the Mitigated Negative Declaration and related technical studies with MaxSum Development, LLC., for the Courtyards at Cottonwood project. The documents were properly circulated for public review in accordance with the California Environmental Quality Act Guidelines. The Mitigated Negative Declaration has been completed along with the Mitigation Monitoring and Reporting Program (MMRP) to ensure compliance with all mitigation through project implementation. All environmental documents that comprise the Mitigated Negative Declaration, including all technical studies, were independently reviewed by the City. On the basis of the whole record, there is no substantial evidence that the Project as designed, conditioned and mitigated, will have a significant effect on the environment. The Mitigated Negative Declaration prepared and completed, in accordance with the CEQA Guidelines, reflects the independent judgment and analysis of the City.

**BE IT FURTHER RESOLVED that the City Council ADOPTS Resolution No. 2019-XX, and:**

1. **CERTIFY** that the Mitigated Negative Declaration prepared for General Plan Amendment, PEN19-0108, Zone Change, PEN19-0109 and Plot Plan PEN19-0110 on file with the Community Development Department, incorporated herein by this reference, has been completed in compliance with the California Environmental Quality Act, that the Planning Commission reviewed and considered the information contained in the Mitigated Negative Declaration and that the Document reflects the City's independent judgment and analysis; attached hereto as Exhibit A; and
2. **APPROVE** the Mitigation Monitoring and Reporting Program prepared for General Plan Amendment, PEN19-0108, Zone Change, PEN19-0109 and Plot Plan PEN19-0110, attached hereto as Exhibit B.

**APPROVED AND ADOPTED this 5<sup>th</sup> day of November, 2019.**

\_\_\_\_\_  
Mayor of the City of Moreno Valley

ATTEST:

3  
Resolution No. 2019-XX  
Date Adopted: November 5, 2019

\_\_\_\_\_  
City Clerk

APPROVED AS TO FORM:

\_\_\_\_\_  
City Attorney

**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 5<sup>th</sup> day of November, 2019 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

(Council Members, Mayor Pro Tem and Mayor)

\_\_\_\_\_

Attachment: Resolution 2019-XX - CEQA Documentation [Revision 10] (3772 : PEN19-0110 CC)

CITY CLERK

(SEAL)

Attachment: Resolution 2019-XX - CEQA Documentation [Revision 10] (3772 : PEN19-0110 CC)

# Draft Initial Study/ Mitigated Negative Declaration of Environmental Impact

September 2019

## *The Courtyards at Cottonwood Family Apartments*

(Northeast Corner of Cottonwood Avenue and Indian Street)



Prepared By:



Maxsum Development, LLC  
3016 E. Colorado Boulevard, Suite 5626  
Pasadena, California 91117  
626. 422. 0351 (O) 626. 664. 5003 (C)  
[milan@maxsumdevelopment.com](mailto:milan@maxsumdevelopment.com)



## Draft Initial Study/Mitigated Negative Declaration of Environmental Impact

September 2019

***The Courtyards at Cottonwood Family Apartments***  
 (Northeast Corner of Cottonwood Avenue and Indian Street)  
 APN: 482-161-021 through 024, Moreno Valley, CA

### Lead Agency:



City of Moreno Valley  
 Community Development Department  
 Planning Division  
 14177 Fredrick Street  
 Moreno Valley, CA 92553  
 951. 413. 3214 office

### Project Applicant:

Rancho Belago Developers, Inc.  
 27700 Kalmia Avenue  
 Rancho Belago, CA 92555  
 951. 686. 6600

### Prepared By:



MaxSum Development, LLC (Milan L. Garrison)  
 3016 E. Colorado Boulevard, Suite 5626  
 Pasadena, California 91117  
 626. 422. 0351 (O) 626. 664. 5003 (C)

Attachment: Exhibit A to Resolution No. 2019-XX IS-MND (3772 : PEN19-0110 CC)



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- Appendix B: Trip Generation Assessment Table, Prepared by Coco Traffic Planners, Inc. (May 2019)
- Appendix C: Multiple Species Habitat Conservation Plan (MSHCP) Consistency Analysis, Prepared by MG Resolutions, Inc. (June 2019)
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- Appendix F: Phase I Environmental Site Assessment, Prepared by LOR Geotechnical Group, Inc. (April 10, 2019)
- Appendix G: Geotechnical and Infiltration Investigation Report, Prepared by LOR Geotechnical Group, Inc. (April 10, 2019)
- Appendix H: Water Quality Management Plan (WQMP), Prepared by Winchester Associates, Inc. (May 3, 2018)
- Appendix I: Acoustical Analysis Assessment, Prepared by Maxsum Development, LLC (June 2019)



## 1.0 Introduction

---

Attachment: Exhibit A to Resolution No. 2019-XX IS-MND (3772 : PEN19-0110 CC)



## 1.0 INTRODUCTION

### 1.1 DOCUMENT PURPOSE AND SCOPE

This Initial Study (IS) and Mitigated Negative Declaration of Environmental Impact (MND) addresses potential impacts associated with the construction and operation of "The Courtyards at Cottonwood Family Apartments" ("Project"), which proposes to construct 80-unit + 1 manager unit affordable residential project within two (2) two-story multi-family buildings, a one-story senior residential building, a 4,840 square-foot Community Building including a manager's unit, as well as parking and a variety of site recreational amenities. The Project site encompasses 8.10 acres (6.78 net acres) and is located at the northeast corner of Cottonwood Avenue and Indian Street in the City of Moreno Valley, California.

The Applicant is requesting the following entitlements: (1) a General Plan Amendment to amend the land use of a 6.78-acre portion of the project site, Parcel 1, from Residential 5 to Residential 10 and a 1.59-acre portion of the project site, Parcel 2, from Residential 5 to Public; 2) a Change of Zone to rezone Parcel 1 from Residential 5 District (R5) to Residential 10 District (R10) and Parcel 2 from Residential 5 District (R5) to Public District (P); 3) a Plot Plan to construct an 80-unit gated affordable housing development and a managers unit on Parcel 1. A complete description of the Proposed Project is presented in Section 2.0, "Project Description," of this IS/MND.

This Initial Study was prepared pursuant to Section 15063 of the *California Environmental Quality Act (CEQA) Guidelines*. Although this Initial Study was prepared with consultant support, all analysis, conclusions, findings and determinations presented in the Initial Study fully represent the independent judgment and position of the City of Moreno Valley ("City"), acting as Lead Agency under CEQA. In accordance with the provisions of CEQA, and the State and local CEQA *Guidelines*, as the Lead Agency, the City is solely responsible for approval of the proposed Project. As part of the decision-making process, the City is required to review and consider the potential environmental effects that could result from the Project.

The potential environmental effects of the proposed Project have been evaluated in this IS/MND consistent with § 15063 of the *CEQA Guidelines*. Article 6 of the *CEQA Guidelines* discusses the Mitigated Negative Declaration Process, which is applicable to the Project. As stated in Article 6: "A public agency shall prepare or have prepared a proposed negative declaration or mitigated negative declaration for a project subject to CEQA when:

- (a) The initial study shows that there is no substantial evidence, in light of the whole record before the agency, that the project may have a significant effect on the environment, or



(b) The initial study identified potentially significant effects, but:

(1) Revisions in the project plans or proposals made by or agreed to by the applicant before a proposed mitigated negative declaration and initial study are released for public review would avoid the effects or mitigate the effects to a point where clearly no significant effects would occur, and

(2) There is no substantial evidence, in light of the whole record before the agency, that the project as revised may have a significant effect on the environment."

As supported by the Initial Study presented herein, the City has determined that the Project may result in or cause potentially significant effects. However, compliance with existing policies, plans and regulations, and applicable revisions to the Project plans, together with design features and mitigation measures incorporated in the proposal would avoid the effects or mitigate the effects to a point where no significant impacts would occur. The City has consequently determined that a Mitigated Negative Declaration (MND) should be prepared for the proposed Project.

The City has the authority to review and approve the proposed Project. This IS/MND is intended to be an informational document, providing the City's decision-makers, other public agencies, and the public with an objective assessment of the potential environmental impacts that could result from implementation of the proposed Project.

## **I.2. DOCUMENT ORGANIZATION**

This IS/MND includes the following sections:

Introduction: This section (Section 1.0) describes the format of the Project IS/MND and provides summary findings of the environmental analysis.

Project Description: This section (Section 2.0) describes the Project and its objectives and outlines the existing regulations that will affect development of the Project.

Environmental Evaluation: This section (Sections 3.0 and 4.0) presents the environmental checklist and responses. Answers provided for items in the checklist are substantiated qualitatively in all instances, and quantitatively where feasible and appropriate. Additionally, for environmental considerations identified as "potentially significant unless mitigation incorporated," the checklist discussion identifies specific potential environmental impacts of the Project, proposes mitigation measures that reduce potentially adverse environmental effects, and indicates levels of significance subsequent to the application of proposed mitigation measures.



Mitigation Monitoring and Reporting Program (MMRP): This section (Section 5.0) presents the MMRP, which is a document or a matrix identifying mitigation actions to be taken and out comes when significant environmental impacts have been identified in the initial study. The MMRP is adopted at the time the Mitigated Negative Declaration of Environmental Impact is adopted.

### **I.3 DISPOSITION OF THIS DOCUMENT**

This Mitigated Negative Declaration of Environmental Impact and supporting Initial Study will be circulated by the City of Moreno Valley for 20 days to allow for public and agency review. Comments received on the IS/MND will be considered by the City in their review of the proposed Project. The public is encouraged to contact the City for responses to specific questions regarding the CEQA process and its administration for the proposed Project.

### **I.4 POTENTIAL ENVIRONMENTAL EFFECTS**

The analysis presented in this IS/MND indicates that the Project could not result in or cause potentially significant environmental impacts. Furthermore, revisions to the Project plans, together with design features and mitigation measures incorporated in the proposal, would avoid the effects or mitigate the effects to a point where clearly no significant effects would occur. Based on this finding, a Mitigated Negative Declaration will be prepared for the proposed Project.



## 2.0 Project Description

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Attachment: Exhibit A to Resolution No. 2019-XX IS-MND (3772 : PEN19-0110 CC)



## 2.0 PROJECT DESCRIPTION

### 2.1 INTRODUCTION

The proposed Project is a gated, affordable residential development on an 8.10-acre site (6.78 net acres) located at the northeast corner of Cottonwood Avenue and Indian Street in the City of Moreno Valley. The proposed development consists of eighty (80) plus 1 manager's affordable units within two (2) two-story, 30-unit family buildings with a total of eight (8) 1-bedroom, twenty-four (24) 2-bedroom and twenty-eight (28) 3-bedroom units. The proposed development also includes a one-story, 20-unit senior building with sixteen (16) 1-bedroom and four (4) 2-bedroom units. The proposed project will also include a 4,840 square-foot Community Building with management, leasing, services and maintenance offices, a maintenance garage, computer lab, laundry room and a full kitchen. Site amenities are also proposed to include a community pool, a tot lot, basketball court and a senior vita course. A manager's unit will be located on the second floor of the community building.

The proposed development will be an affordable housing project that will be rented to extremely low-income households (up to 30% of median income), and low-income households (up to 60% median income). All income-restricted units will be at rents that do not exceed affordable rents as defined in the California Health and Safety Code. A portion of the units will be reserved for senior citizen households.

The Project also provides 118 on-site vehicular parking spaces which is in compliance with allowable parking reductions for affordable housing projects within the City. Existing General Plan land use designation for the project site is Residential 5 and a corresponding zoning designation of Residential 5 District, (R5).

Vehicular access will be provided via two project driveways. A full access ingress/egress at the mid-point of Cottonwood Avenue and the second driveway on the north end of the project site on Indian Street. Development of this project will require a General Plan Amendment from Residential 5 to Residential 10, Change of Zone from Residential 5 District (R5) to Residential 10 District (R10) and Public District,(P) and Plot Plan Review at a duly noticed public hearing before the City's Planning Commission and City Council. A Lot Line Adjustment to merge the existing four (4) parcels into two (2) new lots will be required as a condition for the project.

### 2.2 PROJECT LOCATION AND SURROUNDING AREA

The project site lies within the southwest portion of the City of Moreno Valley, Riverside County, California. The City of Moreno Valley is located north of the City of Perris, northwest of the City of Hemet, west of the City of Beaumont, east/southeast of the City of Riverside, and east of

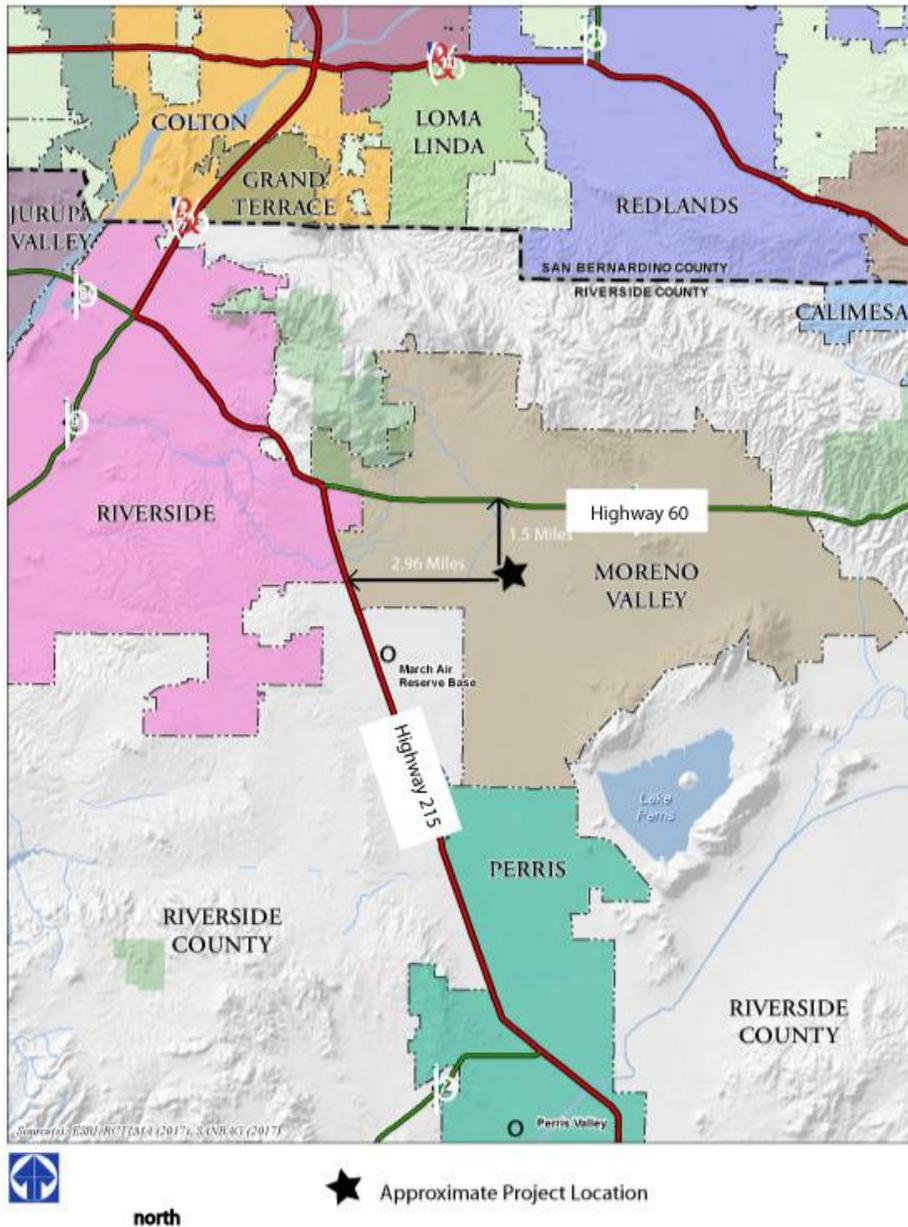


the unincorporated communities of Mead Valley and Woodcrest. As shown on Figure A-1, Regional Location Map, the Project Site is approximately 2.95 miles east of the Interstate 215 (I-215), and approximately 1.1 miles south of State Route 60 (SR-60). Locally, the Project site is situated at the northeast corner of Cottonwood Avenue and Indian Street (Vicinity Map, Figure A-2 and Project Site, Figure A-5).

Surrounding major roadways include Eucalyptus Avenue to the north and Alessandro Boulevard to the south, Perris Boulevard to the east and Heacock Street on the west (see Figure A-2, *Vicinity Map*). The Project site includes Assessor Parcel Number (APN) 482-161-021 to 024 (Parcel Map 8073). The project site has a gently rolling, northeast to the southwest trending ridgeline. Vegetation consist of a light growth of weeds and a single tree centered on the parcel. There are no street trees fronting the site along Cottonwood Avenue and Indian Street. Representative photos of the Project site are presented at Figures A-6 through A-10. Additionally, the proposed design drawings are illustrated on Figures A-11 through A-25.



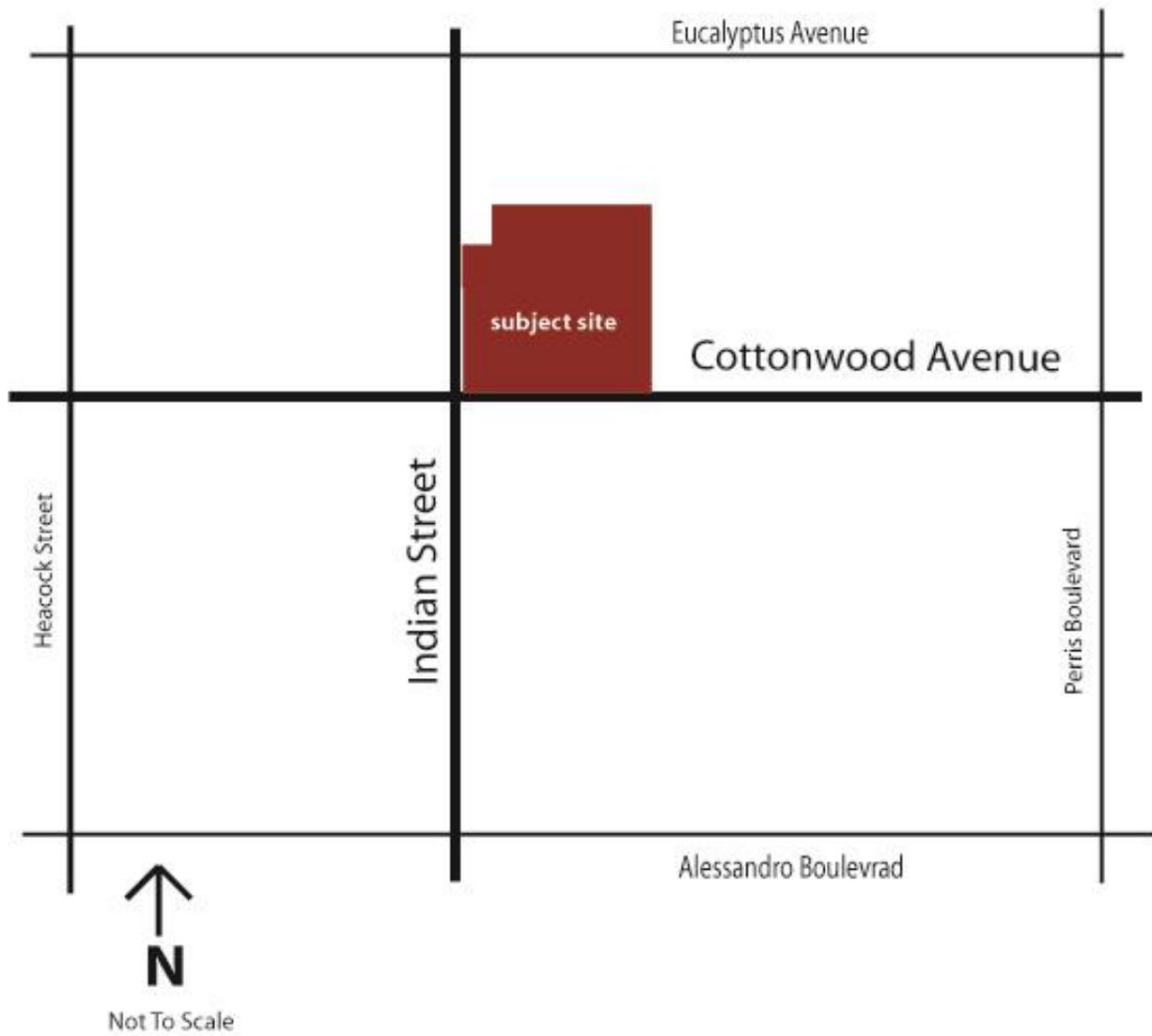
**Figure A-1**  
**Regional Location Map**



Attachment: Exhibit A to Resolution No. 2019-XX IS-MND (3772 : PEN19-0110 CC)



**Figure A-2**  
**Vicinity Map**



Attachment: Exhibit A to Resolution No. 2019-XX IS-MND (3772 : PEN19-0110 CC)



The project site is located in a highly urbanized portion of the City of Moreno Valley. The Project site is located between a public school use to the north and single-family residences to the south, east and west. The following land uses occur adjacent to the project site:

- North: The immediate adjacent parcel to the north is developed with a School (Moreno Valley Adult School/March Mountain High School) within the Public District (P).
- South: The south side of the lot abuts Cottonwood Avenue; across Cottonwood Avenue is a single-family residential neighborhood in the Residential 5 District (R5).
- East: The site is bordered on the east by older established one- and two-story single-family residences in Residential 5 District (R5).
- West: The west side of the site abuts Indian Street; across Indian Street are single-family residences in the Residential 5 District (R5).

### 2.3. EXISTING LAND USE AND ZONING DESIGNATIONS

The City of Moreno Valley General Plan is the prevailing long-range document that pertains to the Project site. The General Plan designates the entire Project site as Residential 5. The applicant is proposing a General Plan Amendment to change the land use designation to Residential 10, in conjunction with a Change of Zone from Residential 5 District (R5) to Residential 10 District (R10) and Public District (P). According to the City's General Plan Land Use Policy 2.2.16 affordable housing developments should be compatible in visual design with surrounding development. The City of Moreno Valley Zoning Map applies a Residential 5 District (R5) designation. According to the City's Zoning Ordinance, the purpose behind the Residential 5 District (R5) zoning is to provide for residential development on common sized suburban lots. This district is intended as an area for development of single-family residential and mobile homes subdivisions at a maximum allowable density of five (5) DUs per net acre.

### 2.4 DESCRIPTION OF THE PROPOSED PROJECT

The proposed Project consists of applications for a General Plan Amendment (PEN19-0108), and Change of Zone (PEN19-0109), Plot Plan (PEN19-0110), and Expanded Initial Study (PEN19-0097). Copies of the entitlement applications for the proposed Project are herein incorporated by reference pursuant to CEQA Guidelines § 15150 and are available for review at the City of Moreno Valley Community Development Department, Planning Division, located at 14177 Frederick Street, Moreno Valley, CA 92552.

As shown on Figure A-5, Proposed Site Plan, the Project Applicant proposes to construct 80 affordable units, plus 1 manager's unit, including two family apartment buildings, one senior apartment building, one community building, one laundry building, one community pool, and



open community space. The unit mix includes 1, 2, 3-bedroom apartments ranging in size from 624 square feet to 1,009 square feet. A manager's unit will be located on the second floor of the community building. The Project also includes 118 vehicular on-site parking spaces whereby 118 spaces are required based on allowable parking reductions for affordable residential units.

The development will total 83,741 square feet of gross building area on a net lot area of 295,337 square feet (6.78 net acres) located at the northeast corner of Cottonwood Avenue and Indian Street. A full access ingress/egress at the mid-point of Cottonwood Avenue and the second driveway on the north end of the project site on Indian Street. There is approximately frontage of 609 feet along the north side of Cottonwood Avenue, 599 feet fronting the east side of Indian Street. Cottonwood Avenue is a designated divided Major arterial running east/west along the southern boundary of the project site. Indian Street is an 88 feet wide Minor Arterial running north and south along the westerly project site boundary. The surrounding and adjoining properties are zoned Residential 5 District (R5) and Public District (P).

Development of this project will require a General Plan Amendment (from Residential 5 to Residential 10 and Public. (see Figure A-3 and A-4), Change of Zone (from Residential 5 District (R5) to Residential 10 District (R10) and Public District (P), and Plot Plan Review at a duly noticed public hearing before the City's Planning Commission and City Council. A Lot Line Adjustment two (2) new lots will be required as a condition for the project. The project will be constructed in a single phase as follows:

**Parcel 1 (4.34 acres) Proposed Zoning Residential 10 District (R10)**

- 30 Family Apartments
- 20 Senior Apartments
- 1 Manager's Unit
- Community Building
- Laundry Building
- Pool and Tot Lot
- Access driveway (Cottonwood Avenue) and parking

**Parcel 2 (2.42 acres) Proposed Zoning Residential 10 District (R10)**

- 30 family apartments
- Community Park
- Access driveway (Indian Street) and parking

**Parcel 3 (1.61 acres) Proposed Zoning Public District (P)**

- To remain vacant/undeveloped



Figure A-3

Existing and Proposed General Plan Land Use Designation

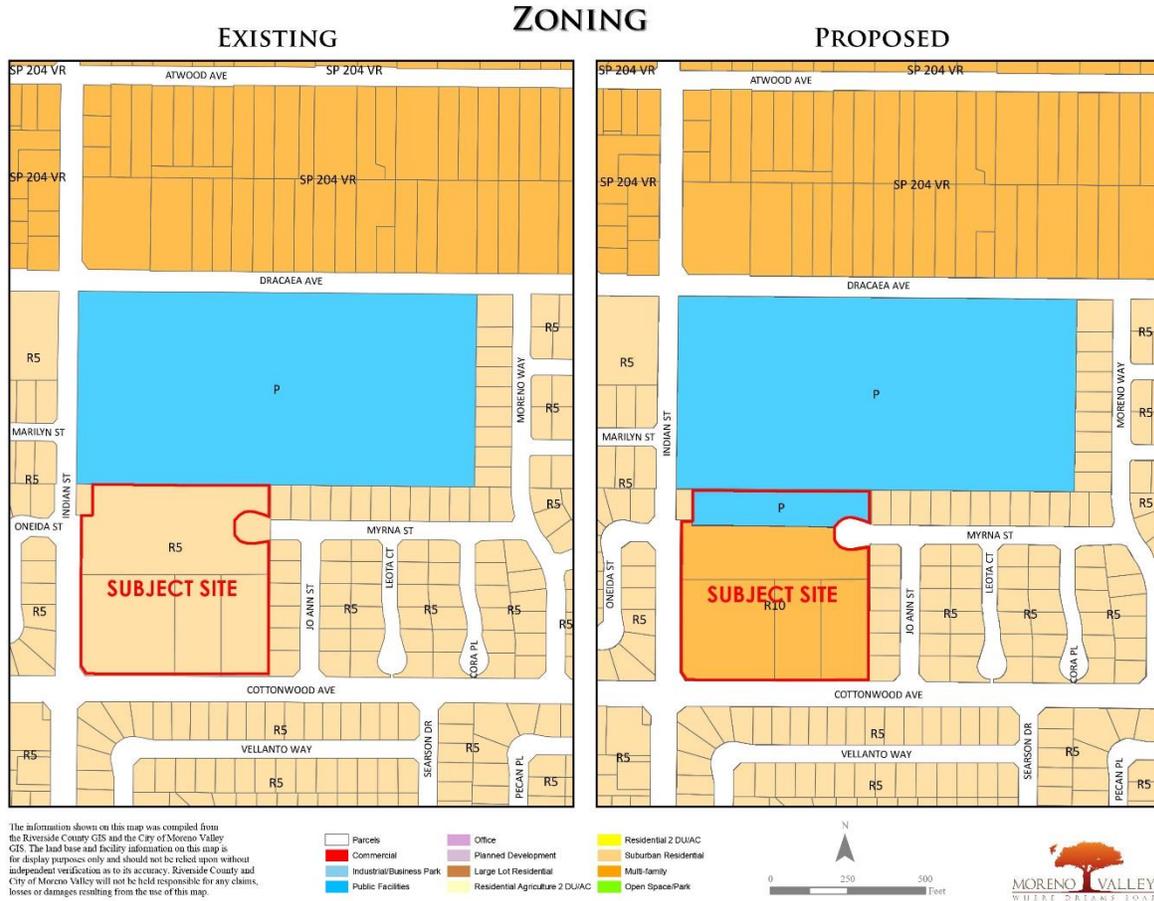


The information shown on this map was compiled from the Riverside County GIS and the City of Moreno Valley GIS. The land base and facility information on this map is for display purposes only and should not be relied upon without independent verification as to its accuracy. Riverside County and City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

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**Figure A-4**  
**Existing and Proposed Zoning Designation**



Attachment: Exhibit A to Resolution No. 2019-XX IS-MND (3772 : PEN19-0110 CC)

Figure A-5  
Project Site



Attachment: Exhibit A to Resolution No. 2019-XX IS-MND (3772 : PEN19-0110 CC)

**Figure A-6**  
**Site Photos – View Looking north across site from Cotton Wood Avenue**



Attachment: Exhibit A to Resolution No. 2019-XX IS-MND (3772 : PEN19-0110 CC)



**Figure A-7**  
**Site Photos-View looking south across site from Indian Street**



Attachment: Exhibit A to Resolution No. 2019-XX IS-MND (3772 : PEN19-0110 CC)



**Figure A-8**  
**Site Photos-View looking northeast across site from Indian Street**



Attachment: Exhibit A to Resolution No. 2019-XX IS-MND (3772 : PEN19-0110 CC)



**Figure A-9**  
**Site Photos-View looking west across site**



Attachment: Exhibit A to Resolution No. 2019-XX IS-MND (3772 : PEN19-0110 CC)



**Figure A-10**  
**Site Photos – View looking northeast from Cottonwood Avenue**



Attachment: Exhibit A to Resolution No. 2019-XX IS-MND (3772 : PEN19-0110 CC)



**Table A-1 Project Summary**

Site Area

|   |                                  |
|---|----------------------------------|
| Total Gross Site Area                               | 352,836 square feet (8.10 acres) |
| Net Site Area After (excluding remaining site area) | 295,337 square feet (6.78 acres) |

Zoning Information

- |                       |   |
|-----------------------|---|
| • Existing GPA/Zoning | Residential 5, Residential R5 District  |
| ▪ Proposed Zoning     | Residential R10 and Public, Residential 10 District (R10) and Public District (P) |

Lot Coverage

|  |                        |
|--|------------------------|
|  | 75,787 square feet     |
| Building A Community Building          | 4,632 square feet      |
| Building B Family Apartment            | 17,084 square feet     |
| Building C Family Apartment            | 17,084 square feet     |
| Building D Senior Apartment            | 18,411 square feet     |
| Building E Laundry Building/Mail Kiosk | 276 square feet        |
| Parking Covers                         | 17,820 square feet     |
| Trash Enclosures                       | 480 square feet        |
| 75,787 square feet/295,337 square feet | 26% coverage           |
| Allowable per R10                      | 40% allowable coverage |

Maximum Building Height

30'-1"

Proposed Development

|                |                            |
|----------------|----------------------------|
| Dwelling Units | Eighty (80) dwelling units |
| Manager's Unit | One (1) unit               |

Required Parking

|                  |            |
|------------------|------------|
| Provided Parking | 118 spaces |
| Minimum Required | 118 spaces |

Rental Unit Breakdown

|               |          |
|---------------|----------|
| One Bedroom   | 24 (30%) |
| Two Bedroom   | 28 (35%) |
| Three Bedroom | 28 (35%) |

Source: Architect: Derra Design, Inc., June 24, 2019



## 2.5 Construction Schedule

It is anticipated that construction of the project would commence in the fourth quarter of 2020) and last approximately twelve (12) to fourteen (14) months. Assuming this construction time frame, the affordable housing development would be ready for occupancy in the first to second quarter of 2022.

## 2.6 NECESSARY APPROVALS

Approvals required for development of the project include, but are not limited to, the following:

- **General Plan Amendment** Residential: Max. 5 dwelling units/acre to Residential: Max.10 dwelling units/acre.
- **Change of Zone** Residential 5 District (R5) to Residential 10 District (R10) and Public District (P).
- **Plot Plan** in accordance with Section 9.02.070 of the City Code for the construction of a multiple family residential development consisting of 81 affordable multiple family residential units.
- **Lot Line Adjustment** to merge the existing four (4) parcels and create three (3) lots pursuant to City of Moreno Valley Municipal Code Section 9.14.150.
- Grading, foundation, and Building permits and such additional actions as may be determined necessary.



### 3.0 Initial Study Checklist

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Attachment: Exhibit A to Resolution No. 2019-XX IS-MND (3772 : PEN19-0110 CC)



**CITY OF MORENO VALLEY**  
 CALIFORNIA ENVIRONMENTAL QUALITY ACT  
**PROPOSED MITIGATED NEGATIVE DECLARATION**

**LEAD CITY AGENCY:**

City of Moreno Valley  
 Community Development Department  
 Planning Division  
 14177 Fredrick Street  
 Moreno Valley, CA 92553

**PROJECT TITLE:**

The Courtyards at Cottonwood  
 Family Apartments

**CASE NO:**

Plot Plan No. PEN 19-  
 0110

**RELATED CASE NOS.**

PEN19-0108 GPA  
 PEN19-0109 ZC  
 PEN19-0097 EXPANDED IS

**PROJECT LOCATION:** Northeast corner of Cottonwood Avenue and Indian Street (APN: 482-161-021 thru 024; PM 8073)

**PROJECT DESCRIPTION:**

The Project Applicant proposes to construct 80 affordable units and 1 managers unit, including two family apartment buildings, one senior apartment building, one community building, one laundry building, one community pool, and community open space. The unit mix includes 1, 2, 3-bedroom apartments ranging in size from 624 square feet to 1,009 square feet. The manager's unit will be located on the second floor of the community building. The Project also includes 118 vehicular on-site parking spaces whereby 118 spaces are required.

The development will total 83,741 square feet of gross building area on a net lot area of 295,337 square feet (6.78 net acres) located at the northeast corner of Cottonwood Avenue and Indian Street . Vehicular access will be provided via two project driveways - full access ingress/egress at the mid-point of Cottonwood Avenue and the second driveway on the north end of the project site on Indian Street.

The Applicant is requesting entitlements for a **General Plan Amendment** (from Residential 5 to Residential 10 pursuant to Section 9.02.040 of the City of Moreno Valley Municipal Code, a **Change of Zone** (from Residential 5 District (R5) to Residential 10 District (R10) and Public District (P) pursuant to Section 9.02.050 of the City of Moreno Valley Municipal Code; **Plot Plan** in

Attachment: Exhibit A to Resolution No. 2019-XX IS-MND (3772 : PEN19-0110 CC)



accordance with Section 9.02.070 of the City of Moreno Valley Municipal Code for the construction of a multiple family residential development consisting of 81-units. Additionally, the applicant is requesting approval of the associated grading, foundation, lot line adjustment, and building permits and such additional actions as may be determined necessary.

**NAME AND ADDRESS OF APPLICANT IF OTHER THAN CITY AGENCY**

Rancho Belago Developers, Inc.  
 27700 Kalmia Avenue  
 Rancho Belago, CA 92555  
 951. 686. 6600

**FINDING:**

The Community Development Department, Planning Division of the City of Moreno Valley has proposed that a mitigated negative declaration be adopted for this project because the mitigation measures outlined on the attached pages will reduce any potential significant adverse effects to a level of insignificance.

SEE ATTACHED SHEET(S) FOR ANY MITIGATION MEASURES IMPOSED.

Any written comments received during the public review period are attached together with the response of the Lead City Agency. The project decision-maker may adopt the mitigated negative declaration, amend it, or require preparation of an EIR. Any changes made should be supported by substantial evidence in the record and appropriate findings made.

THE INITIAL STUDY PREPARED FOR THIS PROJECT IS ATTACHED.

**NAME OF PERSON PREPARING THIS FORM**

Milan L. Garrison

**TITLE**

President/CEO

**ADDRESS**

Maxsum Development, LLC  
 3016 E. Colorado Boulevard, Suite 5626  
 Pasadena, CA 91117

**SIGNATURE (Official)**

**TITLE**

President/CEO

**DATE**

September  
 17, 2019

Attachment: Exhibit A to Resolution No. 2019-XX IS-MND (3772 : PEN19-0110 CC)



**CITY OF MORENO VALLEY**

CALIFORNIA ENVIRONMENTAL QUALITY ACT

**INITIAL STUDY and CHECKLIST**

(CEQA Guidelines Section 15063)

|  |  |                                 |
|--|--|---------------------------------|
| <b>LEAD CITY AGENCY:</b><br>City of Moreno Valley, Community Development Department,<br>Planning Division  |  | <b>DATE:</b><br>August 21, 2019 |
| <b>RESPONSIBLE AGENCIES:</b>   |  |                                 |
| <b>ENVIRONMENTAL CASE:</b><br>PEN19-0097 EXPANDED INITIAL<br>STUDY   | <b>RELATED CASES:</b><br>PEN19-0108 GPA<br>PEN19-0109 ZC<br>Plot Plan No. PEN19-0110   |                                 |
| <b>PREVIOUS ACTIONS CASE NO.:</b>  | <input type="checkbox"/> Does have significant changes from previous actions.<br><input type="checkbox"/> Does NOT have significant changes from previous actions. |                                 |
| <b>PROJECT DESCRIPTION:</b><br>Proposed new 81-unit affordable housing development with 118 on-site parking spaces.  |  |                                 |
| <p><b>PROJECT DESCRIPTION:</b></p> <p>The Project Applicant proposes to construct 80 affordable units and 1 managers unit, including two family apartment buildings, one senior apartment building, one community building, one laundry building, one community pool, and community open space. The unit mix includes 1, 2, 3-bedroom apartments ranging in size from 624 square feet to 1,009 square feet. The manager's unit will be located on the second floor of the community building. The Project also includes 118 vehicular on-site parking spaces whereby 118 spaces are required.</p> <p>The development will total 83,741 square feet of gross building area on a net lot area of 295,337 square feet (6.78 net acres) located at the northeast corner of Cottonwood Avenue and Indian Street . Vehicular access will be provided via two project driveways - full access ingress/egress at the mid-point of Cottonwood Avenue and the second driveway on the north end of the project site on Indian Street.</p> <p>The Applicant is requesting entitlements for a <b>General Plan Amendment</b> (from Residential 5 to Residential 10 pursuant to Section 9.02.040 of the City of Moreno Valley Municipal Code, a <b>Change of Zone</b> (from Residential 5 District (R5) to Residential 10 District (R10) and Public District (P) pursuant to Section 9.02.050 of the City of Moreno Valley Municipal Code; <b>Plot Plan</b> in accordance with Section 9.02.070 of the City of Moreno Valley Municipal Code for the</p> |  |                                 |

Attachment: Exhibit A to Resolution No. 2019-XX IS-MND (3772 : PEN19-0110 CC)



construction of a multiple family residential development consisting of 81-units. Additionally, the applicant is requesting approval of the associated grading, foundation, lot line adjustment, and building permits and such additional actions as may be determined necessary.

**ENVIRONMENTAL SETTINGS:**

The property includes four (4) contiguous, gently rolling, northeast to southwest trending, rectangular, corner and interior parcels with a combined area of 352,836 square feet (8.10 acres) of gross lot area. There is approximately frontage of 609 feet along the north side of Cottonwood Avenue, 599 feet fronting the east side of Indian Street, within the City of Moreno Valley. Existing zoning is R-5 with a consistent underlying land use designation of Residential5. The site is currently void of any development.

Cottonwood Avenue is a designated divided Major arterial running east/west along the southern boundary of the project site. Indian Street is an 88 feet wide Minor Arterial running north and south along the westerly project site boundary. The surrounding and adjoining properties are zoned Residential 5 District (R5) and Public District (P).

**PROJECT LOCATION:**

NEC Cottonwood Avenue and Indian Street (APN: 482-161-021 through 024), City of Moreno Valley, CA

**COMMUNITY PLAN AREA:** N/A

**STATUS:**

- Does Conform to Plan
- Does NOT Conform to Plan

**EXISTING ZONING:**

Residential 5 District (R5)

**MAX DENSITY ZONING:**

5 du/ac

**GENERAL PLAN LAND USE:**

Residential5

**MAX DENSITY PLAN:**

5 du/ac

**PROPOSED ZONING:** Residential 10 District and Public District (P)

**PROPOSED PROJECT DENSITY:**

11.98 du/ac (including density bonus)

**PROPOSED GENERAL PLAN LAND USE:** Residential 10 and Public

Attachment: Exhibit A to Resolution No. 2019-XX IS-MND (3772 : PEN19-0110 CC)



Determination (To Be Completed By Lead Agency)

On the basis of this initial evaluation:

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

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| Signature | Title | Phone |
|-----------|-------|-------|
|-----------|-------|-------|

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Attachment: Exhibit A to Resolution No. 2019-XX IS-MND (3772 : PEN19-0110 CC)



### Evaluation of Environmental Impacts:

1. A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants based on a project-specific screening analysis).
2. All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
3. Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.
4. "Negative Declaration: Potentially Significant Unless Mitigation Incorporated" applies where the incorporation of a mitigation measure has reduced an effect from "Potentially Significant Impact" to "Less than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from Section XVII, "Earlier Analysis," cross referenced).
5. Earlier analysis must be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR, or negative declaration. Section 16063 (c)(3)(D). In this case, a brief discussion should identify the following:
  - a. Earlier Analysis Used. Identify and state where they are available for review.
  - b. Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
  - c. Mitigation Measures. For effects that are "Less Than Significant with Mitigation Measures Incorporated," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
6. Lead agencies are encouraged to incorporate the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.



7. Supporting Information Sources: A sources list should be attached, and other sources used or individuals contacted should be cited in the discussion.
8. This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project's environmental effects in whichever format is selected.
9. The explanation of each issue should identify:
  - a. The significance criteria or threshold, if any, used to evaluate each question; and
  - b. The mitigation measure identified, if any, to reduce the impact to less than significant.



**Environmental Factors Potentially Affected:**

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

|  |   |   |
|--|---|---|
| <input type="checkbox"/> <b>AESTHETICS</b><br><input type="checkbox"/> <b>AGRICULTURAL RESOURCES</b><br><input type="checkbox"/> <b>AIR QUALITY</b><br><input type="checkbox"/> <b>BIOLOGICAL RESOURCES</b><br><input type="checkbox"/> <b>CULTURAL RESOURCES</b><br><input type="checkbox"/> <b>ENERGY</b><br><input type="checkbox"/> <b>GEOLOGY AND SOILS</b><br><input type="checkbox"/> <b>GREENHOUSE GAS EMISSIONS</b> | <input type="checkbox"/> <b>HAZARDS AND HAZARDOUS MATERIALS</b><br><input type="checkbox"/> <b>HYDROLOGY AND WATER QUALITY</b><br><input type="checkbox"/> <b>LAND USE AND PLANNING</b><br><input type="checkbox"/> <b>MINERAL RESOURCES</b><br><input type="checkbox"/> <b>NOISE</b><br><input type="checkbox"/> <b>POPULATION AND HOUSING</b> | <input type="checkbox"/> <b>PUBLIC SERVICES</b><br><input type="checkbox"/> <b>RECREATION</b><br><input type="checkbox"/> <b>TRANSPORTATION/CIRCULATION</b><br><input type="checkbox"/> <b>TRIBAL CULTURAL RESOURCES</b><br><input type="checkbox"/> <b>UTILITIES</b><br><input type="checkbox"/> <b>MANDATORY FINDINGS OF SIGNIFICANCE</b> |
|--|---|---|

|  |  |
|--|--|
| <p><b>INITIAL STUDY CHECKLIST</b> (To be completed by the Lead City Agency)</p> <p><i>Background</i></p> <p><b>PROPONENT NAME:</b><br/>Rancho Belago Developers, Inc.</p> <p><b>PHONE NUMBER:</b><br/>951. 686. 6600</p> <p><b>APPLICANT ADDRESS:</b><br/>27700 Kalmia Avenue<br/>Rancho Belago, CA 92555</p> <p><b>AGENCY REQUIRING CHECKLIST:</b><br/>City of Moreno Valley<br/>Community Development Department<br/>14177 Fredrick Street<br/>Moreno Valley, CA 92553</p> <p><b>DATE SUBMITTED:</b><br/>August 21, 2019</p> <p><b>PROPOSAL NAME (if Applicable):</b><br/>The Courtyards at Cottonwood Family Apartments</p> |  |
|--|--|

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| Potentially significant impact | Potentially Significant Unless mitigation incorporated | Less than significant impact | No impact |
|--------------------------------|--|------------------------------|-----------|
|--------------------------------|--|------------------------------|-----------|

**PLEASE NOTE THAT EACH AND EVERY RESPONSE IN THE CITY OF MORENO VALLEY INITIAL STUDY AND CHECKLIST IS SUMMARIZED FROM AND BASED UPON THE ENVIRONMENTAL ANALYSIS CONTAINED IN THE ATTACHMENT. EXPLANATION OF CHECKLIST DETERMINATIONS. PLEASE REFER TO THE APPLICABLE RESPONSE IN THE ATTACHMENT FOR A DETAILED DISCUSSION OF CHECKLIST DETERMINATIONS.**

**I. AESTHETICS**

|    |   |                          |                          |                                     |                                     |
|----|---|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| a. | HAVE A SUBSTANTIAL ADVERSE EFFECT ON A SCENIC VISTA?  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| b. | SUBSTANTIALLY DAMAGE SCENIC RESOURCES, INCLUDING, BUT NOT LIMITED TO, TREES, ROCK OUTCROPPINGS, AND HISTORIC BUILDINGS WITHIN A STATE SCENIC HIGHWAY? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| c. | SUBSTANTIALLY DEGRADE THE EXISTING VISUAL CHARACTER OR QUALITY OF THE SITE AND ITS SURROUNDINGS?  | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| d. | CREATE A NEW SOURCE OF SUBSTANTIAL LIGHT OR GLARE WHICH WOULD ADVERSELY AFFECT DAY OR NIGHTTIME VIEWS IN THE AREA?                                    | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |

**II. AGRICULTURAL RESOURCES**

|    |  |                          |                          |                          |                                     |
|----|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a. | CONVERT PRIME FARMLAND, UNIQUE FARMLAND, OR FARMLAND OF STATEWIDE IMPORTANCE, AS SHOWN ON THE MAPS PREPARED PURSUANT TO THE FARMLAND MAPPING AND MONITORING PROGRAM OF THE CALIFORNIA RESOURCES AGENCY, TO NON-AGRICULTURAL USE?   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b. | CONFLICT WITH THE EXISTING ZONING FOR AGRICULTURAL USE, OR A WILLIAMSON ACT CONTRACT?  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c. | CONFLICT WITH EXISTING ZONING FOR, OR CAUSE REZONING OF, FOREST LAND (AS DEFINED IN PUBLIC RESOURCES CODE SECTION 1220(g)), TIMBERLAND (AS DEFINED BY PUBLIC RESOURCES CODE SECTION 4526), OR TIMBERLAND ZONED TIMBERLAND PRODUCTION (AS DEFINED BY GOVERNMENT CODE SECTION 51104(g))? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d. | RESULT IN THE LOSS OF FOREST LAND OR CONVERSION OF FOREST LAND TO NON-FOREST USE?  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| e. | INVOLVE OTHER CHANGES IN THE EXISTING ENVIRONMENT WHICH, DUE TO THEIR LOCATION OR NATURE, COULD RESULT IN CONVERSION OF FARMLAND, TO NON-AGRICULTURAL USE OR CONVERSION OF FOREST LAND TO NON-FOREST USE?  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

**III. AIR QUALITY**

|    |  |                          |                          |                                     |                          |
|----|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a. | CONFLICT WITH OR OBSTRUCT IMPLEMENTATION OF THE APPLICABLE AIR QUALITY PLAN? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|----|--|--------------------------|--------------------------|-------------------------------------|--------------------------|

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|                                 |   | Potentially significant impact | Potentially Significant Unless mitigation incorporated | Less than significant impact        | No impact                           |
|---------------------------------|---|--------------------------------|--|-------------------------------------|-------------------------------------|
| <b>b.</b>                       | VIOULATE ANY AIR QUALITY STANDARD OR CONTRIBUTE SUBSTANTIALLY TO AN EXISTING OR PROJECTED AIR QUALITY VIOLATION?  | <input type="checkbox"/>       | <input type="checkbox"/>                               | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| <b>c.</b>                       | RESULT IN A CUMULATIVELY CONSIDERABLE NET INCREASE OF ANY CRITERIA POLLUTANT FOR WHICH THE AIR BASIN IS NON-ATTAINMENT (OZONE, CARBON MONOXIDE, & PM 10) UNDER AN APPLICABLE FEDERAL OR STATE AMBIENT AIR QUALITY STANDARD (INCLUDING RELEASING EMISSIONS WHICH EXCEED QUANTITATIVE THRESHOLDS FOR OZONE PRECURSORS)? | <input type="checkbox"/>       | <input type="checkbox"/>                               | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| <b>d.</b>                       | EXPOSE SENSITIVE RECEPTORS TO SUBSTANTIAL POLLUTANT CONCENTRATIONS?   | <input type="checkbox"/>       | <input type="checkbox"/>                               | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| <b>e.</b>                       | CREATE OBJECTIONABLE ODORS AFFECTING A SUBSTANTIAL NUMBER OF PEOPLE?  | <input type="checkbox"/>       | <input type="checkbox"/>                               | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| <b>IV. BIOLOGICAL RESOURCES</b> |   |                                |  |                                     |                                     |
| <b>a.</b>                       | HAVE A SUBSTANTIAL ADVERSE EFFECT, EITHER DIRECTLY OR THROUGH HABITAT MODIFICATION, ON ANY SPECIES IDENTIFIED AS A CANDIDATE, SENSITIVE, OR SPECIAL STATUS SPECIES IN LOCAL OR REGIONAL PLANS, POLICIES, OR REGULATIONS BY THE CALIFORNIA DEPARTMENT OF FISH AND GAME OR U.S. FISH AND WILDLIFE SERVICE?              | <input type="checkbox"/>       | <input checked="" type="checkbox"/>                    | <input type="checkbox"/>            | <input type="checkbox"/>            |
| <b>b.</b>                       | HAVE A SUBSTANTIAL ADVERSE EFFECT ON ANY RIPARIAN HABITAT OR OTHER SENSITIVE NATURAL COMMUNITY IDENTIFIED IN THE CITY OR REGIONAL PLANS, POLICIES, REGULATIONS BY THE CALIFORNIA DEPARTMENT OF FISH AND GAME OR U.S. FISH AND WILDLIFE SERVICE.   | <input type="checkbox"/>       | <input type="checkbox"/>                               | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| <b>c.</b>                       | HAVE A SUBSTANTIAL ADVERSE EFFECT ON FEDERALLY PROTECTED WETLANDS AS DEFINED BY SECTION 404 OF THE CLEAN WATER ACT (INCLUDING, BUT NOT LIMITED TO, MARSH VERNAL POOL, COASTAL, ETC.) THROUGH DIRECT REMOVAL, FILLING, HYDROLOGICAL INTERRUPTION, OR OTHER MEANS?  | <input type="checkbox"/>       | <input type="checkbox"/>                               | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| <b>d.</b>                       | INTERFERE SUBSTANTIALLY WITH THE MOVEMENT OF ANY NATIVE RESIDENT OR MIGRATORY FISH OR WILDLIFE SPECIES OR WITH ESTABLISHED NATIVE RESIDENT OR MIGRATORY WILDLIFE CORRIDORS, OR IMPEDE THE USE OF NATIVE WILDLIFE NURSERY SITES?   | <input type="checkbox"/>       | <input checked="" type="checkbox"/>                    | <input type="checkbox"/>            | <input type="checkbox"/>            |
| <b>e.</b>                       | CONFLICT WITH ANY LOCAL POLICIES OR ORDINANCES PROTECTING BIOLOGICAL RESOURCES, SUCH AS TREE PRESERVATION POLICY OR ORDINANCE (E.G., OAK TREES OR CALIFORNIA WALNUT WOODLANDS)?   | <input type="checkbox"/>       | <input type="checkbox"/>                               | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |

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|-------------------------------|---|--------------------------------|--|-------------------------------------|-------------------------------------|
| f.                            | CONFLICT WITH THE PROVISIONS OF AN ADOPTED HABITAT CONSERVATION PLAN, NATURAL COMMUNITY CONSERVATION PLAN, OR OTHER APPROVED LOCAL, REGIONAL, OR STATE HABITAT CONSERVATION PLAN?   | <input type="checkbox"/>       | <input type="checkbox"/>                               | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| <b>V. CULTURAL RESOURCES</b>  |   |                                |  |                                     |                                     |
| a.                            | CAUSE A SUBSTANTIAL ADVERSE CHANGE IN SIGNIFICANCE OF A HISTORICAL RESOURCE AS DEFINED IN § 15064.5?  | <input type="checkbox"/>       | <input type="checkbox"/>                               | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| b.                            | CAUSE A SUBSTANTIAL ADVERSE CHANGE IN SIGNIFICANCE OF AN ARCHAEOLOGICAL RESOURCE PURSUANT TO § 15064.5?   | <input type="checkbox"/>       | <input type="checkbox"/>                               | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| c.                            | DIRECTLY OR INDIRECTLY DESTROY A UNIQUE PALEONTOLOGICAL RESOURCE OR SITE OR UNIQUE GEOLOGIC FEATURE?  | <input type="checkbox"/>       | <input checked="" type="checkbox"/>                    | <input type="checkbox"/>            | <input type="checkbox"/>            |
| d.                            | DISTURB ANY HUMAN REMAINS, INCLUDING THOSE INTERRED OUTSIDE OF FORMAL CEMETERIES?   | <input type="checkbox"/>       | <input type="checkbox"/>                               | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| <b>VI. ENERGY</b>             |   |                                |  |                                     |                                     |
| a.                            | RESULT IN POTENTIALLY SIGNIFICANT ENVIRONMENTAL IMPACT DUE TO WASTEFUL, INEFFICIENT, OR UNNECESSARY CONSUMPTION OF ENERGY RESOURCES, DURING PROJECT CONSTRUCTION OR OPERATIONS?   | <input type="checkbox"/>       | <input type="checkbox"/>                               | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| b.                            | CONFLICT WITH OR OBSTRUCT A STATE OR LOCAL PLAN FOR RENEWABLE ENERGY EFFICIENCY?  | <input type="checkbox"/>       | <input type="checkbox"/>                               | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| <b>VII. GEOLOGY AND SOILS</b> |   |                                |  |                                     |                                     |
| a.                            | EXPOSURE OF PEOPLE OR STRUCTURES TO POTENTIAL SUBSTANTIAL ADVERSE EFFECTS, INCLUDING THE RISK OF LOSS, INJURY OR DEATH INVOLVING: RUPTURE OF A KNOWN EARTHQUAKE FAULT, AS DELINEATED ON THE MOST RECENT ALQUIST-PRIOLO EARTHQUAKE FAULT ZONING MAP ISSUED BY THE STATE GEOLOGIST FOR THE AREA OR BASED ON OTHER SUBSTANTIAL EVIDENCE OF A KNOWN FAULT? REFER TO DIVISION OF MINES AND GEOLOGY SPECIAL PUBLICATION 42. | <input type="checkbox"/>       | <input type="checkbox"/>                               | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| b.                            | EXPOSURE OF PEOPLE OR STRUCTURES TO POTENTIAL SUBSTANTIAL ADVERSE EFFECTS, INCLUDING THE RISK OF LOSS, INJURY OR DEATH INVOLVING: STRONG SEISMIC GROUND SHAKING?  | <input type="checkbox"/>       | <input type="checkbox"/>                               | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| c.                            | EXPOSURE OF PEOPLE OR STRUCTURES TO POTENTIAL SUBSTANTIAL ADVERSE EFFECTS, INCLUDING THE RISK OF LOSS, INJURY OR DEATH INVOLVING: SEISMIC-RELATED GROUND FAILURE, INCLUDING LIQUEFACTION?   | <input type="checkbox"/>       | <input type="checkbox"/>                               | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| d.                            | EXPOSURE OF PEOPLE OR STRUCTURES TO POTENTIAL SUBSTANTIAL ADVERSE EFFECTS, INCLUDING THE RISK OF LOSS, INJURY OR DEATH INVOLVING: LANDSLIDES?   | <input type="checkbox"/>       | <input type="checkbox"/>                               | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| e.                            | RESULT IN SUBSTANTIAL SOIL EROSION OR THE LOSS OF TOPSOIL?  | <input type="checkbox"/>       | <input type="checkbox"/>                               | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| f.                            | BE LOCATED ON A GEOLOGIC UNIT OR SOIL THAT IS UNSTABLE, OR THAT WOULD BECOME UNSTABLE AS A RESULT OF THE PROJECT, AND POTENTIAL RESULT IN ON- OR OFF-SITE LANDSLIDE, LATERAL SPREADING, SUBSIDENCE, LIQUEFACTION, OR COLLAPSE?  | <input type="checkbox"/>       | <input type="checkbox"/>                               | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |

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|--|---|--------------------------------|--|-------------------------------------|-------------------------------------|
| <b>g.</b>                                  | BE LOCATED ON EXPANSIVE SOIL, AS DEFINED IN TABLE 18-1-B OF THE UNIFORM BUILDING CODE (1994), CREATING SUBSTANTIAL RISKS TO LIFE OR PROPERTY?   | <input type="checkbox"/>       | <input type="checkbox"/>                               | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| <b>h.</b>                                  | HAVE SOILS INCAPABLE OF ADEQUATELY SUPPORTING THE USE OF SEPTIC TANKS OR ALTERNATIVE WASTE WATER DISPOSAL SYSTEMS WHERE SEWERS ARE NOT AVAILABLE FOR THE DISPOSAL OF WASTE WATER?   | <input type="checkbox"/>       | <input type="checkbox"/>                               | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| <b>VIII. GREEN HOUSE GAS EMISSIONS</b>     |   |                                |  |                                     |                                     |
| <b>a.</b>                                  | GENERATE GREENHOUSE GAS EMISSIONS, EITHER DIRECTLY OR INDIRECTLY, THAT MAY HAVE A SIGNIFICANT IMPACT ON THE ENVIRONMENT?  | <input type="checkbox"/>       | <input type="checkbox"/>                               | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| <b>b.</b>                                  | CONFLICT WITH AN APPLICABLE PLAN, POLICY OR REGULATION ADOPTED FOR THE PURPOSE OF REDUCING THE EMISSIONS OF GREENHOUSE GASES?   | <input type="checkbox"/>       | <input type="checkbox"/>                               | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| <b>IX. HAZARDS AND HAZARDOUS MATERIALS</b> |   |                                |  |                                     |                                     |
| <b>a.</b>                                  | CREATE A SIGNIFICANT HAZARD TO THE PUBLIC OR THE ENVIRONMENT THROUGH THE ROUTINE TRANSPORT, USE, OR DISPOSAL OF HAZARDOUS MATERIALS?  | <input type="checkbox"/>       | <input type="checkbox"/>                               | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| <b>b.</b>                                  | CREATE A SIGNIFICANT HAZARD TO THE PUBLIC OR THE ENVIRONMENT THROUGH REASONABLY FORESEEABLE UPSET AND ACCIDENT CONDITIONS INVOLVING THE RELEASE OF HAZARDOUS MATERIALS INTO THE ENVIRONMENT?  | <input type="checkbox"/>       | <input type="checkbox"/>                               | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| <b>c.</b>                                  | EMIT HAZARDOUS EMISSIONS OR HANDLE HAZARDOUS OR ACUTELY HAZARDOUS MATERIALS, SUBSTANCES, OR WASTE WITHIN ONE-QUARTER MILE OF AN EXISTING OR PROPOSED SCHOOL?  | <input type="checkbox"/>       | <input type="checkbox"/>                               | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| <b>d.</b>                                  | BE LOCATED ON A SITE WHICH IS INCLUDED ON A LIST OF HAZARDOUS MATERIALS SITES COMPILED PURSUANT TO GOVERNMENT CODE SECTION 65962.5 AND, AS A RESULT, WOULD IT CREATE A SIGNIFICANT HAZARD TO THE PUBLIC OR THE ENVIRONMENT?                                   | <input type="checkbox"/>       | <input type="checkbox"/>                               | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| <b>e.</b>                                  | FOR A PROJECT LOCATED WITHIN AN AIRPORT LAND USE PLAN OR, WHERE SUCH A PLAN HAS NOT BEEN ADOPTED, WITHIN TWO MILES OF A PUBLIC AIRPORT OR PUBLIC USE AIRPORT, WOULD THE PROJECT RESULT IN A SAFETY HAZARD FOR PEOPLE RESIDING OR WORKING IN THE PROJECT AREA? | <input type="checkbox"/>       | <input type="checkbox"/>                               | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| <b>f.</b>                                  | FOR A PROJECT WITHIN THE VICINITY OF A PRIVATE AIRSTRIP, WOULD THE PROJECT RESULT IN A SAFETY HAZARD FOR THE PEOPLE RESIDING OR WORKING IN THE AREA?  | <input type="checkbox"/>       | <input type="checkbox"/>                               | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| <b>g.</b>                                  | IMPAIR IMPLEMENTATION OF OR PHYSICALLY INTERFERE WITH AN ADOPTED EMERGENCY RESPONSE PLAN OR EMERGENCY EVACUATION PLAN?  | <input type="checkbox"/>       | <input type="checkbox"/>                               | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| <b>h.</b>                                  | EXPOSE PEOPLE OR STRUCTURES TO A SIGNIFICANT RISK OF LOSS, INJURY OR DEATH INVOLVING WILDLAND FIRES, INCLUDING WHERE WILDLANDS ARE ADJACENT TO URBANIZED AREAS OR WHERE RESIDENCES ARE INTERMIXED WITH WILDLANDS?   | <input type="checkbox"/>       | <input type="checkbox"/>                               | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| <b>X. HYDROLOGY AND WATER QUALITY</b>      |   |                                |  |                                     |                                     |

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|----------------------------------|--|--------------------------------|--|-------------------------------------|-------------------------------------|
| a.                               | VIOLATE ANY WATER QUALITY STANDARDS OR WASTE DISCHARGE REQUIREMENTS?   | <input type="checkbox"/>       | <input type="checkbox"/>                               | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| b.                               | SUBSTANTIALLY DEplete GROUNDWATER SUPPLIES OR INTERFERE SUBSTANTIALLY WITH GROUNDWATER RECHARGE SUCH THAT THERE WOULD BE A NET DEFICIT IN AQUIFER VOLUME OR A LOWERING OF THE LOCAL GROUNDWATER TABLE LEVEL (E.G., THE PRODUCTION RATE OF PRE-EXISTING NEARBY WELLS WOULD DROP TO A LEVEL WHICH WOULD NOT SUPPORT EXISTING LAND USES OR PLANNED LAND USES FOR WHICH PERMITS HAVE BEEN GRANTED? | <input type="checkbox"/>       | <input type="checkbox"/>                               | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| c.                               | SUBSTANTIALLY ALTER THE EXISTING DRAINAGE PATTERN OF THE SITE OR AREA, INCLUDING THROUGH THE ALTERATION OF THE COURSE OF A STREAM OR RIVER, IN A MANNER WHICH WOULD RESULT IN SUBSTANTIAL EROSION OR SILTATION ON- OR OFF-SITE?  | <input type="checkbox"/>       | <input type="checkbox"/>                               | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| d.                               | SUBSTANTIALLY ALTER THE EXISTING DRAINAGE PATTERN OF THE SITE OR AREA, INCLUDING THROUGH THE ALTERATION OF THE COURSE OF A STREAM OR RIVER, OR SUBSTANTIALLY INCREASE THE RATE OR AMOUNT OF SURFACE RUNOFF IN A MANNER WHICH WOULD RESULT IN FLOODING ON- OR OFF-SITE?   | <input type="checkbox"/>       | <input type="checkbox"/>                               | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| e.                               | CREATE OR CONTRIBUTE RUNOFF WATER WHICH WOULD EXCEED THE CAPACITY OF EXISTING OR PLANNED STORMWATER DRAINAGE SYSTEMS OR PROVIDE SUBSTANTIAL ADDITIONAL SOURCES OF POLLUTED RUNOFF?   | <input type="checkbox"/>       | <input type="checkbox"/>                               | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| f.                               | OTHERWISE SUBSTANTIALLY DEGRADE WATER QUALITY?   | <input type="checkbox"/>       | <input type="checkbox"/>                               | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| g.                               | PLACE HOUSING WITHIN A 100-YEAR FLOOD PLAIN AS MAPPED ON FEDERAL FLOOD HAZARD BOUNDARY OR FLOOD INSURANCE RATE MAP OR OTHER FLOOD HAZARD DELINEATION MAP?  | <input type="checkbox"/>       | <input type="checkbox"/>                               | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| h.                               | PLACE WITHIN A 100-YEAR FLOOD PLAIN STRUCTURES WHICH WOULD IMPEDE OR REDIRECT FLOOD FLOWS?   | <input type="checkbox"/>       | <input type="checkbox"/>                               | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| i.                               | EXPOSE PEOPLE OR STRUCTURES TO A SIGNIFICANT RISK OF LOSS, INJURY OR DEATH INVOLVING FLOODING, INCLUDING FLOODING AS A RESULT OF THE FAILURE OF A LEVEE OR DAM?  | <input type="checkbox"/>       | <input type="checkbox"/>                               | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| j.                               | INUNDATION BY SEICHE, TSUNAMI, OR MUDFLOW?   | <input type="checkbox"/>       | <input type="checkbox"/>                               | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| <b>XI. LAND USE AND PLANNING</b> |  |                                |  |                                     |                                     |
| a.                               | PHYSICALLY DIVIDE AN ESTABLISHED COMMUNITY?  | <input type="checkbox"/>       | <input type="checkbox"/>                               | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| b.                               | CONFLICT WITH APPLICABLE LAND USE PLAN, POLICY OR REGULATION OF AN AGENCY WITH JURISDICTION OVER THE PROJECT (INCLUDING BUT NOT LIMITED TO THE GENERAL PLAN, SPECIFIC PLAN, COASTAL PROGRAM, OR ZONING ORDINANCE) ADOPTED FOR THE PURPOSE OF AVOIDING OR MITIGATING AN ENVIRONMENTAL EFFECT?   | <input type="checkbox"/>       | <input type="checkbox"/>                               | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| c.                               | CONFLICT WITH ANY APPLICABLE HABITAT CONSERVATION PLAN OR NATURAL COMMUNITY CONSERVATION PLAN?   | <input type="checkbox"/>       | <input type="checkbox"/>                               | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| <b>XII. MINERAL RESOURCES</b>    |  |                                |  |                                     |                                     |
| a.                               | RESULT IN THE LOSS OF AVAILABILITY OF A KNOWN MINERAL RESOURCE THAT WOULD BE OF VALUE TO THE REGION AND THE RESIDENTS OF THE STATE?  | <input type="checkbox"/>       | <input type="checkbox"/>                               | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |

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|------------------------------------|---|--------------------------------|--|-------------------------------------|-------------------------------------|
| <b>b.</b>                          | RESULT IN THE LOSS OF AVAILABILITY OF A LOCALLY-IMPORTANT MINERAL RESOURCE RECOVERY SITE DELINEATED ON A LOCAL GENERAL PLAN, SPECIFIC PLAN, OR OTHER LAND USE PLAN?   | <input type="checkbox"/>       | <input type="checkbox"/>                               | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| <b>XIII. NOISE</b>                 |   |                                |  |                                     |                                     |
| <b>a.</b>                          | EXPOSURE OF PERSONS TO OR GENERATION OF NOISE LEVELS IN EXCESS OF STANDARDS ESTABLISHED IN THE LOCAL GENERAL PLAN OR NOISE ORDINANCE, OR APPLICABLE STANDARDS OF OTHER AGENCIES?  | <input type="checkbox"/>       | <input checked="" type="checkbox"/>                    | <input type="checkbox"/>            | <input type="checkbox"/>            |
| <b>b.</b>                          | EXPOSURE OF PEOPLE TO OR GENERATION OF EXCESSIVE GROUNDBORNE VIBRATION OR GROUNDBORNE NOISE LEVELS?   | <input type="checkbox"/>       | <input type="checkbox"/>                               | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| <b>c.</b>                          | A SUBSTANTIAL PERMANENT INCREASE IN AMBIENT NOISE LEVELS IN THE PROJECT VICINITY ABOVE LEVELS EXISTING WITHOUT THE PROJECT?   | <input type="checkbox"/>       | <input type="checkbox"/>                               | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| <b>d.</b>                          | A SUBSTANTIAL TEMPORARY OR PERIODIC INCREASE IN AMBIENT NOISE LEVELS IN THE PROJECT VICINITY ABOVE LEVELS EXISTING WITHOUT THE PROJECT?   | <input type="checkbox"/>       | <input type="checkbox"/>                               | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| <b>e.</b>                          | FOR A PROJECT LOCATED WITHIN AN AIRPORT LAND USE PLAN OR, WHERE SUCH A PLAN HAS NOT BEEN ADOPTED, WITHIN TWO MILES OF A PUBLIC AIRPORT OR PUBLIC USE AIRPORT, WOULD THE PROJECT EXPOSE PEOPLE RESIDING OR WORKING IN THE PROJECT AREA TO EXCESSIVE NOISE LEVELS?  | <input type="checkbox"/>       | <input type="checkbox"/>                               | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| <b>f.</b>                          | FOR A PROJECT WITHIN THE VICINITY OF A PRIVATE AIRSTRIP, WOULD THE PROJECT EXPOSE PEOPLE RESIDING OR WORKING IN THE PROJECT AREA TO EXCESSIVE NOISE LEVELS?   | <input type="checkbox"/>       | <input type="checkbox"/>                               | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| <b>XIV. POPULATION AND HOUSING</b> |   |                                |  |                                     |                                     |
| <b>a.</b>                          | INDUCE SUBSTANTIAL POPULATION GROWTH IN AN AREA EITHER DIRECTLY (FOR EXAMPLE, BY PROPOSING NEW HOMES AND BUSINESSES) OR INDIRECTLY (FOR EXAMPLE, THROUGH EXTENSION OF ROADS OR OTHER INFRASTRUCTURE)?   | <input type="checkbox"/>       | <input type="checkbox"/>                               | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| <b>b.</b>                          | DISPLACE SUBSTANTIAL NUMBERS OF EXISTING HOUSING NECESSITATING THE CONSTRUCTION OF REPLACEMENT HOUSING ELSEWHERE?   | <input type="checkbox"/>       | <input type="checkbox"/>                               | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| <b>c.</b>                          | DISPLACE SUBSTANTIAL NUMBERS OF PEOPLE NECESSITATING THE CONSTRUCTION OF REPLACEMENT HOUSING ELSEWHERE?   | <input type="checkbox"/>       | <input type="checkbox"/>                               | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| <b>XV. PUBLIC SERVICES</b>         |   |                                |  |                                     |                                     |
| <b>a.</b>                          | WOULD THE PROJECT RESULT IN SUBSTANTIAL ADVERSE PHYSICAL IMPACTS ASSOCIATED WITH THE PROVISION OF NEW OR PHYSICALLY ALTERED GOVERNMENTAL FACILITIES, NEED FOR NEW OR PHYSICALLY ALTERED GOVERNMENTAL FACILITIES, THE CONSTRUCTION OF WHICH COULD CAUSE SIGNIFICANT ENVIRONMENTAL IMPACTS, IN ORDER TO MAINTAIN ACCEPTABLE SERVICE RATIOS, RESPONSE TIMES OR OTHER PERFORMANCE OBJECTIVES FOR ANY OF THE PUBLIC SERVICES: FIRE PROTECTION? | <input type="checkbox"/>       | <input type="checkbox"/>                               | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |

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|                                     |   | Potentially significant impact | Potentially Significant Unless mitigation incorporated | Less than significant impact | No impact                           |
|-------------------------------------|---|--------------------------------|--|------------------------------|-------------------------------------|
| <b>b.</b>                           | WOULD THE PROJECT RESULT IN SUBSTANTIAL ADVERSE PHYSICAL IMPACTS ASSOCIATED WITH THE PROVISION OF NEW OR PHYSICALLY ALTERED GOVERNMENTAL FACILITIES, NEED FOR NEW OR PHYSICALLY ALTERED GOVERNMENTAL FACILITIES, THE CONSTRUCTION OF WHICH COULD CAUSE SIGNIFICANT ENVIRONMENTAL IMPACTS, IN ORDER TO MAINTAIN ACCEPTABLE SERVICE RATIOS, RESPONSE TIMES OR OTHER PERFORMANCE OBJECTIVES FOR ANY OF THE PUBLIC SERVICES: POLICE PROTECTION?       | <input type="checkbox"/>       | <input type="checkbox"/>                               | <input type="checkbox"/>     | <input checked="" type="checkbox"/> |
| <b>c.</b>                           | WOULD THE PROJECT RESULT IN SUBSTANTIAL ADVERSE PHYSICAL IMPACTS ASSOCIATED WITH THE PROVISION OF NEW OR PHYSICALLY ALTERED GOVERNMENTAL FACILITIES, NEED FOR NEW OR PHYSICALLY ALTERED GOVERNMENTAL FACILITIES, THE CONSTRUCTION OF WHICH COULD CAUSE SIGNIFICANT ENVIRONMENTAL IMPACTS, IN ORDER TO MAINTAIN ACCEPTABLE SERVICE RATIOS, RESPONSE TIMES OR OTHER PERFORMANCE OBJECTIVES FOR ANY OF THE PUBLIC SERVICES: SCHOOLS?                 | <input type="checkbox"/>       | <input type="checkbox"/>                               | <input type="checkbox"/>     | <input checked="" type="checkbox"/> |
| <b>d.</b>                           | WOULD THE PROJECT RESULT IN SUBSTANTIAL ADVERSE PHYSICAL IMPACTS ASSOCIATED WITH THE PROVISION OF NEW OR PHYSICALLY ALTERED GOVERNMENTAL FACILITIES, NEED FOR NEW OR PHYSICALLY ALTERED GOVERNMENTAL FACILITIES, THE CONSTRUCTION OF WHICH COULD CAUSE SIGNIFICANT ENVIRONMENTAL IMPACTS, IN ORDER TO MAINTAIN ACCEPTABLE SERVICE RATIOS, RESPONSE TIMES OR OTHER PERFORMANCE OBJECTIVES FOR ANY OF THE PUBLIC SERVICES: PARKS?                   | <input type="checkbox"/>       | <input type="checkbox"/>                               | <input type="checkbox"/>     | <input checked="" type="checkbox"/> |
| <b>e.</b>                           | WOULD THE PROJECT RESULT IN SUBSTANTIAL ADVERSE PHYSICAL IMPACTS ASSOCIATED WITH THE PROVISION OF NEW OR PHYSICALLY ALTERED GOVERNMENTAL FACILITIES, NEED FOR NEW OR PHYSICALLY ALTERED GOVERNMENTAL FACILITIES, THE CONSTRUCTION OF WHICH COULD CAUSE SIGNIFICANT ENVIRONMENTAL IMPACTS, IN ORDER TO MAINTAIN ACCEPTABLE SERVICE RATIOS, RESPONSE TIMES OR OTHER PERFORMANCE OBJECTIVES FOR ANY OF THE PUBLIC SERVICES: OTHER PUBLIC FACILITIES? | <input type="checkbox"/>       | <input type="checkbox"/>                               | <input type="checkbox"/>     | <input checked="" type="checkbox"/> |
| <b>XVI. RECREATION</b>              |   |                                |  |                              |                                     |
| <b>a.</b>                           | WOULD THE PROJECT INCREASE THE USE OF EXISTING NEIGHBORHOOD AND REGIONAL PARKS OR OTHER RECREATIONAL FACILITIES SUCH THAT SUBSTANTIAL PHYSICAL DETERIORATION OF THE FACILITY WOULD OCCUR OR BE ACCELERATED?   | <input type="checkbox"/>       | <input type="checkbox"/>                               | <input type="checkbox"/>     | <input checked="" type="checkbox"/> |
| <b>b.</b>                           | DOES THE PROJECT INCLUDE RECREATIONAL FACILITIES OR REQUIRE THE CONSTRUCTION OR EXPANSION OF RECREATIONAL FACILITIES WHICH MIGHT HAVE AN ADVERSE PHYSICAL EFFECT ON THE ENVIRONMENT?  | <input type="checkbox"/>       | <input type="checkbox"/>                               | <input type="checkbox"/>     | <input checked="" type="checkbox"/> |
| <b>XVII. TRANSPORTATION/TRAFFIC</b> |   |                                |  |                              |                                     |

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|   |   | Potentially significant impact | Potentially Significant Unless mitigation incorporated | Less than significant impact        | No impact                           |
|---|---|--------------------------------|--|-------------------------------------|-------------------------------------|
| <b>a.</b>                               | CONFLICT WITH AN APPLICABLE PLAN, ORDINANCE OR POLICY ESTABLISHING MEASURES OF EFFECTIVENESS FOR THE PERFORMANCE OF THE CIRCULATION SYSTEM, TAKING INTO ACCOUNT ALL MODES OF TRANSPORTATION INCLUDING MASS TRANSIT AND NON-MOTORIZED TRAVEL AND RELEVANT COMPONENTS OF THE CIRCULATION SYSTEM, INCLUDING BUT NOT LIMITED TO INTERSECTIONS, STREETS, HIGHWAYS AND FREEWAYS, PEDESTRIAN AND BICYCLE PATHS, AND MASS TRANSIT?  | <input type="checkbox"/>       | <input type="checkbox"/>                               | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| <b>b.</b>                               | CONFLICT WITH AN APPLICABLE CONGESTION MANAGEMENT PROGRAM, INCLUDING, BUT NOT LIMITED TO, LEVEL OF SERVICE STANDARDS AND TRAVEL DEMAND MEASURES, OR OTHER STANDARDS ESTABLISHED BY THE COUNTY CONGESTION MANAGEMENT AGENCY FOR DESIGNATED ROADS OR HIGHWAYS?  | <input type="checkbox"/>       | <input type="checkbox"/>                               | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| <b>c.</b>                               | RESULT IN A CHANGE IN AIR TRAFFIC PATTERNS, INCLUDING EITHER AN INCREASE IN TRAFFIC LEVELS OR A CHANGE IN LOCATION THAT RESULTS IN SUBSTANTIAL SAFETY RISKS?  | <input type="checkbox"/>       | <input type="checkbox"/>                               | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| <b>d.</b>                               | SUBSTANTIALLY INCREASE HAZARDS DUE TO A DESIGN FEATURE (E.G., SHARP CURVES OR DANGEROUS INTERSECTIONS) OR INCOMPATIBLE USES (E.G., FARM EQUIPMENT)?   | <input type="checkbox"/>       | <input type="checkbox"/>                               | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| <b>e.</b>                               | RESULT IN INADEQUATE EMERGENCY ACCESS?  | <input type="checkbox"/>       | <input type="checkbox"/>                               | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| <b>f.</b>                               | CONFLICT WITH ADOPTED POLICIES, PLANS, OR PROGRAMS REGARDING PUBLIC TRANSIT, BICYCLE, OR PEDESTRIAN FACILITIES, OR OTHERWISE DECREASE THE PERFORMANCE OR SAFETY OF SUCH FACILITIES SUPPORTING ALTERNATIVE TRANSPORTATION (E.G., BUS TURNOUTS, BICYCLE RACKS)?   | <input type="checkbox"/>       | <input type="checkbox"/>                               | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| <b>XVIII. TRIBAL CULTURAL RESOURCES</b> |   |                                |  |                                     |                                     |
| <b>a.</b>                               | CAUSE A SUBSTANTIAL ADVERSE CHANGE IN THE SIGNIFICANCE OF A TRIBAL CULTURAL RESOURCE, DEFINED IN PUBLIC RESOURCE CODE SECTION 21074 AS EITHER A SITE, FEATURE, PLACE, CULTURAL LANDSCAPE THAT IS GEOGRAPHICALLY DEFINED IN TERMS OF THE SIZE AND SCOPE OF THE LANDSCAPE, SACRED PLACE, OR OBJECT WITH CULTURAL VALUE TO A CALIFORNIA NATIVE AMERICAN TRIBE, AND THAT IS: LISTED OR ELIGIBLE FOR LISTING IN THE CALIFORNIA REGISTER OF HISTORICAL RESOURCES, OR IN A LOCAL REGISTER OF HISTORICAL RESOURCES AS DEFINED IN PUBLIC RESOURCES CODE SECTION 5020.1 (K), OR | <input type="checkbox"/>       | <input checked="" type="checkbox"/>                    | <input type="checkbox"/>            | <input type="checkbox"/>            |

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|   |   | Potentially significant impact | Potentially Significant Unless mitigation incorporated | Less than significant impact        | No impact                |
|---|---|--------------------------------|--|-------------------------------------|--------------------------|
| <b>b.</b>                                     | CAUSE A SUBSTANTIAL ADVERSE CHANGE IN THE SIGNIFICANCE OF A TRIBAL CULTURAL RESOURCE, DEFINED IN PUBLIC RESOURCES CODE SECTION 21074 AS EITHER A SITE, FEATURE, PLACE, CULTURAL LANDSCAPE, SACRED PLACE, OR OBJECT WITH CULTURAL VALUE TO A CALIFORNIA NATIVE AMERICAN TRIBE, AND THAT IS: A RESOURCE DETERMINED BY THE LEAD AGENCY, IN ITS DISCRETION AND SUPPORTED BY SUBSTANTIAL EVIDENCE TO BE SIGNIFICANT PURSUANT TO CRITERIA SET FORTH IN SUBDIVISION (C) OF PUBLIC RESOURCE CODE SECTION 5024.1, THE LEAD AGENCY SHALL CONSIDER THE SIGNIFICANCE OF THE RESOURCE TO A CALIFORNIA NATIVE AMERICAN TRIBE. | <input type="checkbox"/>       | <input type="checkbox"/>                               | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| <b>XIX. UTILITIES AND SERVICE SYSTEMS</b>     |   |                                |  |                                     |                          |
| <b>a.</b>                                     | EXCEED WASTEWATER TREATMENT REQUIREMENTS OF THE APPLICABLE REGIONAL WATER QUALITY CONTROL BOARD?  | <input type="checkbox"/>       | <input type="checkbox"/>                               | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| <b>b.</b>                                     | REQUIRE OR RESULT IN THE CONSTRUCTION OR NEW WATER OR WASTEWATER TREATMENT FACILITIES OR EXPANSION OF EXISTING FACILITIES, THE CONSTRUCTION OF WHICH COULD CAUSE SIGNIFICANT ENVIRONMENTAL EFFECTS?   | <input type="checkbox"/>       | <input type="checkbox"/>                               | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| <b>c.</b>                                     | REQUIRE OR RESULT IN THE CONSTRUCTION OF NEW STORMWATER DRAINAGE FACILITIES OR EXPANSION OF EXISTING FACILITIES, THE CONSTRUCTION OF WHICH COULD CAUSE SIGNIFICANT ENVIRONMENTAL EFFECTS?   | <input type="checkbox"/>       | <input type="checkbox"/>                               | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| <b>d.</b>                                     | HAVE SUFFICIENT WATER SUPPLIES AVAILABLE TO SERVE THE PROJECT FROM EXISTING ENTITLEMENTS AND RESOURCES, OR ARE NEW OR EXPANDED ENTITLEMENTS NEEDED?   | <input type="checkbox"/>       | <input type="checkbox"/>                               | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| <b>e.</b>                                     | RESULT IN A DETERMINATION BY THE WASTEWATER TREATMENT PROVIDER WHICH SERVES OR MAY SERVE THE PROJECT THAT IT HAS ADEQUATE CAPACITY TO SERVE THE PROJECT'S PROJECTED DEMAND IN ADDITION TO THE PROVIDER'S EXISTING COMMITMENTS.  | <input type="checkbox"/>       | <input type="checkbox"/>                               | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| <b>f.</b>                                     | BE SERVED BY A LANDFILL WITH SUFFICIENT PERMITTED CAPACITY TO ACCOMMODATE THE PROJECT'S SOLID WASTE DISPOSAL NEEDS?   | <input type="checkbox"/>       | <input type="checkbox"/>                               | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| <b>g.</b>                                     | COMPLY WITH FEDERAL STATE, AND LOCAL STATUTES AND REGULATIONS RELATED TO SOLID WASTE?   | <input type="checkbox"/>       | <input type="checkbox"/>                               | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| <b>XX. MANDATORY FINDINGS OF SIGNIFICANCE</b> |   |                                |  |                                     |                          |
| <b>a.</b>                                     | DOES THE PROJECT HAVE THE POTENTIAL TO DEGRADE THE QUALITY OF THE ENVIRONMENT, SUBSTANTIALLY REDUCE THE HABITAT OF FISH OR WILDLIFE SPECIES, CAUSE A FISH OR WILDLIFE POPULATION TO DROP BELOW SELF-SUSTAINING LEVELS, THREATEN TO ELIMINATE A PLANT OR ANIMAL COMMUNITY, REDUCE THE NUMBER OR RESTRICT THE RANGE OF A RARE OR ENDANGERED PLANT OR ANIMAL OR ELIMINATE IMPORTANT EXAMPLES OF THE MAJOR PERIODS OF CALIFORNIA HISTORY OR PREHISTORY?   | <input type="checkbox"/>       | <input type="checkbox"/>                               | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

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|           |  | Potentially significant impact | Potentially Significant Unless mitigation incorporated | Less than significant impact        | No impact                |
|-----------|--|--------------------------------|--|-------------------------------------|--------------------------|
| <b>b.</b> | DOES THE PROJECT HAVE IMPACTS WHICH ARE INDIVIDUALLY LIMITED, BUT CUMULATIVELY CONSIDERABLE? ("CUMULATIVELY CONSIDERABLE" MEANS THAT THE INCREMENTAL EFFECTS OF AN INDIVIDUAL PROJECT ARE CONSIDERABLE WHEN VIEWED IN CONNECTION WITH THE EFFECTS OF PAST PROJECTS, THE EFFECTS OF OTHER CURRENT PROJECTS, AND THE EFFECTS OF PROBABLE FUTURE PROJECTS). | <input type="checkbox"/>       | <input type="checkbox"/>                               | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| <b>c.</b> | DOES THE PROJECT HAVE ENVIRONMENTAL EFFECTS WHICH CAUSE SUBSTANTIAL ADVERSE EFFECTS ON HUMAN BEINGS, EITHER DIRECTLY OR INDIRECTLY?  | <input type="checkbox"/>       | <input checked="" type="checkbox"/>                    | <input type="checkbox"/>            | <input type="checkbox"/> |

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## DISCUSSION OF THE ENVIRONMENTAL EVALUATION (Attach additional sheets of necessary)

The Environmental Impact Assessment includes the use of official City of Moreno Valley and other government source reference materials related to various environmental impact categories (e.g., Hydrology, Air Quality, Biology, Cultural Resources, etc.). The State of California, Department of Conservation, Division of Mines and Geology – Seismic Hazard Maps and reports, are used to identify potential future significant seismic events; including probable magnitudes, liquefaction, and landslide hazards. Based on applicant information provided in their Land Use Application and Environmental Assessment Form, impact evaluations were based on stated facts contained therein, including but not limited to, reference materials indicated above, field investigation of the project site, and other reliable reference materials known at the time.

Project specific impacts were evaluated based on all relevant facts indicated in the Environmental Assessment Form and expressed through the applicant's project description and supportive materials. Both the Initial Study Checklist and Checklist Explanations, in conjunction with the City of Moreno Valley's Adopted Thresholds Guide and CEQA Guidelines, were used to reach reasonable conclusions on environmental impacts as mandated under the California Environmental Quality Act (CEQA).

The project as identified in the project description may cause potentially significant impacts on the environment without mitigation. Therefore, this environmental analysis concludes that a Mitigated Negative Declaration shall be issued to avoid and mitigate all potential adverse impacts on the environment by the imposition of mitigation measures and/or conditions contained and expressed in this document. The environmental case file known as The Courtyards at Cottonwood Family Apartments and the associated case(s), PEN19-0108 – General Plan Amendment, PEN19-0109 – Change of Zone, PEN19-0110 – Plot Plan, PEN19-0097 – Expanded Initial Study, and Development Agreement. Finally, based on the fact that these impacts can be feasibly mitigated to less than significant, and based on the findings and thresholds for Mandatory Findings of Significance as described in the California Environmental Quality Act, section 15065, the overall project impact(s) on the environment (after mitigation) **will not:**

- Substantially degrade environmental quality.
- Substantially reduce fish or wildlife habitat.
- Cause a fish or wildlife habitat to drop below self-sustaining levels.
- Threaten to eliminate a plant or animal community.
- Reduce number, or restrict range of a rare, threatened, or endangered species.
- Eliminate important examples of major periods of California history or prehistory.
- Achieve short-term goals to the disadvantage of long-term goals.
- Result in environmental effects that are individually limited but cumulatively considerable.
- Result in environmental effects that will cause substantial adverse effects on human beings.



ADDITIONAL INFORMATION:

All supporting documents and references are contained in the Environmental Case File referenced above and may be viewed in the Community Development Department, Planning Division of City Hall, 14177 Fredrick Street, Moreno Valley, CA 92553, 951. 413. 3214.

|   |                                |   |                                 |
|---|--------------------------------|---|---------------------------------|
| <b>PREPARED BY:</b><br>Milan L. Garrison<br>Maxsum Development, LLC | <b>TITLE:</b><br>President/CEO | <b>TELEPHONE NO.:</b><br>626. 664. 5003 | <b>DATE:</b><br>August 21, 2019 |
|---|--------------------------------|---|---------------------------------|

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#### 4.0 Environmental Impacts Analysis Evaluation

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## I. AESTHETICS

Would the project:

### a. Have a substantial adverse effect on a scenic vista?

**No Impact.** The project site is currently undeveloped vacant land in the City of Moreno Valley, which lies relatively flat with gently sloping topography. According to the General Plan EIR Figure 5.11-1, Major Scenic Resources, The Project site is not located within a view corridor of the Box Springs Mountains, Reche Canyon, the Badlands, or Mount Russell (City of Moreno Valley, 2006, Figure 5.11-1). The project site is within a highly urbanized area of the community within the City of Moreno Valley and in general, views within the project vicinity are short in range and limited to the roadway corridors due the surrounding development. These views are common within urban areas, particularly in more densely developed residential and commercial corridors, and are unlikely to be considered unique scenic vistas. Moreover, the project site is not located in a scenic area or vista designated by the City of Moreno Valley and is not listed in the Historic Resources Inventory database maintained by the State Office of Historic Preservation. Furthermore, there are no scenic highways in the surrounding project area identified by the City of Moreno Valley. Therefore, no impact will result.

### b. Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?

**No Impact.** As discussed above in response to Checklist Question 1.a, the project site is currently undeveloped. The project site is not located in the vicinity of a State-designated scenic highway. The project site does not contain any unique or locally recognized, natural, urban, or historic features, nor is the project site listed on the Historic Resources Inventory database maintained by the State Office of Historic Preservation. Therefore, implementation of the project would not damage scenic resources or other desirable features within a state-designated scenic highway, and no impacts would occur to scenic resources.

### c. Substantially degrade the existing visual character or quality of the site and its surroundings?

**Less than Significant.** Implementation of the proposed Project would result in the visual conversion of the site from vacant land to a multiple family apartment development with parking spaces, drive aisles, utility infrastructure, landscaping, exterior lighting, and fencing. The Project would be compatible with the size, scale, height, and aesthetic qualities of other residential developments planned and constructed in the vicinity of the



Project site and would be required to comply with the applicable development standards and design guidelines contained in the Moreno Valley Zoning Ordinance.

The proposed buildings have been setback along the north (68 feet), south (Cottonwood Avenue) 36 feet, east (53 feet) and west (Indian Street) 30 feet from the project boundary, and will be landscaped with a combination of trees, shrubs and groundcover. The landscaping proposed along the north, south east and west project boundary will provide improved aesthetic buffering of the project for motorists and pedestrians on Cottonwood Avenue and Indian Street compared to the existing condition that has minimal landscape materials. The project will improve the existing aesthetics of the now vacant site with the construction of four (4) two-story buildings and one single story structure, new landscaping and site improvements. Elevations of the proposed buildings are shown in Figure A-16. All Project designs will be subject to City review and approval.

Given that the site is currently vacant, the proposed two-story development will change the scenic view from the adjoining properties and roadways. However, while the project will be more visible, the project will not significantly degrade the existing visual characteristics of either the site or the surrounding due to the variations of building relief, heights, setbacks and landscaping. The proposed buildings will have a maximum height of 30'-1" while other building in the neighborhood range from approximately 25' to 35' in height. The City of Moreno Valley Municipal Code (Section 9.03.040) allows a maximum height of 50 feet for a development in the Multiple Family Residential 10 District (R10) zone.

The project will not reduce the privacy of the residents' south, east and west of the project due to the restricted 30'-1" height for the proposed two-story buildings. The adjacent residential developments are no greater than 35 feet in height. The proposed buildings will allow project residents along the south, east and west side of the site to have views of the rear yard areas of the residential properties to the south, east and west. These views will be limited in nature and restricted primarily to second floor units, based on the proposed building layout, buffered by landscaping, and the substantial setbacks the buildings have been sited from the property lines. Project compliance with all applicable development standards and design guidelines in the City of Moreno Valley Municipal Code (Sections 9.03 and 9.16) will reduce project aesthetic impacts for adjacent residents, businesses, pedestrians, and motorists on Cottonwood Avenue and Indian Street. Based on the preceding discussion, the potential for the Project to substantially degrade the existing visual character and quality of the site and its surroundings is considered less-than-significant.



**d. Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?**

**Less Than Significant.** The project site is located in a highly urbanized area with a mix of adjoining land uses including single family residential, and public (adult/ high school) uses. The project vicinity exhibits considerable ambient nighttime illumination levels due to the densely developed nature of the area and presence of residential uses that are occupied at night. Artificial light sources from the surrounding residential structures include interior and exterior lighting for security, parking, architectural highlighting, incidental landscape lighting, and illuminated signage. Automobile headlights, streetlights, and stoplights for visibility and safety purposes along the major and secondary surface streets contribute to overall ambient lighting levels, as well. Light sensitive residential uses in proximity to the project site include single family residential developments along the south, east and west sides of the site.

Similar to surrounding uses, the project would include low to moderate levels of interior and exterior lighting for security, parking, and architectural highlighting. Compliance with City and State energy conservation measures currently in place would limit the amount of unnecessary interior illumination during evening and nighttime hours. All proposed identification signage and outdoor lighting would be subject to applicable regulations contained within the Moreno Valley Municipal Code (Sections 9.12, 9.08.100 and 9.10.110, respectively). Therefore, less than significant impacts would occur as a result of construction of the Project.

Interior lighting within the proposed apartment development would be visible during evening hours. Such lighting would not be expected to be bright enough to cast illumination onto light-sensitive properties. Additionally, it can be reasonably expected that many or most project habitants would use blinds or curtains for privacy, which would reduce the amount of light emanating from the building. Furthermore, given the degree of ambient lighting that currently exists in the project area, the proposed lighting would not substantially alter ambient night light levels.

Glare occurs from sunlight reflected from reflective materials utilized in existing developments in the project area and from vehicle windows and surfaces. Glare-sensitive receptors also include motorists on the roadways surrounding the site. As glare is a temporary phenomenon that changes with the movement of the sun, receptors other than motorists are generally less sensitive to glare impacts than to light impacts.

Glass fenestration incorporated into the building façade would have low-reflectivity value, minimizing off-site glare. Furthermore, the proposed exterior finishes will



be painted to further reduce the possibility of glare. Any glare experienced by nearby residences or the occupants of vehicles on nearby streets would be temporary, changing with the movement of the sun throughout the course of the day and the seasons of the year. Therefore, the proposed project would not create a substantial new source of glare which would adversely affect day or nighttime views in the area. Therefore, this impact would be less than significant.

## II. AGRICULTURAL RESOURCES

In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project, and the Forest Legacy Assessment project, and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. Would the project:

- a. Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?**

**No Impact.** The project site is currently undeveloped (vacant land area), and no agricultural uses or related operations are present within the site or surrounding area. The project site is not located on designated Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program.

According to the 2002 Important Farmland Map, the project site is located in the area designated as "D - Urban and Built-Up Land." Therefore, the proposed project would not convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance to non-agricultural uses. No impact would occur and no mitigation measures are necessary.

- b. Conflict with the existing zoning for agricultural use or a Williamson Act Contract?**

**No Impact.** The project site is zoned for residential uses and is currently void of any development (vacant). No agricultural zoning is present in the surrounding area, and no nearby lands are enrolled under the Williamson Act. As such, the proposed project would



not conflict with existing or proposed zoning for agricultural use or a Williamson Act contract and no mitigation measures are necessary.

- c. Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code Section 1220(g)), Timberland (as defined by Public Resources Code Section 4526), or Timberland zoned Timberland production (as defined by Government Code Section 51104(g))?**

**No Impact.** Neither the Project Site nor the surrounding parcels are zoned for forest land or timberland. No impacts to forest land or timberland would occur.

- d. Result in the loss of forest land or conversion of forest land to non-forest use?**

**No Impact.** The Project Site is completely surrounded by urban uses and infrastructure and is not forest land. No impact related to the loss of forest land or conversion of forest land would occur.

- e. Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?**

**No Impact.** Since there are no agricultural uses or related operations on or near the project site, the project would not involve the conversion of farmland to other uses, either directly or indirectly. No impacts to agricultural land or uses would occur and no mitigation measures are necessary.

### III. AIR QUALITY

*The significance criteria established by the South Coast Air Quality Management District (SCAQMD) may be relied upon to make the following determinations. Would the project:*

- a. Conflict with or obstruct implementation of the applicable air quality plan?**

The following discussion is based on the Air Quality Calculations prepared by Maxsum Development, LLC, June 2019. The Air Quality Calculations are included as Appendix A to this Initial Study.

**Less Than Significant Impact.** A significant air quality impact may occur if a project is not consistent with the applicable Air Quality Management Plan (AQMP) or would in some way represent a substantial hindrance to employing the policies or obtaining the goals of that plan. In the case of projects proposed within the City of Moreno Valley or



elsewhere in the South Coast Air Basin (Basin), the applicable plan is the Air Quality Management Plan (AQMP), which is prepared by the South Coast Air Quality Management District (SCAQMD).

The SCAQMD is the agency principally responsible for comprehensive air pollution control in the Basin. To that end, the SCAQMD, a regional agency, works directly with the Southern California Association of Governments (SCAG), county transportation commissions and local governments, and cooperates actively with all state and federal government agencies. The SCAQMD develops rules and regulations, establishes permitting requirements, inspects emissions sources, and enforces such measures through educational programs or fines, when necessary. The SCAQMD has adopted criteria for consistency with regional plans and the regional AQMP in its CEQA Air Quality Handbook (Handbook). These include: 1) identifying whether a project would increase the frequency or severity of existing air quality violations or cause or contribute to new air quality violations and 2) identifying whether a project would exceed the assumptions utilized in preparing the AQMP. Under the second criterion, a significant impact would occur if a project is inconsistent with the growth assumptions upon which the regional AQMP was based.

According to the CEQA Air Quality Handbook, the consistency criteria for the first criterion pertain to pollutant concentrations rather than to total regional emissions. As such, an analysis of the Proposed Project's pollutant emissions relative to localized pollutant concentrations is used as the basis for evaluating Project consistency with the first criterion. As shown in Tables B-2 (Estimated Daily Peak Construction Emissions) and B-3 (Estimated Daily Peak Operational Emissions in Pounds Per Day) under Question III(b) below, the SCAQMD's localized thresholds for NO<sub>x</sub>, CO, PM<sub>10</sub>, and PM<sub>2.5</sub> would not be exceeded during Proposed Project construction and operation. In addition, because the SO<sub>2</sub> emissions would be negligible during Project construction and long-term operations, a violation of the SO<sub>2</sub> ambient air quality standard would not occur as a result of the Proposed Project.

Overall, as none of the criteria pollutant emissions would exceed the SCAQMD's significance thresholds at off-site receptors in proximity to the Project Site, the Proposed Project meets the first criterion for determining project consistency with the 2016 AQMP. With regards to the second criterion, projects that are consistent with the regional population, housing, and employment forecasts identified by SCAG are considered to be consistent with the AQMP growth projections, since the forecast assumptions by SCAG forms the basis of the land use and transportation control portions of the AQMP.

As discussed in Question XII(a) below, the Proposed Project would have a less than significant impact with respect to population, housing, and employment that would be



introduced at the Project Site. The proposed project would be consistent with the proposed *General Plan* land use designation of Residential: Maximum 10 dwelling units per acre” and is consistent with the adopted City of Moreno Valley Housing Element, which are included in the SCAG’s growth projections.

As concluded in the Initial Study, the proposed increase in population and housing from implementation of the Proposed Project would be consistent with the SCAG growth projections. As the Proposed Project would be consistent with the underlying assumptions of the SCAQMD’s 2016 AQMP and does not cause or worsen an exceedance of an ambient air quality standard, the Proposed Project would be consistent with that plan. This impact would be less than significant.

**b. Violate any air quality standard or contribute substantially to an existing or projected air quality violation?**

**Less Than Significant Impact.** A project may have a significant impact if project-related emissions would exceed federal, state, or regional standards or thresholds, or if project-related emissions would substantially contribute to an existing or projected air quality violation. To address potential impacts from construction and operational activities, the SCAQMD currently recommends that impacts from projects with mass daily emissions that exceed any of the thresholds outlined in Table B-1, SCAQMD Thresholds of Significance, be considered significant. The City of Moreno Valley defers to these thresholds for the evaluation of construction and operational air quality impacts.

**Table B-1  
SCAQMD Thresholds of Significance**

| Mass Daily Thresholds (Pounds per Day)      |              |           |
|---|--------------|-----------|
| Pollutant                                   | Construction | Operation |
| Reactive Organic Gases (ROG)                | 75           | 55        |
| Nitrogen Oxides (NO <sub>x</sub> )          | 100          | 55        |
| Respirable Particulates (PM <sub>10</sub> ) | 150          | 150       |
| Fine Particulates (PM <sub>2.5</sub> )      | 55           | 55        |
| Sulfur Oxides (SO <sub>x</sub> )            | 150          | 150       |
| Carbon Monoxide (CO)                        | 550          | 550       |



| Mass Daily Thresholds (Pounds per Day) |              |           |
|--|--------------|-----------|
| Pollutant                              | Construction | Operation |
| Lead <sup>1</sup>                      | 3            | 3         |

Construction activities associated with the proposed project would be undertaken in two main steps: (1) grading, excavation and foundation and (2) building construction and finishing. Grading, excavation and foundations would occur for approximately nine (9) months and would require the export of soil. Building construction would occur for approximately twelve (12) to fourteen (14) months and would include the construction of the proposed building, connection of utilities, laying irrigation for landscaping, architectural coatings, paving, and landscaping the project site.

These construction activities would temporarily create emissions of dusts, fumes, equipment exhaust, and other air contaminants. Construction activities involving grading and foundation preparation would primarily generate PM<sub>2.5</sub> and PM<sub>10</sub> emissions. Mobile sources (such as diesel-fueled equipment onsite and traveling to and from the project site) would primarily generate NO<sub>x</sub> emissions. The application of architectural coatings would primarily result in the release of ROG emissions. The amount of emissions generated on a daily basis would vary, depending on the amount and types of construction activities occurring at the same time.

The analysis of daily construction emissions has been prepared utilizing the California Emissions Estimator Model (CalEEMod), version 2016.3.1 Emissions Estimator Model recommended by the SCAQMD. Due to the construction time frame and the normal day-to-day variability in construction activities, it is difficult, if not impossible, to precisely quantify the daily emissions associated with each phase of the proposed construction activities. Nonetheless, Table B-2, Estimated Peak Daily Construction Emissions, identifies daily emissions that are estimated to occur on peak construction days for each construction phase.

**Table B-2**  
**Estimated Peak Daily Project Construction Emissions**

| Emission Sources | Peak Day Emissions |                 |       |                 |                  |                   |
|------------------|--------------------|-----------------|-------|-----------------|------------------|-------------------|
|                  | VOC                | NO <sub>x</sub> | CO    | SO <sub>x</sub> | PM <sub>10</sub> | PM <sub>2.5</sub> |
| Demolition       | 3.38               | 33.24           | 22.35 | 0.04            | 1.83             | 1.58              |
| Site Preparation | 3.97               | 42.47           | 22.23 | 0.04            | 20.46            | 12.00             |



| Emission Sources               | Peak Day Emissions |                 |              |                 |                  |                   |
|--------------------------------|--------------------|-----------------|--------------|-----------------|------------------|-------------------|
|                                | VOC                | NO <sub>x</sub> | CO           | SO <sub>x</sub> | PM <sub>10</sub> | PM <sub>2.5</sub> |
| Grading                        | 2.50               | 26.43           | 0.03         | 0.03            | 7.79             | 4.56              |
| Building                       | 4.63               | 38.70           | 0.35         | 0.03            | 1.83             | 1.24              |
| Architectural Coating          | 23.31              | 1.56            | 4.25e-       | 4.25e-          | 0.22             | 0.13              |
| <b>Maximum Daily Emissions</b> | <b>23.31</b>       | <b>42.47</b>    | <b>22.86</b> | <b>0.04</b>     | <b>20.46</b>     | <b>12.00</b>      |
| <b>SCAQMD Thresholds</b>       | 75                 | 100             | 550          | 150             | 150              | 55                |
| Significant Impact?            | No                 | No              | No           | No              | No               | No                |

These calculations assume that appropriate dust control measures would be implemented as part of the Project during each phase of development, as required by SCAQMD Rule 403 - Fugitive Dust. Specific Rule 403 control requirements include, but are not limited to, applying water in sufficient quantities to prevent the generation of visible dust plumes, applying soil binders to uncovered areas, reestablishing ground cover as quickly as possible, utilizing a wheel washing system to remove bulk material from tires and vehicle undercarriages before vehicles exit the project site, and maintaining effective cover over exposed areas.

It is mandatory for all construction projects in the South Coast Air Basin (Basin) to comply with SCAQMD Rule 403 for Fugitive Dust. Compliance with Rule 403 would reduce regional particulate matter emissions associated with construction activities and the impacts would be less than significant.

Operational emissions generated by both stationary and mobile sources would result from normal day-to-day activities after buildout of the proposed Project. Stationary area source emissions would be generated by space and water heating devices and by the operation of landscape maintenance equipment. Mobile emissions would be generated by motor vehicles traveling to and from the project site.

The results of the California Emissions Estimator Model, version 2016.3.1 calculations for the daily operational emissions of the proposed project are presented in Table B-3. The emissions reflect the net increase in emissions anticipated from the proposed Project. As shown, the daily operational emissions are below the SCAQMD thresholds for all criteria pollutants; therefore, no adverse air quality impact would occur.



**TABLE B-3**  
**ESTIMATED PEAK DAILY PROJECT OPERATIONAL EMISSIONS IN POUNDS PER DAY**

| Emission Sources               | Peak Day Emissions |                 |              |                 |                  |                   |
|--------------------------------|--------------------|-----------------|--------------|-----------------|------------------|-------------------|
|                                | VOC                | NO <sub>x</sub> | CO           | SO <sub>x</sub> | PM <sub>10</sub> | PM <sub>2.5</sub> |
| Offroad                        | 0.00               | 0.00            | 0.00         | 0.00            | 0.00             | 0.00              |
| Area                           | 23.17              | 1.75            | 47.88        | 0.10            | 6.22             | 6.22              |
| Energy                         | 0.047              | 0.40            | 0.17         | 2.59e-          | 0.03             | 0.03              |
| Mobile                         | 1.17               | 8.40            | 14.08        | 0.58            | 4.26             | 1.16              |
| <b>Maximum Daily Emissions</b> | <b>24.38</b>       | <b>10.56</b>    | <b>62.14</b> | <b>0.1662</b>   | <b>10.52</b>     | <b>7.42</b>       |
| <b>SCAQMD Thresholds</b>       | 75                 | 55              | 550          | 150             | 150              | 55                |
| Significant Impact?            | <b>No</b>          | <b>No</b>       | <b>No</b>    | <b>No</b>       | <b>No</b>        | <b>No</b>         |

#### LOCAL SIGNIFICANCE THRESHOLDS

The SCAQMD has developed localized significance thresholds (LSTs) that are based on the amount of pounds of emissions per day that can be generated by a project that would cause or contribute to adverse localized air quality impacts. These localized thresholds, which are found in the mass rate look-up tables in the "Final Localized Significance Threshold Methodology" document prepared by the SCAQMD, apply to projects that are less than or equal to five acres in size and are only applicable to the following criteria pollutants: NO<sub>x</sub>, CO, PM<sub>10</sub>, and PM<sub>2.5</sub>. LSTs represent the maximum emissions from a project that are not expected to cause or contribute to an exceedance of the most stringent applicable federal or State ambient air quality standards, and are developed based on the ambient concentrations of that pollutant for each Source Receptor Area (SRA). For PM<sub>10</sub>, the LSTs were derived based on requirements in SCAQMD Rule 403 — Fugitive Dust. For PM<sub>2.5</sub>, the LSTs were derived based on a general ratio of PM<sub>2.5</sub> to PM<sub>10</sub> for both fugitive dust and combustion emissions.

The SCAQMD has developed five sample construction+ scenarios, one-acre, two-acre, three-acre, four-acre, and five-acre in size, where construction impacts do not exceed the most stringent LSTs. The sample scenarios were designed to be used as models or templates for analyzing construction air quality impacts by projects of similar size. As the project site is approximately 6.78 acres in size, the five-acre sample construction scenario was used as a template to analyze the significance of the construction emissions generated by the Proposed Project.



In conducting the analysis, the parameters of the five-acre sample construction scenario were slightly modified such that they would apply to the project-specific characteristics of the Proposed Project. The parameters that have been modified in the five-acre sample construction scenario for the Proposed Project analysis include the number of equipment, the construction schedule, the square footage of the proposed structures, and the amount of dirt that would be handled at the Project Site. The resulting construction emissions generated were then analyzed against the applicable LSTs for five-acre site.

The applicable thresholds and project construction emissions are shown in Table B-4. The LST emissions thresholds were compared to the maximum daily construction activities. As shown in Table B-4, all on-site project emissions are below the LST for demolition/grading and construction. The project will have a less than significant LST emissions.

**Table B-4  
Project Construction Localized Significance Threshold Emissions**

| Emissions and Thresholds                   | Emissions (Pounds per Day) |                              |                  |                   |
|--|----------------------------|------------------------------|------------------|-------------------|
|  | CO                         | NO <sub>x</sub> <sup>b</sup> | PM <sub>10</sub> | PM <sub>2.5</sub> |
| Project maximum daily on-site emissions    | 22.35                      | 42.47                        | 0.71             | 0.19              |
| Localized Significance Threshold           | 562                        | 103                          | 4                | 3                 |
| <b>Exceeds SCAQMD Localized Threshold?</b> | <b>NO</b>                  | <b>NO</b>                    | <b>NO</b>        | <b>NO</b>         |

- c. **Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?**

**Less Than Significant Impact.** A significant impact may occur if a project would add a considerable cumulative contribution to federal or State non-attainment pollutants. As the Basin is currently in nonattainment for ozone, CO, and PM10, related projects could exceed an air quality standard or contribute to an existing or projected air quality exceedance. In regards to determining the significance of the Proposed Project contribution, the SCAQMD neither recommends quantified analyses of construction and/or operational emissions from multiple development projects nor provides



methodologies or thresholds of significance to be used to assess the cumulative emissions generated by multiple cumulative projects. Instead, the SCAQMD recommends that a project's potential contribution to cumulative impacts should be assessed utilizing the same significance criteria as those for project specific impacts.

Furthermore, SCAQMD states that if an individual development project generates less than significant construction or operational emissions then the development project would not generate a cumulatively considerable increase in emissions for those pollutants for which the Basin is in nonattainment.

As discussed in the response to Question III(b) above, the Proposed Project would not generate construction or operational emissions that exceed the SCAQMD's recommended thresholds. Therefore, the Proposed Project would not generate a cumulatively considerable increase in emissions of the pollutants for which the Basin is in nonattainment, and impacts would be less than significant.

**d. Expose sensitive receptors to substantial pollutant concentrations?**

**Less Than Significant Impact.** Air quality impacts are analyzed relative to those persons with the greatest sensitivity to air pollution exposure. Such persons are called "sensitive receptors". Sensitive population groups include young children, the elderly and the acutely and chronically ill (especially those with cardio-respiratory disease).

Residential areas are considered to be sensitive to air pollution exposure because they may be occupied for extended periods, and residents may be outdoors when exposure is highest. Existing off-site residences abutting the site are considered pollution-sensitive to any project related emissions. The residences north, east and west of the project are considered sensitive receptors to air emissions. Although air emissions will be generated during project construction, as presented in the air quality assessment, the project emissions will not exceed adopted air emission thresholds. The project will not exceed air emission thresholds as discussed in the above section III.b, and as a result, will not expose sensitive receptors to any substantial pollutant concentrations.

**Toxic Air Contaminant Emissions from On-Site Construction**

Construction activities would result in short-term, project-generated emissions of Diesel Particulate Matter (DPM) from the exhaust of off-road, heavy-duty diesel equipment used for site preparation (e.g., demolition, excavation, and grading), paving, building construction, and other miscellaneous activities. CARB identified DPM as a Toxic Air Contaminant (TAC) in 1998. The dose to which receptors are exposed is the primary factor



used to determine health risk. Dose is a function of the concentration of a substance or substances in the environment and the duration of exposure to the substance. Thus, the risks estimated for a maximally exposed individual (MEI) are higher if a fixed exposure occurs over a longer period. According to the Office of Environmental Health Hazard Assessment, health risk assessments (which determine the exposure of sensitive receptors to TAC emissions) should be based on a 30-year exposure period; however, such assessments should be limited to the period/duration of activities associated with the project. During project construction activities, relatively few pieces of off-road, heavy-duty diesel equipment would be in operation, and the total construction period would be relatively short when compared to a 30-year exposure period. Combined with the highly dispersive properties of DPM and additional reductions in particulate emissions from newer construction equipment, as required by USEPA and CARB regulations, construction emissions of TACs would not expose sensitive receptors to substantial emissions of TACs. The impact would be less than significant, and no mitigation is required.

### **Exposure to Off-Site Toxic Air Contaminant Emissions**

The CARB *Air Quality and Land Use Handbook: A Community Health Perspective* provides guidance concerning land use compatibility with TAC sources. While not a law or adopted policy, the handbook offers advisory recommendations for siting sensitive receptors near uses associated with TACs (such as freeways and high-traffic roads, commercial distribution centers, rail yards, ports, refineries, dry cleaners, gasoline stations, and industrial facilities) to help keep children and other sensitive populations out of harm's way. Projects of concern for mobile sources of TACs are typically those located within 500 feet of the following types of facilities that emit significant quantities of DPM: urban roads with more than 100,000 vehicles per day; freeways or roads with a high heavy truck concentration; and/or near rail yards, ports, and/or distribution centers.

The project site is more than 500 feet from any freeway or major urban road. With respect to proximity to emissions from railroad sources, CARB recommends avoiding siting new sensitive land uses within 1,000 feet of a major service and maintenance rail yard; the project site is not located within 1,000 feet of this type of facility. CARB also recommends not placing sensitive receptors within the same building as a dry cleaner and avoiding siting residences within 300 feet of a large gas station or within 500 feet of dry cleaning operations with two machines using perchloroethylene. There are no gas stations within 300 feet or dry cleaning operations within 500 feet. The project also does not involve emission sources with the potential for substantial levels of emissions of TACs. As such, no off-site sensitive uses would be exposed to significant levels of TACs. Impacts would be less than significant and no mitigation is required.



**e. Create objectionable odors affecting a substantial number of people?**

**Less Than Significant Impact.** Some objectionable odors are anticipated as a result of either construction or operation of the project, however residential buildings are generally not considered substantial point sources of objectionable odors. The project would be constructed using conventional building material typical of construction projects of similar type and size, and odiferous building materials are not anticipated to be used. Any odors that may be generated during construction would be localized and temporary in nature and would not be sufficient to affect a substantial number of people or result in a nuisance as defined by SCAQMD Rule 402.

According to the SCAQMD CEQA Air Quality Handbook, land uses associated with odor complaints typically including agricultural uses, wastewater treatment plants, food processing plants, chemical plants, composting, refineries, landfills, dairies, and fiberglass molding. The project does not include any uses identified by the SCAQMD as being associated with odors. Garbage collection areas for the project would be covered and situated away from the property line and sensitive uses. Good housekeeping practices would be sufficient to prevent nuisance odors. Therefore, odor impacts would be less than significant.

**IV. BIOLOGICAL RESOURCES**

*Would the project:*

- a. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations by the California Department of Fish and Game or U.S. Fish and Wildlife Service?**

*The biological analysis contained herein is based on the following technical study:*

- *Multiple Species Habitat Conservation Plan (MSHCP) Consistency Analysis, Prepared by Maxsum Development, LLC June 2019, Appendix C.*

**Potentially Significant Unless Mitigation Incorporated.** The Project site is vacant and undeveloped under existing conditions. However, the Project site has the potential to contain species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U. S. Fish and Wildlife Service.



The Western Riverside County MSHCP is a comprehensive multi-jurisdictional habitat conservation planning program for Western Riverside County, California. The purpose of the Western Riverside County MSHCP is to preserve native habitats, and to this end, the plan focuses upon the habitat needs of multiple species rather than one species at a time. An MSHCP consistency report was prepared and no special-status wildlife or plant species were observed on the project site during the various field surveys conducted on the site.

The Western Riverside County Regional Conservation Authority (RCA) MSHCP Information Map was queried to determine if the MSHCP identifies any potential survey requirements for the project site. Further, the proposed project site was reviewed against the MSHCP to determine if the site is located within any MSHCP areas including Criteria Cells (core habitat and wildlife movement corridors) and areas proposed for conservation. Based on the RCA MSHCP Information Map query and review of the MSHCP, it was determined that the project site is located within the Reche Canyon/Badlands Area Plan of the MSHCP but is not located within any Criteria Cells or MSHCP Conservation Areas. Further, it was determined that the project site is located within the designated survey area for burrowing owl (*Athene cuicularia*) within Sections 6.3.2 of the MSHCP (Appendix C).

The project site was surveyed to determine the suitable habitat areas consisting of low-growing vegetation, open areas for foraging, and availability of small mammal burrows. The focused burrow survey and subsequent focused surveys were conducted in accordance with the "Burrowing Owl Survey Instructions for the Western Riverside Multiple Species Habitat Conservation Plan Area" (County of Riverside 2006).

The project site provides line-of-site opportunities favored by burrowing owls; however, on-site disturbances and surrounding land uses have likely discouraged the use of the project site by burrowing owls. In addition, surrounding residential developments and ornamental trees on and adjacent to the project site have further decreased the likelihood that burrowing owls would occur on-site as these features provide perching opportunities for larger raptor species (i.e., red-tailed hawk) that prey on burrowing owls. Despite a systematic search of the project site, no burrowing owls or sign (pellets, feathers, castings, or white wash) were observed on or within 500 feet, where accessible, of the project site during the focused surveys.

As a result, burrowing owl are presumed absent from the project site. However, out of an abundance of caution, and to ensure burrowing owl remain absent from the project site, it is recommended as Mitigation Measure BIO-1 that a burrowing owl preconstruction clearance survey be conducted prior to any ground disturbing activities in accordance with the *Burrowing Owl Survey Instructions for the Western Riverside Multiple Species*



*Habitat Conservation Plan Area.* The pre-construction clearance surveys shall be conducted no more than 30 days prior to the start of ground disturbing activities to document the continued absence of burrowing owl from the project site. Implementation with the noted mitigation measure will result in less than significant impacts on candidate, sensitive, or special status species. Compliance with the mitigation measures and payment of the MSHCP and Stephens' Kangaroo Rat (SKR) Habitat Conservation Plan (HCP) mitigation fees, pursuant to Moreno Valley Municipal Code Chapters 3.48 and 8.60, development of the project site will be fully consistent with the Western Riverside County MSHCP.

### **Mitigation Measures:**

**BIO-1:** Vegetation clearing, and ground disturbance shall be prohibited during the migratory bird nesting season (February 1 through September 15), unless a migratory bird nesting survey is completed in accordance with the following requirements:

- a) A migratory bird nesting survey of the Project's impact footprint, including suitable habitat within a 500-foot radius, shall be conducted by a qualified biologist within three (3) days prior to initiating vegetation clearing or ground disturbance.
- b) A copy of the migratory nesting bird survey results report shall be provided to the City of Moreno Valley. If the survey identifies the presence of active nests, then the qualified biologist shall provide the City with a copy of maps showing the location of all nests and an appropriate buffer zone around each nest sufficient to protect the nest from direct and indirect impact. The size and location of all buffer zones, if required, shall be subject to review and approval by the City and shall be no less than a 100-foot radius around the nest for non-raptors and no more than a 500-foot radius around the nest for raptors. The nests and buffer zones shall be field checked weekly by a qualified biological monitor. The approved buffer zone shall be marked in the field with construction fencing, within which no vegetation clearing or ground disturbance shall commence until the qualified biologist and the City verify that the nests are no longer occupied and juvenile birds can survive independently from the nests.

**BIO-2:** Within 30 days prior to grading, a qualified biologist shall conduct a survey of suitable habitat on site and make a determination regarding the presence or absence of the burrowing owl. The determination shall be documented in a report and shall be submitted, reviewed, and accepted by the City of Moreno Valley prior to the issuance of a grading permit and subject to the following provisions:

- a) In the event that the pre-construction survey identifies no burrowing owls on the



property, a grading permit may be issued without restriction.

- b) In the event that the pre-construction survey identifies the presence of at least one individual but less than three (3) mating pairs of burrowing owls, then prior to the issuance of a grading permit and prior to the commencement of ground-disturbing activities on the property, the qualified biologist shall passively or actively relocate any burrowing owls. Passive relocation, including the required use of one-way doors to exclude owls from the site and the collapsing of burrows, will occur if the biologist determines that the proximity and availability of alternate habitat is suitable for successful passive relocation. Passive relocation shall follow California Department of Fish and Wildlife (CDFW) relocation protocol and shall only occur between September 15 and February 1. If proximate alternate habitat is not present as determined by the biologist, active relocation shall follow CDFW relocation protocol. The biologist shall confirm in writing that the species has fledged the site or been relocated prior to the issuance of a grading permit.
- c) In the event that the pre-construction survey identifies the presence of three (3) or more mating pairs of burrowing owls, the requirements of MSHCP Species-Specific Conservation Objectives 5 for the burrowing owl shall be followed. Objective 5 states that if the site (including adjacent areas) supports three (3) or more pairs of burrowing owls and supports greater than 35 acres of suitable habitat, at least 90 percent of the area with long-term conservation value and burrowing owl pairs will be conserved onsite until it is demonstrated that Objectives 1-4 have been met. A grading permit shall be issued, either:
- a. Upon approval and implementation of a property-specific Determination of Biologically Superior Preservation (DBESP) report for the burrowing owl by the CDFW; or
  - b. A determination by the biologist that the site is part of an area supporting less than 35 acres of suitable Habitat, and upon passive or active relocation of the species following accepted CDFW protocols. Passive relocation, including the required use of one-way doors to exclude owls from the site and the collapsing of burrows, will occur if the biologist determines that the proximity and availability of alternate habitat is suitable for successful passive relocation. Passive relocation shall follow CDFW relocation protocol and shall only occur between September 15 and February 1. If proximate alternate habitat is not present as determined by the biologist, active relocation shall follow CDFW relocation protocol. The biologist shall confirm in writing that the species has fledged the site or been relocated prior to the issuance of



a grading permit.

- b. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in the City or regional plans, policies, regulations by the California Department of Fish and Game or U.S. Fish and Wildlife Service?**

**No Impact.** A project would normally have a significant impact on biological resources if it could result in: (a) the loss of individuals, or the reduction of existing habitat, of a state or federal listed endangered, threatened, rare, protected, candidate, or sensitive species or a Species of Special Concern; (b) the loss of individuals or the reduction of existing habitat of a locally designated species or a reduction in a locally designated natural habitat or plant community; (c) the alternation of an existing wetland habitat; or (d) interference with habitat such that normal species behaviors are disturbed (e.g., from the introduction of noise, light) to a degree that may diminish the chances for long-term survival of a sensitive species.

As indicated in the Multiple Species Habitat Conservation Plan (MSHCP) Consistency Analysis, prepared by Maxsum Development, LLC (June 2019- Appendix C), the project site is located in an urbanized area and is an unimproved land area, with previous residential development. The project site is not located within a significant ecological area (SEA), as designated by the City of Moreno Valley General Plan (FEIR 2006, p. 5.9-15, Figure 5.9-2), and no riparian habitat or other sensitive natural communities exist on site. Therefore, implementation of the project would not result in a substantial adverse effect on riparian habitat or other sensitive natural community.

- c. Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including but not limited to, marsh vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?**

**No Impact.** The project site is located in an urbanized area and is currently an unimproved land area. Based on a field survey conducted by Maxsum Development, LLC consulting biologist, the site does not contain any federally protected wetlands as defined by Section 404 of the Clean Water Act. Therefore, implementation of the project would not result in a substantial adverse effect on federally protected wetlands. Impacts would not occur, and no mitigation measures are necessary.

- d. Interfere substantially with the movement of any native resident of migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?**



**Potentially Significant Unless Mitigation Incorporated.** The site is void of any structures, however, four (4) trees remain, and could be a habitat for migratory birds. Pursuant to the Migratory Bird Treaty Act (MBTA) and Fish and Game Code, removal of any trees, shrubs, or any other potential nesting habitat should be conducted outside the avian nesting season, which is from February 1 through August 31. Therefore, Mitigation Measure BIO-3 requires that the trees be removed prior to or after the avian nesting season. Additionally, if removal of the trees cannot occur outside of the nesting period, a preconstruction clearance survey shall be provided with detailed parameters and requirements of the survey by a licensed biologist to minimize potential impacts to potential migratory birds and their habitat. With implementation of these mitigation measures, the project will not adversely interfere with the movement of any native resident or migratory fish or wildlife species or use of wildlife nursery, thus ensure impacts to be reduced to less than significant levels. Additionally, there are no natural water bodies, therefore no potential for the Project to interfere with the movement of fish, and there are no wildlife nurseries on-site, and therefore no potential for the Project to impede the use of a native nursery site.

#### **Mitigation Measures:**

**BIO-3** Prior to Grading Permit issuance, the Project Applicant shall demonstrate, to the satisfaction of the Moreno Valley Planning Department that the project complies with the following:

**Tree Removal** - Trees shall not be removed from the site during the avian nesting season from February 1 through August 31. If ground disturbance and vegetation removal cannot occur outside of the nesting season, a pre-construction clearance survey for nesting birds should be conducted within three (3) days of the start of any ground disturbing activities to ensure that no nesting birds will be disturbed during construction. The biologist conducting the clearance survey should document a negative survey with a brief letter report indicating that no impacts to active avian nests will occur. If an active avian nest is discovered during the pre-construction clearance survey, construction activities should stay outside of a 300-foot buffer around the active nest. For raptors and special-status species, this buffer will be expanded to 500 feet. It is recommended that a biological monitor be present to delineate the boundaries of the buffer area and to monitor the active nest to ensure that nesting behavior is not adversely affected by the construction activity. Once the young have fledged and left the nest, or the nest otherwise becomes inactive under natural conditions, normal construction activities can occur.



- e. **Conflict with any local policies or ordinances protecting biological resources, such as tree preservation policy or ordinance (e.g. oak trees or California walnut woodlands)?**

**Less Than Significant.** Although the project site is undeveloped, it does have several trees on the property, but does not contain any significant amount of site vegetation or protected trees (Appendix E: Arborist Report, Prepared by James Carrera/Consulting Arborist, June 2019). Thus, no locally protected biological resources exist on the project site. Additionally, the Moreno Valley Municipal Code (Section 8.60.010) requires development projects to pay mitigation fees for the MSHCP implementation and the Stephens' Kangaroo Rat to minimize any adverse impacts. Therefore, the project would not conflict with local policies or ordinances protecting biological resources and result in less than significant impacts.

- f. **Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approval local, regional, or state habitat conservation plan?**

**Less Than Significant Impact.** A significant impact would occur if the Proposed Project would be inconsistent with mapping or policies in any conservation plans of the types cited. Based on the RCA MSHCP Information Map query and review of the MSHCP, it was determined that the project site is located within the Reche Canyon/Badlands Area Plan of the MSHCP but is not located within any Criteria Cells or MSHCP Conservation Areas. Further, it was determined that the project site is located within the designated survey area for burrowing owl (*Athene cuinularia*). However, as discussed above (IV.a and d), the proposed mitigation measures implementation of the project would not conflict with any habitat conservation plans and result in less than significant impacts.

## V. CULTURAL RESOURCES

Would the project:

- a. **Cause a substantial adverse change in significance of a historical resource as defined in State CEQA §15064.5?**

**No Impact.** A historical resource is defined in Section 15064.5(a)(3) of the CEQA Guidelines as any object, building, structure, site, area, place, record, or manuscript determined to be historically significant or significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California. Historical resources are further defined as being associated with significant



events, important persons, or distinctive characteristics of a type, period, or method of construction; representing the work of an important creative individual; or possessing high artistic values. Resources listed in or determined eligible for the California Register, included in a Local Register, or identified as significant in a historic resource survey as also considered historical resources under CEQA.

A project with an effect that may cause substantial adverse change in the significance of a resource is a project that may have a significant impact effect on the environment. Substantial adverse change is defined as physical demolition, relocation, or alteration of a resource or its immediate surroundings such that the significance of an historical resource would be materially impaired.<sup>1</sup> Direct impacts are those that cause substantial adverse physical change to a historic property.

Indirect impacts are those that cause substantial adverse change to the immediate surroundings of an historic property such that the significance of an historical resource would be materially impaired

Based on the property profile, historical tenant report, Sanborn Map review, building permits information, and the City of Moreno Valley General Plan FEIR 2006 (Section 5.10, Cultural Resources) the subject site was previously used for residential purposes and row crops (circa 1959) but has been vacant and undeveloped since 1978. Thus, no listed historic resources would be impacted by the redevelopment of the Project Site. Therefore, the Proposed Project would not cause an adverse change in the significance of an historic resource and no impact would occur.

**b. Cause a substantial adverse change in significance of an archaeological resource as defined in State CEQA §15064.5?**

**Less than Significant Impact.** There is no evidence based on the archival research conducted (Cultural Resources Assessment, Appendix D) suggesting that the project site would contain potentially significant archaeological resources. The project's potential to disturb heretofore unidentified archaeological resources is considered unlikely. However, there is a possibility that unknown, subsurface archaeological resources may exist at the project site. Project-related excavation for the multiple family development building footings may have the potential to uncover archaeological resources. However, if archeological resources are found during excavation, the project will be required to follow procedures as detailed in the California Public Resources Code Section 21083.2, establishing guidelines that specifically include criteria for public agencies to follow in

<sup>1</sup> California Code of Regulations, Title 14, Chapter 3, Article 5, Section 15064.5(b)(1).



determining whether or not a proposed project may have a "significant effect on the environment." Therefore, the impact would be less than significant.

**c. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?**

**Potentially Significant Unless Mitigation Incorporated.** The Moreno Valley area contains sedimentary rock units with potential to contain significant nonrenewable paleontological resources which are subject to adverse impacts by ground-disturbing activities. However, much of Moreno Valley is covered with recent alluvium. These sediments overlie fossiliferous sedimentary units of the Mt. Eden Formation and the San Timoteo Formation. According to the *General Plan EIR*, excavation to depths normal for development would probably not penetrate recent alluvial sediments to encounter fossiliferous deposits. *General Plan FEIR* Figure 5.10-3, Paleontological Resource Sensitive Areas, displays areas of paleontological resource sensitivity in the Moreno Valley planning area. The project area is located within an area identified as having low potential for paleontological resources. Although it is not anticipated that the proposed multiple family development would impact undiscovered paleontological resources, compliance with Mitigation Measure CUL-1 through CUL-4 would reduce potential impacts to a less than significant level.

**Mitigation Measures:**

**CUL-1** Prior to the issuance of a grading permit, the Project Applicant shall provide evidence to the City of Moreno Valley that a qualified paleontologist has been retained by the Project Applicant to conduct monitoring of excavation activities and has the authority to halt and redirect earthmoving activities in the event that suspected paleontological resources are unearthed.

**CUL-2** The paleontological monitor shall conduct full-time monitoring during grading and excavation operations in undisturbed, very old alluvial fan sediments at or below four (4) feet below ground surface and shall be equipped to salvage fossils if they are unearthed to avoid construction delays and to remove samples of sediments that are likely to contain the remains of small fossil invertebrates and vertebrates. The paleontological monitor shall be empowered to temporarily halt or divert equipment to allow of removal of abundant and large specimens in a timely manner. Monitoring may be reduced if the potentially fossiliferous units are not present in the subsurface, or if present, are determined upon exposure and examination by qualified paleontological personnel to have a low potential to contain or yield fossil resources.



**CUL-3** Recovered specimens shall be properly prepared to a point of identification and permanent preservation, including screen washing sediments to recover small invertebrates and vertebrates, if necessary. Identification and curation of specimens into a professional, accredited public museum repository with a commitment to archival conservation and permanent retrievable storage, such as the Western Science Museum in Hemet, California, is required for significant discoveries. The paleontologist must have a written repository agreement in hand prior to initiation of mitigation activities.

**CUL-4** A final monitoring and mitigation report of findings and significance shall be prepared, including lists of all fossils recovered, if any, and necessary maps and graphics to accurately record the original location of the specimens. The report shall be submitted to the City of Moreno Valley prior to building final.

**d. Disturb any human remains, including those interred outside of formal cemeteries?**

**Less Than Significant Impact.** No conditions exist that suggest human remains are likely to be found within the project area. It is not anticipated that human remains, including those interred outside of formal cemeteries, would be encountered during future earth removal or disturbance activities. If human remains were found, those remains would require proper treatment in accordance with applicable laws. State of California *Public Resources Health and Safety Code* Sections 7050.5-7055 describe the general provisions for human remains. Specifically, *Health and Safety Code* Section 7050.5 describes the requirements if any human remains are accidentally discovered during excavation of a site. As required by State law, the requirements and procedures set forth in Section 5097.98 of the California *Public Resources Code* would be implemented, including notification of the County Coroner, notification of the Native American Heritage Commission, and consultation with the individual identified by the Native American Heritage Commission to be the “most likely descendant.” If human remains are found during excavation, excavation must stop in the vicinity of the find and any area that is reasonably suspected to overlay adjacent human remains until the County Coroner has been called out, and the remains have been investigated and appropriate recommendations have been made for the treatment and disposition of the remains. Following compliance with State regulations, which detail the appropriate actions necessary in the event human remains are encountered, impacts in this regard, would be considered less than significant.

**VI. ENERGY**



- a. **Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?**
- b. **Conflict with or obstruct a state or local plan for renewable energy efficiency?**

**Less than Significant Impact.** The proposed project would involve tie-ins to the existing electric utility line configuration, and maintenance. Most of the proposed project's energy consumption would occur during construction activities and primarily associated with fuel consumption from vehicle trips and construction equipment use. However, the proposed project would also involve consumption of other sources of energy, such as electricity and/or natural gas. As described in Section 5.7, "Greenhouse Gases," the proposed project would be required to comply with federal and state standards addressing fuel efficiency for light- and heavy-duty vehicles. Additionally, the increasingly stringent state and federal regulations on engine efficiency combined with local, state, and federal regulations limiting engine idling times from equipment would further reduce the amount of fuel demand during project construction. As shown in Section VI, the project would not conflict with relevant plans involving renewable energy and energy efficiency, such as the statewide Climate Change Scoping Plan. Because the proposed project would avoid the wasteful and inefficient use of transportation fuel and would not conflict with state and local policies on renewable energy and energy efficiency, impacts to energy resources would be less than significant.

## VII. GEOLOGY AND SOILS

- a. **Exposure of people or structures to potential substantial adverse effects, including the risk of loss, injury or death involving: Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.**

**Less than Significant Impact.** There are no Alquist-Priolo Earthquake Fault Zones affecting the project site. The nearest earthquake fault zone is the San Jacinto Fault, which occurs approximately 6 miles northwest of the Project site. (Google Earth Pro, 2017; City of Moreno Valley, 2006, Figure 5.6.2). Because there are no known faults located on the Project site, there is no potential that the proposed Project could expose people or structures to adverse effects related to ground rupture. New development will be required to comply with the seismic safety requirements in the California Building Code (CBC) and the California Geological Survey Special Publication 117 (Guidelines for Evaluating and Mitigating Seismic Hazards in California [2008]), which provide guidance for evaluating and mitigating earthquake-related hazards. The Project will be subject to the City of Moreno Valley Building Code (City of Moreno Valley Municipal Code – Chapter 8.20). With mandatory compliance with the existing codes, standards and regulations, impacts would be less than significant.



**b. Exposure of people or structures to potential substantial adverse effects, including the risk of loss, injury or death involving: Strong seismic ground shaking?**

**Less than Significant Impact.** The project site is located in the seismically active Southern California region, which is characterized by major faults and fault zones. According to the California Geologic Survey (CGS), faults are classified as active, potentially active, or inactive. As outlined in the Alquist-Priolo Earthquake Fault Zoning Map Act, the State of California defines active faults as faults that have historically produced earthquakes or shown evidence of movement within the past 11,000 years (during the Holocene Epoch). Potentially active faults are faults that have shown evidence of the most recent surface displacement within the last 1.6 million years (during the Quaternary-age). Faults with no evidence of movement within the last 1.6 million years are considered inactive. Active faults may be designated as Earthquake Fault Zones under the Alquist-Priolo Earthquake Fault Zoning Act, which includes standards regulating development adjacent to active faults.

Nonetheless, the proposed project would comply with the *Special Publications 117A, Guidelines for Evaluating and Mitigating Seismic Hazards in California (2008)* established by the California Geological Society (CGS), which provides guidance for evaluation and mitigation of earthquake-related hazards. Furthermore, the project would be designed and constructed in accordance with the California Building Standards Code (CBCSC) and the Moreno Valley Building Code (Municipal Code – Chapter 8.20).

Lastly, a preliminary geotechnical and infiltration feasibility investigation was conducted (LOR Geotechnical Group, Inc., April 10, 2019; Appendix F) which concluded based on their field investigation and testing program that the site is feasible from a geotechnical standpoint for development as proposed. Therefore, the potential for exposure of people or structures to seismic risks would be less than significant.

**c. Expose people or structures to potential substantial adverse effects, including the risk of loss, injury or death involving: Seismic-related ground failure, including liquefaction?**

**Less Than Significant Impact.** Liquefaction is the process when loose, granular soils below the groundwater table lose strength due to excess water pressure that builds up during repeated movement from seismic activity. The vast majority of liquefaction hazards are associated with sandy soils and silty soils of low plasticity. Potentially liquefiable soils (based on composition) must be saturated or nearly saturated to be susceptible to liquefaction. Liquefaction potential has been found to be the greatest where the ground



water level is shallow and submerged loose, fine sands occur within a depth of about 40-50 feet.

Based on information from the California Division of Mines and Geology, groundwater has historically only been as high as approximately 90 feet below the existing ground surface. However, the presence of shallower, perched groundwater cannot be ruled out. Nonetheless, according to the Geotechnical Investigation Report prepared for the project site, groundwater at the site was not discovered in boring test to a depth of 45 feet below ground surface level (bgs).<sup>2</sup> The native soils are anticipated to be dense and stiff and not susceptible to liquefaction.

Furthermore, according to the California Division of Mines and Geology ([www.conservation.ca.gov/cgs/](http://www.conservation.ca.gov/cgs/)), the site is not within an area identified as having a potential for liquefaction. Therefore, the potential for liquefaction to occur at the site is low. Seismic-induced settlement is often caused by loose to medium-dense granular soils densified during ground shaking. Uniform settlement beneath a given structure would cause minimal damage; however, because of variations in distribution, density, and confining conditions of the soils, seismic-induced settlement is generally non-uniform and can cause serious structural damage. Dry and partially saturated soils, as well as saturated granular soils, are subject to seismic-induced settlement. It is anticipated that the existing fill and the upper soils that may be susceptible to seismic-induced settlement would be removed by excavation for the buildings footings. The underlying soils are anticipated to be dense and are not considered susceptible to significant seismic induced settlement.

Based on the above, impacts regarding seismic-related ground failure hazards, including liquefaction and seismic-induced settlement, would be less than significant. Furthermore, the project would be designed and constructed in accordance with the standards and requirements of the California Building Standards Code (CBSC) and the Moreno Valley Building Code (Municipal Code – Chapter 8.20), to minimize seismic-related hazards.

**d. Expose people or structures to potential substantial adverse effects, including the risk of loss, injury or death involving: Landslides?**

**Less Than Significant Impact.** The site is relatively level, but with a westerly slope. The surrounding project area is highly urbanized and is not identified as having a potential for slope instability per the City of Moreno Valley Safety Element of the General Plan. Furthermore, the site is not within a California Division of Mines and Geology Seismically

<sup>2</sup> Appendix F: Geotechnical and Infiltration Investigation Report, Prepared by LOR Geotechnical Group, Inc. (April 10, 2019)



Induced Landslide Hazard Zone. Thus, landslides are not expected to occur on-site. However, it is acknowledged that the site soils are generally uncemented. If constructed at angles steeper than approximately 1.5:1 (horizontal to vertical), temporary cut slopes may be susceptible to sloughing and failure. Temporary shoring can be designed to protect excavations and other adjacent properties. Compliance with this design specification or comparable specification would reduce any potential impacts to a less than significant level. This is a regulatory requirement and will be included in the geotechnical report to be submitted to the City Department of Building and Safety as part of the standard Building Plan Check process.

**e. Result in substantial soil erosion or the loss of topsoil?**

**Less Than Significant Impact.** The project site is currently undeveloped. Construction activities associated with the project have the potential to result in minor soil erosion during excavation, grading and soil stockpiling, subsequent siltation, and conveyance of other pollutants into municipal storm drains. However, project construction would comply with the requirements of the National Pollutant Discharge Elimination System (NPDES) Construction permit and would implement City grading permit regulations that include compliance with erosion control measures, including grading and dust control measures.

Specifically, construction would occur in accordance with City Building Code Chapter VIII, which requires necessary permits, plans, plan checks, and inspections to reduce the effects of sedimentation and erosion. In addition, the project would be required to have an erosion control plan approved by the City of Moreno Valley Building and Safety Division, as well as a Storm Water Pollution Prevention Plan (SWPPP). As part of these requirements, Best Management Practices (BMPs) would be implemented during construction to reduce soil erosion to the maximum extent possible. These BMPs would be designed based on the City of Moreno Valley BMPs.

As the site is currently unpaved and exposed, development of the proposed project would lessen the existing site contribution to sediment runoff at project completion. With the incorporation of conditions of approval into the project's design, as well as compliance with all applicable storm water discharge permits and the requirements of the WQMP (Appendix H), impacts would be less than significant. Furthermore, Standard Urban Stormwater Mitigation Plan (SUSMP) provisions would be implemented throughout the operational life of the project that would assist in reducing on site erosion. A SUSMP is a working plan that is systematically reviewed and revised to ensure that BMPs are functioning properly and are effective at treating runoff from the site for the life of the project. Therefore, through mitigation efforts, the required implementation of the



applicable erosion control standards, and conformance with the City Building Code, including implementation of an erosion control plan, potential impacts regarding wind or waterborne erosion during construction and operation of the project would be less than significant.

**f. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potential result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse?**

**Less Than Significant Impact.** The site had been developed with residential structures, and it is anticipated that artificial fill is present, at least locally. The quality of the existing fill, in their present condition, would not provide uniformity and/or adequate support for the proposed structures. However, fill materials would be removed and/or re-compacted, as necessary during excavation of the site in structural areas. The site is underlain by Holocene to late Pleistocene age alluvial fan deposits. These deposits consist of interlayered clay, silt, sand, and sand with gravel and some cobbles. These alluvial soils were stiff and dense in borings drilled on site.

As stated in Response VI.c the potential for liquefaction at the site is low as the native soils are anticipated to be dense and stiff. As stated in Response VI.d the site and adjacent properties are generally flat and have been previously developed, thus, the site has not been identified as having the potential for landslides.

Since the project site does not contain free-faces or slopes, the potential for lateral spreading to occur is low. Subsidence is a localized mass movement that involves the gradual downward settling or sinking of the ground, resulting from the extraction of mineral resources, subsurface oil, groundwater, or other subsurface liquids, such as natural gas. The site is not located within an area of known subsidence associated with oil or ground water withdrawal, peat oxidation or hydro-compaction. Furthermore, the project does not include the extraction of oil or groundwater from aquifers under the project site. As such, the potential for subsidence to occur on site is low. Based on the information cited above, the site is considered stable from a geological perspective. The project would comply with all applicable State and City building and safety guidelines, restrictions, and permit requirements. Thus, impacts would be less than significant in this regard, and no mitigation measures are required.

**g. Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?**



**Less Than Significant Impact.** Expansive soils contain significant amounts of clay particles that swell considerably when wetted and which shrink when dried. Foundations constructed on these soils are subject to uplifting forces caused by the swelling. It is anticipated that artificial fill is present on the site, at least locally. The quality of any existing fill is unknown, but is anticipated to not be uniformly compacted. Fill materials would be removed and/or recompacted, as necessary during excavation of the site in structural areas. Below the fill materials, if any, the site is underlain by Holocene to late Pleistocene age alluvial fan deposits (LOR, Preliminary Geotechnical and Infiltration Feasibility Investigation, April 10, 2019; Appendix F). These deposits consist of interlayered clay, silt, sand, and sand with gravel and some cobbles. These alluvial soils were stiff and dense in borings drilled on nearby sites. The sands typically have a low expansion potential, but the silts and local clays could have medium to high expansion potential. These soils would be removed and/or replaced as part of standard construction practices pursuant to the City of Moreno Valley and/or CBSC building requirements. Therefore, project implementation would result in less than significant impacts associated with expansive soils, and substantial risks to life or property would not occur.

**h. Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?**

**No Impact.** The project site is located in an urbanized area of the City of Moreno Valley which is served by an existing sewer infrastructure. The project would not involve the use of septic tanks or alternative wastewater disposal systems. As such, no impact would occur in this regard.

**VIII. GREENHOUSE GAS EMISSIONS**

**a. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?**

**Less Than Significant Impact.** Greenhouse gas (GHG) emissions refer to a group of emissions that have the potential to trap heat in the atmosphere and consequently affect global climate conditions. Although there is disagreement as to the speed of global warming and the extent of the impacts attributable to human activities, most agree that there is a direct link between increased emission of GHGs and long-term global temperature.

The project site is located within the jurisdiction of the South Coast Air Quality Management District (SCAQMD). The proposed project would generate 468 average daily



new trips (Trip Generation Assessment Table, Prepared by Coco Traffic Planners, Inc. May 2019). The project would require electricity for lighting and miscellaneous electronics. Municipal waste from project operation would also be generated.

The proposed project would result in short term emissions of greenhouse gases (CHGs) during construction. These emissions, primarily carbon dioxide (CO<sub>2</sub>), methane (CH<sub>4</sub>), and nitrous oxide (N<sub>2</sub>O), are the result of fuel combustion by construction equipment and motor vehicles. The other primary CHGs (hydrofluorocarbons, perfluorocarbons, and sulfur hexafluoride) are typically associated with specific industrial sources and would not be emitted by the project. The emissions of CO<sub>2</sub>, CH<sub>4</sub> and N<sub>2</sub>O were estimated using California Emissions Estimator Model (CalEEMod), version 2016.3.1. using the same methodology as described above for estimating criteria air pollutants.

In addition to electrical demand, the project would result in indirect GHG emissions due to water consumption, wastewater treatment, and solid waste generation. California Emissions Estimator Model, version 2016.3.1 default values were used for consumption of water and generation of waste as well as the emissions resulting from these activities. GHG emissions from water consumption are due to electricity needed to convey, treat, and distribute water. The annual electrical demand factors for potable water were obtained from the California Energy Commission. GHG emissions from wastewater are due to the electricity needed to treat wastewater and the treatment process itself, which primarily releases CH<sub>4</sub> into the atmosphere. GHG emissions from solid waste generation are due to the decomposition of organic material, which releases CH<sub>4</sub> into the atmosphere. The GHG emission factor for solid waste generation was based on Intergovernmental Panel on Climate Change (IPCC) methods for quantifying GHG emissions from solid waste and waste disposal rates were based on CalRecycle data.

The annual GHG emissions associated with construction and operation of the project are provided below in table B-8, Estimated Greenhouse Gas Emissions. Direct and indirect operational emissions associated with the proposed project are compared with the SCAQMD's threshold of significance for all land use projects, which is 3,000 metric tons of CO<sub>2</sub> equivalent (MTCO<sub>2</sub>e) per year.



**Table B-5**  
**Estimated Project Greenhouse Gas Emissions**

| Operational GHG Emissions from Mobile and Indirect Sources | GHG Emissions (MTCO <sub>2</sub> e/Year) |
|--|--|
| Construction (Annualized) Emissions                        | 13.51                                    |
| Operational (Mobile) Sources                               | 1,521.96                                 |
| Area Sources   | 0.001                                    |
| Energy Sources   | 360.64                                   |
| Waste Sources  | 27.24                                    |
| Water Sources  | 33.12                                    |
| Total Project  | 1,535.47                                 |
| SCAQMD Threshold (All Land Use Projects)                   | 3,000                                    |
| Exceed Threshold?  | No                                       |

The City of Moreno Valley Energy Efficiency and Climate Action Strategy, which incorporates applicable provisions of the CALGreen Code, and in some cases outlines more stringent GHG reduction measures available to development projects in the City of Moreno Valley is consistent with statewide goals and policies in place for the reduction of greenhouse gas emissions, including AB 32 and the corresponding Scoping Plan. Among the many GHG reduction measures outlined later in this Section, the Green Building Code requires projects to achieve a 20 percent reduction in potable water use and wastewater generation, meet and exceed Title 24 Standards adopted by the California Energy Commission on December 17, 2008, and meet 50 percent construction waste recycling levels. Accordingly, a new development Project that can demonstrate it complies with the Green Building Code is considered consistent with statewide GHG-reduction goals and policies, including AB 32, and would not make a cumulatively considerable contribution to global warming.

The increase in daily trips, electricity demand, and waste generation would result in a minimal increase in GHGs, which would clearly not exceed the SCAQMD draft threshold for all land use projects of 3,000 metric tons of carbon dioxide equivalents (MTCO<sub>2</sub>e) per year. As such, the project would result in less than significant greenhouse gas impacts.



**b. Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?**

**Less Than Significant Impact.** As described above, the proposed project would result in an increase in GHG emissions that falls below SCAQMD's threshold for land use projects. As GHG emissions would be relatively minimal, the project would not impede the State of California's goal to reduce GHG emissions consistent with the Global Warming Solutions Act of 2006 (AB 32). Therefore, the proposed project would not conflict with an applicable plan or policy adopted for the purpose of reducing emissions of GHGs. Impacts would be less than significant.

**VIV. HAZARDS AND HAZARDOUS MATERIALS**

*Would the project:*

**a. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?**

**Less Than Significant Impact.** The project proposes a multi-family residential development with on-site amenities. Hazardous materials are not typically associated with this type of land use. Minor cleaning products and occasionally used pesticides and herbicides for landscape maintenance of the project are the extent of materials used and applicable here. Development plans for the project would also be reviewed by the City of Moreno Valley Fire Department for hazardous material use, safe handling and storage, as appropriate. The Fire Department would require that conditions of approval be applied to the project applicant to reduce hazardous material impacts.

Therefore, it is not anticipated that the use of such hazardous materials would create a significant hazard associated with a risk of upset or accident conditions involving the release of hazardous materials during project operations. Additionally, the Phase I Site Assessment (Appendix F) concluded that there are no properties listed with the regulatory agencies within a one-mile radius which might pose an adverse environmental impact to the site. It further attest that there are no potential onsite or offsite past or current practices or businesses that would provide a source for vapor intrusion under the site. As such, it is concluded that the project would result in less than significant impacts.

**b. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?**



**Less than Significant Impact.** As discussed in response to Checklist Question VIII.a, above, the project is unlikely to create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials. The subject property was developed with a residential structure built in the late 1940s. The Geotechnical and Infiltration Investigation Report prepared for the Project revealed no evidence of (Recognized Environmental Conditions) RECs, HRECs, or CREC indicative of releases or threatened releases of hazardous substances on, at, in, or to the subject site. The report (LOR Geotechnical Group, Inc., September 2018; Appendix G) concluded that based on no reportable concentrations of TPH-G or volatile organic compounds (VOCs) detected in the eight soil vapor probe locations along the southern portion of the east site boundary, the site appears suitable for the intended residential development. Therefore, excavation of the project site (building footings) would not likely result in significant hazards to the public or the environment from the release of hazardous materials into the environment.

Furthermore, construction and development would include the limited use of potentially hazardous materials in the form of cleaning solvents and mechanical fluids, however the use and storage of such materials would comply with applicable standards and regulations and would not likely pose significant hazards.

**c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?**

**Less than Significant Impact.** The project site is adjacent to an existing school, which would not be impacted during the scheduled construction period, as construction would not impede pedestrian passageways. Also, the limited quantities of hazardous materials, as described above, are not expected to pose a risk to the adjacent school. Furthermore, occupancy of the proposed apartment development uses would not cause hazardous substance emissions or generate hazardous waste. As such, it is concluded that the project would result in less than significant impacts at the existing adjacent school and/or any proposed schools within a one-quarter mile radius of the site.

**d. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?**

**Less Than Significant Impact.** A search of federal, state, county, and city regulatory databases were conducted to identify known or potential hazardous waste sites, landfills, hazardous waste generators, and disposal facilities within the vicinity of the project site. The records search identified whether the project site and/or any surrounding properties



are listed within a hazardous materials database within the minimum search distance. It was determined that no surrounding properties present an environmental concern to the project site at this time. Furthermore, the site is not identified on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 (Geotechnical and Infiltration Investigation Report; LOR Geotechnical Group, Inc., April 10, 2019; Appendix F). Therefore, as a result, the project would not create a significant hazard to the public or the environment. Thus, less than significant impacts would occur in this regard, and no mitigation measures are required.

- e. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?**

**No Impact.** The Project site is located approximately 1.5 miles northeast of the March Air Reserve Base. According to City of Moreno Valley General Plan FEIR Figure 5.5-3, City Areas Affected by Aircraft Hazard Zones, and March Air Reserve Base/Inland Port Land Use Study Exhibit 2-14, Accident Potential Zones, the Project site is not located within an "Accident Potential Zone" or "Clear Zone" (i.e., high risk areas 3,000 feet from each end of the runway) (City of Moreno Valley, 2006, Figure 5.5-3; ALUC, 2010, Exhibit 2-14). Thus, because the Project site is not located in an area identified as an "Accident Potential Zone" or a "Clear Zone", implementation of the proposed Project would not result in a safety hazard for people living or working on the Project area and impacts would be less than significant.

- f. For a project within the vicinity of a private airstrip, would the project result in a safety hazard for the people residing or working in the area?**

**No Impact.** There are no private airstrips in the vicinity of the project site, and the site is not located within a designated airport hazard area. Therefore, the proposed project would not result in airport-related safety hazards for the people residing or working in the area. No impact would occur and no mitigation measures are necessary.

- g. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?**

**Less Than Significant Impact.** The project site is located in an area where adequate circulation and access is provided to facilitate emergency response. The proposed building configuration would comply with applicable fire codes, including proper emergency exits for residents and patrons. Prior to the issuance of any building permits, a project will be required to develop an emergency response plan in consultation with the



Fire Department. The emergency response plan typically include mapping of emergency exits, evacuation routes for vehicles and pedestrians, location of nearest hospitals, and fire departments. Construction activities would generally be confined to the project site and would be subjected to emergency access standards and requirements of the City of Moreno Valley Fire Department to ensure traffic safety. As such, implementation of the proposed project would not impair or physically interfere with an adopted emergency response plan or emergency evacuation plan. Therefore, impacts would be less than significant.

**h. Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?**

**No Impact.** The project site is currently vacant in a highly urbanized area and does not contain wildland features. In addition, the site is not located adjacent to any wildland areas. Therefore, development of the project would not expose people or structures to a significant risk of loss, injury, or death involving wildland fires, and no mitigation measures are required.

## IX. HYDROLOGY AND WATER QUALITY

*Would the proposal result in:*

**a. Violate any water quality standards or waste discharge requirements?**

**Less than Significant Impact.** The project site is currently undeveloped but was previously developed with a single-family residence. As with any urban project, runoff entering the storm drainage system would contain minor amounts of pollutants (including pesticides, fertilizers and motor oil) which would incrementally contribute to the degradation of surface and sub-surface water quality. Additionally, grading activities for the apartment complex would temporarily expose soils to wind and water erosion that would contribute to downstream sedimentation. Storm flows from the existing tributaries from the north and east properties will be captured and conveyed through the site in underground storm drainpipes. The proposed project would comply with all permit and development guidelines associated with urban water runoff and discharge, set forth by the City of Moreno Valley and the Regional Water Quality Control Board.

As part of Section 402 of the Clean Water Act, the U.S. Environmental Protection Agency (EPA) has established regulations under the National Pollution Discharge Elimination System (NPDES) program to control direct storm water discharges. In California, the State Water Resources Control Board (SWRCB) administers the NPDES permitting



program and is responsible for developing NPDES permitting requirements. The NPDES program regulates industrial pollutant discharges, which include construction activities. The SWRCB works in coordination with the Regional Water Quality Control Boards (RWQCB) to preserve, protect, enhance, and restore water quality. The City is located in the jurisdiction of the Santa Ana RWQCB.

A Preliminary Water Quality Management Plan has been approved and a Final Water Quality Management Plan is required prior to any grading on the site to address urban runoff. A Final Water Quality Management Plan will include site design best management practices (BMP's), source control BMP's, treatment control BMP's, operation and maintenance BMP's, and sources of funding BMP's for BMP implementation. With the approval of the storm drainage facilities by the City Engineer as well as complying with all applicable storm water discharge permits, impacts would be less than significant, and no mitigation measures would be required.<sup>3</sup>

- b. Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned land uses for which permits have been granted)?**

**Less Than Significant Impact.** Eastern Municipal Water District will provide the proposed project with water supplies. Water supplies are adequate to serve the proposed project. Although the project would cover a majority of the site with impervious surfaces, the landscaped areas and bio-retention basin at the southeast section of the site would still provide a means for groundwater recharge. Impacts would be less than significant in that the project will not substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level.<sup>4</sup>

- c. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?**

**Less Than Significant Impact.** During the pre-developed conditions, the project site is impacted from the north by Q10=18.6 cfs and Q100=27.7 cfs offsite stormwater runoff. The combined offsite and onsite stormwater runoff sheets through the site and discharges at Cottonwood Avenue where it is intercepted by an existing catch basin and is

<sup>3</sup> Hydrology and Hydraulic Studies, Winchester Associates, Inc.

<sup>4</sup> Same as Footnote 3



discharged on Vellanto Way through an existing 30" RCP pipe and under sidewalk drain. The accumulated on-site and offsite runoff at the site's discharge point is  $Q_{10}=26.65$  cfs and  $Q_{100}=40.4$  cfs.

The storm water runoff accumulated by the project site tributary area is conveyed downstream through local streets and intercepted by existing catch basins at the commencement of the existing Lime M-13 per Sunnymead MDP. During the post-developed conditions the drainage pattern will remain the same. The off-site tributary area runoff and the runoff accumulated by the portion of the site that will remain undeveloped, labeled "NOT-A-PART" on the hydrology map, will be intercepted and conveyed through a proposed storm drain to the existing catch basin on Cottonwood Avenue. The on-site runoff accumulated by the developed portion of the project will be routed through a storm water quality facility before discharging into the existing storm drain system. The accumulated on-site and offsite runoff at the discharge point is  $Q_{10}=26.1$  cfs and  $Q_{100}=38.8$  cfs.

The project site location is identified on the City of Moreno Valley Watershed Boundaries map (dated May 23, 2017) as a project that may be required to mitigate for hydromodification impact. However, hydrology and hydraulic analysis shows that the site drains into an existing storm drain line located at an area not requiring HCOC mitigation, hence no mitigation is proposed.

- d. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on or off site?**

**Less Than Significant Impact.** The existing storm flows that are tributary to the site, under current conditions, outlet both onto Cottonwood Avenue and Indian Street. The proposal is to capture all of the tributary waters and convey them through the site in a storm pipe to outlet only to Cottonwood Avenue. The storm flows that will be conveyed in Cottonwood Avenue will not exceed the capacity of the street improvement section for Cottonwood Avenue<sup>5</sup>, as approved by the city engineer based on the Geotechnical and Infiltration Feasibility Investigation prepared for the proposed Project. The ultimate disposition of these flows will continue to be the existing storm drain at the Old Hwy. 395, which is located approximately 2.95 miles to the west of the site. The runoff from the proposed development will not substantially increase the existing flows and will not result in on-site or off-site flooding. Specifically, any increased runoff due to the site

<sup>5</sup> Preliminary Geotechnical and Infiltration Feasibility Investigation, LOR Geotechnical Group, Inc. (April 10, 2019)



development will be mitigated by constructing onsite underground storm water storage facilities as necessary during the construction of the project. Storm drain plans and hydrology/hydraulic calculations will be approved by the City's Land Development-Engineering Department.<sup>6</sup> Less than significant impacts associated with alterations to existing drainage patterns would occur with project implementation.

**e. Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?**

**Less than Significant Impact.** All storm drainage improvement would be developed to the standards of the City Engineer. Additionally, the project has been designed in accordance with the City's standard conditions of approval, which include measures pertaining to storm drainage facilities and runoff. As with any urban project, runoff entering the storm drainage system would contain minor amounts of pollutants (including pesticides, fertilizers and motor oil). This would incrementally contribute to the degradation of surface and sub-surface water quality. Additionally, grading activities would temporarily expose soils to water erosion that would contribute to downstream sedimentation. However, the project is subject to the permit requirements of the Santa Ana Regional Water Quality Control Board. As the site is currently unpaved and exposed, development of the proposed project would lessen the existing site contribution to sediment runoff at project completion. With the incorporation of conditions of approval into the project's design, as well as compliance with all applicable storm water discharge permits, impacts would be less than significant.<sup>7</sup>

**f. Otherwise substantially degrade water quality?**

**Less than Significant Impact.** As with any urban project, runoff entering the storm drainage system would contain minor amounts of pollutants (including pesticides, fertilizers and motor oil). This would incrementally contribute to the degradation of surface and sub-surface water quality. Additionally, grading activities would temporarily expose soils to water erosion that would contribute to downstream sedimentation. However, the project is subject to the permit requirements of the Santa Ana Regional Water Quality Control Board. As the site is currently unpaved and exposed, development of the proposed project would lessen the existing site contribution to sediment runoff at project completion. With the incorporation of conditions of approval into the project's design, as well as

<sup>6</sup> Same as Footnote 5

<sup>7</sup> Hydrology and Hydraulic Studies, Winchester Associates, Inc., and Project Specific Water Quality Management Plan, Winchester Associates, Inc.



compliance with all applicable storm water discharge permits, impacts would be less than significant.<sup>8</sup>

**g. Place housing within a 100-year flood plain as mapped on federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?**

**Less than Significant Impact.** Flood hazard areas identified on the Flood Insurance Rate Map (FIRM) are identified as a Special Flood Hazard Area (SFHA). SFHA are defined as the area that will inundated by the flood event having a 1-percent chance of being equaled or exceed in any given year. The 1-percent annual chance flood is also referred to as the base flood or 100-year flood. SFHAs are labeled as Zone A, Zone AO, Zone AH, Zones A1-A30, Zone AE, Zone A99, Zone AR, Zone AR/AE, Zone AR/AO, Zone AR/A1-A30, Zone AR/A, Zone V, Zone VE, and Zones V1-V30. Moderate flood hazard areas, labeled Zone B or Zone X (shaded) are also shown on the FIRM, and are the areas between the limits of the base flood and the 0.2-percent-annual-chance (or 500-year) flood. The areas of minimal flood hazard, which are the areas outside the SFHA and higher than the elevation of the 0.2-percent-annual-chance flood, are labeled Zone C or Zone X (unshaded).<sup>9</sup>

The current Federal Emergency Management Agency (FEMA) maps indicated that the site is currently zoned X, which is defined as outside the 100-year floodplain. The Community Panel Number is 06065C 0745 G for the site. The project will not place housing within a 100-year floodplain, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map. As such, project development would not place housing within a 100-year flood plain and impacts are expected to be less than significant.

**h. Place within a 100-year flood plain structures which would impede or redirect flood flows?**

**Less than Significant Impact.** As stated above, the current Federal Emergency Management Agency (FEMA) maps indicated that the site is currently zoned X, which is defined as outside the 100-year floodplain. The Community Panel Number is 06065C 0745 G for the site. The apartment project as designed and as conditioned, will not place structures which would impede or redirect flood flows. The project will not place within a 100-year flood hazard area structures which would impede or redirect flood flows. Less

<sup>8</sup> Project Specific Water Quality Management Plan, Winchester Associates, Inc.

<sup>9</sup> <https://www.floodpartners.com/fema-flood-map/>



than significant impacts would occur with regard to flood flows and no mitigation measures are necessary.

**i. Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?**

**No Impact.** The current Federal Emergency Management Agency (FEMA) maps indicated that the site is currently zoned X, which is defined as outside the 100-year floodplain. The Community Panel Number is 06065C 0745 G for the site. The apartment project as designed and as conditioned, will not expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as the result of the failure of a levee or dam. The project is not located in a flood inundation area and thus will not expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam. The nearest dam is the Perris Lake Dam located approximately 8 miles southwest of the project site. As such, impacts associated with the exposure of people or structures to a significant risk of loss, injury, or death involving flooding would not occur, and no mitigation measures are necessary.



**j. Inundation by seiche, tsunami, or mudflow?**

**No Impact.** A seiche is an oscillation of a body of water in an enclosed or semi-enclosed basin, such as a reservoir, harbor, lake, or storage tank. A tsunami is a great sea wave, commonly referred to as a tidal wave, produced by a significant undersea disturbance such as tectonic displacement of the sea floor associated with large, shallow earthquakes. Mudflows result from the downslope movement of soil and/or rock under the influence of gravity. The project site is located approximately 8 miles northwest of Lake Perris, which is the nearest body of water. The site is not identified in the General Plan as a location subject to seiche, tsunami, or mudflow. As such, there is no potential for exposure of people to a seiche or a tsunami. In addition, the site is not positioned in an area of potential mudflow. Potential impact associated with inundation by seiche, tsunami, or mudflows would not occur, and no mitigation measures are necessary.

**X. LAND USE AND PLANNING**

*Would the project:*

**a. Physically divide an established community?**

**No Impact.** The project site is located in a highly urbanized portion of the City of Moreno Valley. The Project site is located between a public school use to the north and single-family residences to the south, east and west. The following land uses occur adjacent to the project site:

- North: The immediate adjacent parcel to the north is developed with a School (March Mountain High School/Moreno Valley Adult School) within the Public District (P).
- South: The south side of the lot abuts Cottonwood Avenue; across Cottonwood Avenue is a single-family residential neighborhood in the Residential 5 District (R5).
- East: The site is bordered on the east by older established one- and two-story single-family residences zoned Residential 5 District (R5).
- West: The west side of the site abuts Indian Street; across Indian Street are single-family residences in the Residential 5 District (R5).

Development of the project site in the proposed manner consisting of residential uses would be compatible with the established land use patterns in the area and would



not physically divide an established community. Therefore, no impacts would occur and no mitigation measures are necessary.

- b. Conflict with applicable land use plan, policy or regulation of an agency with jurisdiction over the project (including but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?**

**Less Than Significant Impact.** The City of Moreno Valley Zoning Code implements land use policies of the City of Moreno Valley's General Plan, while the Moreno Valley Municipal Code (MVMC) directly regulates land use and development of the project site through development and building standards.

### Zoning Analysis

The subject property is situated on four (4) contiguous parcels within the Residential 5 District (R5) with a consistent General Plan Land Use designation of Residential 5 totaling approximately 8.10 gross acres (352,836 square feet of gross lot area). The surrounding community is developed with single family residential uses.

The proposed zoning is Residential 10 District (R10) and Public District (P), as such, it is imperative to implement a General Plan Land Use Designation that is consistent with the intended zoning. The project proposes to amend the General Plan Land Use designation to Residential 10 and Public, which is consistent and supports good zoning practice to carry out the intent of the General Plan. The project is requesting the following discretionary actions: General Plan Amendment, Zone Change, Plot Plan Review.

The project will conform to all development standards expressed in the zoning regulations, in addition to compliance with the City of Moreno Valley Building Code.

The project site plans depict the arrangement of the building, building height, elevations, parking, landscaping, open spaces, trash collectors, and other improvements. The proposed buildings consist of 1 and 2-story high buildings with surface parking areas on the perimeters of the buildings. The building height, based on its contemporary design, roof configuration and tiered setting away from the property lines is consistent with the existing development within the immediate vicinity and is consistent with the surrounding development as defined in the Land Use Chapter of the General Plan Community Development Element.



## **Southern California Association of Governments (SCAG) Regional Comprehensive Plan and Guide (RCPG), Regional Transportation Plan (RTP), and Growth Vision Report**

The project site is also within the planning area of the SCAG. SCAG is a joint powers agency with responsibilities pertaining to regional issues. SCAG's RCPG, updated as recently as 2008, contains a general overview of various federal, state, and regional plans that affect the southern California region and serves as a comprehensive planning guide. The primary goals of the RCPG are to improve the standard of living, enhance the quality of life, and promote social equity. In the RCPG, issues related to land use and development are addressed in the Growth Management chapter. The project would not conflict with the applicable policies set forth in SCAG's regional plan.

### **South Coast Air Quality Management District**

The project site is located within the South Coast Air Basin (the Basin), making it subject to policies set forth by the SCAQMD. The SCAQMD, in conjunction with SCAG, is responsible for establishing and implementing air pollution control programs throughout the Basin. The SCAQMD's AQMP, amended in 2016, presents strategies for achieving the air quality planning goals set forth in the Federal and California Clean Air Acts, including a comprehensive list of pollution control measures aimed at reducing emissions. Specifically, the AQMP proposes a comprehensive list of pollution control measures aimed at reducing emissions and achieving ambient air quality standards.

The location of the project site at the northeast intersection of Cottonwood Avenue and Indian Street in close proximity to public transit lines would provide opportunities for residents, employees and visitors to make use of public transit and other alternative transportation modes. As discussed in Response No. III.a, the project's estimated residential population is consistent with SCAG's population projections for the City of Moreno Valley subregion and as such, the project would be consistent with the AQMP.

### **Conclusion**

Although the Project is currently inconsistent with the existing General Plan Land Use designation and zoning, with approval of the proposed discretionary actions described above, and the proposed design features and mitigation measures, the project would not conflict with applicable land use plan, policy, or regulation of an agency with jurisdiction over the project site and impacts would be less than significant.



**c. Conflict with any applicable habitat conservation plan or natural community conservation plan?**

**No Impact.** The City is a permittee under the MSHCP and, while the project is not specifically identified as a Covered Activity under Section 7.1 of the MSHCP, public and private development that is outside of Criteria Areas and Public/Quasi-Public (PQP) Lands is permitted under the MSHCP, subject to consistency with MSHCP policies that apply to area outside of Criteria Areas. As such, to achieve coverage, the project must be consistent with the following policies of the MSHCP:

- The policies for the protection of species associated with Riparian/Riverine areas and vernal pools as set forth in Section 6.1.2 of the MSHCP;
- The policies for the protection of Narrow Endemic Plant Species as set forth in Section 6.1.3 of the MSHCP;
- The requirements for conducting additional surveys as set forth in Section 6.3.2 of the MSHCP;
- Guidelines pertaining to the Urban/Wildlands Interface intended to address indirect effects associated with locating Development in proximity to the MSHCP Conservation Area as detailed in Section 6.1.4 of the MSHCP.

The project was reviewed and determined to be consistent with the MSHCP, SKR HCP (See Section IV Biological Resources). As such, the project would not conflict with a habitat conservation plan. No impact would occur and no mitigation measures are necessary.

**XI. MINERAL RESOURCES**

Would the *project*:

**a. Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?**

**No Impact.** The project site is not located within a City-designated Mineral Resource Zone where significant mineral deposits are known to be present<sup>10</sup>, nor is the site

<sup>10</sup> City of Moreno Valley, *Citywide General Plan Final Environmental Impact Report*, July 2006.



classified as a mineral producing area by the California Geological Survey (CGS).<sup>11</sup> No mineral extraction operations occur on the site or in the vicinity. Furthermore, the site has been previously developed with urban uses, but is currently vacant, and thus the potential of uncovering mineral resources during project construction is considered low. The project would not result in the loss of availability of known mineral resources. Therefore, no impacts would occur.

**b. Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan?**

**No Impact.** The project site is not located within a City-designated Mineral Resource Zone where significant mineral deposits are known to be present, nor is the site classified as a mineral producing area by the California Geological Survey (CGS).<sup>12</sup> No mineral extraction operations occur on the site or in the vicinity. Furthermore, the site has been previously developed with urban uses, but is currently vacant, and thus the potential of uncovering mineral resources during project construction is considered low. The project would not result in the loss of availability of known mineral resources. Therefore, no impacts would occur.

**XII. NOISE**

*Would the project result in:*

- a. Would the project result in exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?**
- b. Exposure of people to or generation of excessive groundborne vibration or groundborne noise levels?**
- c. Result in a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?**

<sup>11</sup> State of California Department of Conservation, California Geologic Survey, map of California Principal Mineral-Producing Localities 1990-2000.

<sup>12</sup> State of California Department of Conservation, California Geologic Survey, map of California Principal Mineral-Producing Localities 1990-2000.



**d. Result in a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?**

Sound is technically described in terms of amplitude (loudness) and frequency (pitch). The standard unit of sound amplitude measurement is the decibel (dB). The decibel scale is a logarithmic scale that describes the physical intensity of the pressure vibrations that make up any sound. The pitch of the sound is related to the frequency of the pressure vibration. Since the human ear is not equally sensitive to a given sound level at all frequencies, a special frequency-dependent rating scale has been devised to relate noise to human sensitivity. The A-weighted decibel scale (dBA) provides this compensation by discriminating against frequencies in a manner approximating the sensitivity of the human ear.

Noise, on the other hand, is typically defined as unwanted sound. A typical noise environment consists of a base of steady "background" noise that is the sum of many distant and indistinguishable noise sources. Superimposed on this background noise is the sound from individual local sources. These can vary from an occasional aircraft or train passing by to virtually continuous noise from, for example, traffic on a major highway.

Several rating scales have been developed to analyze the adverse effect of community noise on people. Since environmental noise fluctuates over time, these scales consider that the effect of noise upon people is largely dependent upon the total acoustical energy content of the noise, as well as the time of day when the noise occurs. Those that are applicable to this analysis are as follows:

$L_{eq}$  – An  $L_{eq}$ , or equivalent energy noise level, is the average acoustic energy content of noise for a stated period of time. Thus, the  $L_{eq}$  of a time-varying noise and that of a steady noise are the same if they deliver the same acoustic energy to the ear during exposure. For evaluating community impacts, this rating scale does not vary, regardless of whether the noise occurs during the day or the night.

$L_{max}$  – The maximum instantaneous noise level experienced during a given period of time.

$L_{min}$  – The minimum instantaneous noise level experienced during a given period of time.

CNEL – The Community Noise Equivalent Level is a 24-hour average  $L_{eq}$  with a 5 dBA "weighting" during the hours of 7:00 P.M. to 10:00 P.M. and a 10 dBA "weighting" added to noise during the hours of 10:00 P.M. to 7:00 A.M. to account for noise sensitivity in the evening and nighttime, respectively. The logarithmic effect of



these additions is that a 60 dBA 24 hour  $L_{eq}$  would result in a measurement of 66.7 dBA CNEL.

Noise environments and consequences of human activities are usually well represented by median noise levels during the day, night, or over a 24-hour period. For residential uses, environmental noise levels are generally considered low when the CNEL is below 60 dBA, moderate in the 60–70 dBA range, and high above 70 dBA. Noise levels greater than 85 dBA can cause temporary or permanent hearing loss. Examples of low daytime levels are isolated, natural settings with noise levels as low as 20 dBA and quiet suburban residential streets with noise levels around 40 dBA. Noise levels above 45 dBA at night can disrupt sleep. Examples of moderate level noise environments are urban residential or semi-commercial areas (typically 55–60 dBA) and commercial locations (typically 60 dBA). People may consider louder environments adverse, but most will accept the higher levels associated with more noisy urban residential or residential-commercial areas (60–75 dBA) or dense urban or industrial areas (65–80 dBA).

It is widely accepted that in the community noise environment the average healthy ear can barely perceive CNEL noise level changes of 3 dBA. CNEL changes from 3 to 5 dBA may be noticed by some individuals who are extremely sensitive to changes in noise. A 5 dBA CNEL increase is readily noticeable, while the human ear perceives a 10 dBA CNEL increase as a doubling of sound.

Noise levels from a particular source generally decline as distance to the receptor increases. Other factors, such as the weather and reflecting or barriers, also help intensify or reduce the noise level at any given location. A commonly used rule of thumb for roadway noise is that for every doubling of distance from the source, the noise level is reduced by about 3 dBA at acoustically “hard” locations (i.e., the area between the noise source and the receptor is nearly complete asphalt, concrete, hard-packed soil, or other solid materials) and 4.5 dBA at acoustically “soft” locations (i.e., the area between the source and receptor is normal earth or has vegetation, including grass). Noise from stationary or point sources is reduced by about 6 to 7.5 dBA for every doubling of distance at acoustically hard and soft locations, respectively. In addition, noise levels are also generally reduced by 1 dBA for each 1,000 feet of distance due to air absorption. Noise levels may also be reduced by intervening structures – generally, a single row of buildings between the receptor and the noise source reduces the noise level by about 5 dBA, while a solid wall or berm reduces noise levels by 5 to 10 dBA. The normal noise attenuation within residential structures with open windows is about 17 dBA, while the noise attenuation with closed windows is about 25 dBA.<sup>13</sup>

<sup>13</sup> National Cooperative Highway Research Program Report 117, *Highway Noise: A Design Guide for Highway Engineers*, 1971.



- a. **Would the project result in exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?**

**Potentially Significant Unless Mitigation Incorporated.** Implementation of the Proposed Project would result in an increase in ambient noise levels during both construction and operation, as discussed in further detail below.

### **Construction Noise**

Construction of the Proposed Project would require the use of heavy equipment for site clearing, grading, excavation and foundation preparation, the installation of utilities, paving, and building construction. During each construction phase there would be a different mix of equipment operating and noise levels would vary based on the amount of equipment in operation and the location of each activity. The U.S. Environmental Protection Agency (EPA) has compiled data regarding the noise generating characteristics of specific types of construction equipment and typical construction activities. The data pertaining to the types of construction equipment and activities that would occur at the Project Site are presented in Table B-6, Noise Range of Typical Construction Equipment, and Table B-7, Typical Outdoor Construction Noise Levels, respectively, at a distance of 50 feet from the noise source (i.e., reference distance).

The noise levels shown in Table B-7 represent composite noise levels associated with typical construction activities, which take into account both the number of pieces and spacing of heavy construction equipment that are typically used during each phase of construction. As shown in Table B-7, construction noise during the heavier initial periods of construction is estimated to be approximately 86 dBA  $L_{eq}$  when measured at a reference distance of 50 feet from the center of construction activity.

These noise levels would diminish rapidly with distance from the construction site at a rate of approximately 6 dBA per doubling of distance. For example, a noise level of 84 dBA  $L_{eq}$  measured at 50 feet from the noise source to the receptor would reduce to 78 dBA  $L_{eq}$  at 100 feet from the source to the receptor, and reduce by another 6 dBA  $L_{eq}$  to 72 dBA  $L_{eq}$  at 200 feet from the source to the receptor. Construction activities associated with the Proposed Project would be expected to occur and generate noise. These activities include demolition/site clearing, site preparation/excavation/grading and the physical construction and finishing of the proposed structures.



**Table B-6  
Noise Range of Typical Construction Equipment**

| Construction Equipment     | Noise Level in dBA $L_{eq}$ at 50 Feet <sup>a</sup> |
|----------------------------|---|
| Front Loader               | 73-86   |
| Trucks                     | 82-95   |
| Cranes (moveable)          | 75-88   |
| Cranes (derrick)           | 86-89   |
| Vibrator                   | 68-82   |
| Saws                       | 72-82   |
| Pneumatic Impact Equipment | 83-88   |
| Jackhammers                | 81-98   |
| Pumps                      | 68-72   |
| Generators                 | 71-83   |
| Compressors                | 75-87   |
| Concrete Mixers            | 75-88   |
| Concrete Pumps             | 81-85   |
| Back Hoe                   | 73-95   |
| Tractor                    | 77-98   |
| Scraper/Grader             | 80-93   |
| Paver                      | 85-88   |

<sup>a</sup> Machinery equipped with noise control devices or other noise-reducing design features does not generate the same level of noise emissions as that shown in this table.

Source: United States Environmental Protection Agency, Noise from Construction Equipment and Operations, Building Equipment and Home Appliances, PB 206717, 1971.

**Table B-7  
Typical Outdoor Construction Noise Levels**

| Construction Phase  | Noise Levels at 50 Feet with Mufflers (dBA $L_{eq}$ ) | Noise Levels at 60 Feet with Mufflers (dBA $L_{eq}$ ) | Noise Levels at 100 Feet with Mufflers (dBA $L_{eq}$ ) | Noise Levels at 200 Feet with Mufflers (dBA $L_{eq}$ ) |
|---------------------|---|---|--|--|
| Ground Clearing     | 82  | 80  | 76   | 70   |
| Excavation, Grading | 86  | 84  | 80   | 74   |
| Foundations         | 77  | 75  | 71   | 65   |
| Structural          | 83  | 81  | 77   | 71   |
| Finishing           | 86  | 84  | 80   | 74   |

Source: United States Environmental Protection Agency, Noise from Construction Equipment and Operations, Building Equipment and Home Appliances, PB 206717, 1971.



*Baseline Ambient Noise Levels*

Land uses on the properties surrounding the Project Site primarily include single family residential homes and a public school. Among these land uses, several uses have been identified and depicted in Table B-8, as the most likely sensitive receptors to experience noise level increases during construction. To identify the existing ambient noise levels in the general vicinity of the Project Site, representative noise measurements were taken at the Project Site with a Larson Davis 824 sound level meter. This instrument was calibrated and operated according to the manufacturer's written specifications. At each measurement site, the microphone was placed at a height of approximately five feet above grade. The measured noise levels are shown in Table B-9, Existing Ambient Daytime Noise Levels in Project Site Vicinity. In addition, the noise measurement location and the noise sensitive receptors are illustrated in Figure B-1 Noise Monitoring and Sensitive Receptor Location Map.

**Table B-8  
Community Noise Exposure (CNEL)**

| Land Use   | Normally Acceptable <sup>a</sup> | Conditionally Acceptable <sup>b</sup> | Normally Unacceptable <sup>c</sup> | Clearly Unacceptable <sup>d</sup> |
|--|----------------------------------|---------------------------------------|------------------------------------|-----------------------------------|
| Single-family, Duplex, Mobile Homes                    | 50 - 60                          | 55 - 70                               | 70 - 75                            | above 75                          |
| Multi-Family Homes                                     | 50 - 65                          | 60 - 70                               | 70 - 75                            | above 75                          |
| Schools, Libraries, Churches, Hospitals, Nursing Homes | 50 - 70                          | 60 - 70                               | 70 - 80                            | above 80                          |
| Transient Lodging – Motels, Hotels                     | 50 - 65                          | 60 - 70                               | 70 - 80                            | above 75                          |
| Auditoriums, Concert Halls, Amphitheaters              | ---                              | 50 - 70                               | ---                                | above 70                          |
| Sports Arena, Outdoor Spectator Sports                 | ---                              | 50 - 75                               | ---                                | above 75                          |
| Playgrounds, Neighborhood Parks                        | 50 - 70                          | ---                                   | 67 - 75                            | above 75                          |



|  |         |         |          |          |
|--|---------|---------|----------|----------|
| Golf Courses, Riding Stables, Water Recreation, Cemeteries | 50 - 75 | ---     | 70 - 80  | above 80 |
| Office Buildings, Business and Professional Commercial     | 50 - 70 | 67 - 77 | above 75 | ---      |
| Industrial, Manufacturing, Utilities, Agriculture          | 50 - 75 | 70 - 80 | above 75 | ---      |

<sup>a</sup> **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.

<sup>b</sup> **Conditionally Acceptable:** New construction or development should be undertaken only after a detailed analysis of the noise reduction requirements is made and 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.

<sup>c</sup> **Normally Unacceptable:** New construction or development should generally be discouraged. If new construction or development does proceed, a detailed analysis of the noise reduction requirements must be made and needed noise insulation features included in the design.

<sup>d</sup> **Clearly Unacceptable:** New construction or development should generally not be undertaken.

Source: Office of Planning and Research, State of California General Plan Guidelines, October 2003 (in coordination with the California Department of Health Services); City of Los Angeles, General Plan Noise Element, adopted February 1999.

**Table B-9  
Existing Ambient Daytime Noise Levels in Project Site Vicinity**

| No. | Location   | Primary Noise Sources                                       | Noise Level Statistics <sup>a</sup> |      |      |
|-----|--|---|-------------------------------------|------|------|
|     |  |   | Leq                                 | Lmin | Lmax |
| 1   | North Side of Cottonwood Avenue fronting the Project Site.         | Traffic noise along Cottonwood Avenue.                      | 68.4                                | 55.2 | 86.3 |
| 2   | East Side of Indian Street along the Project Site.                 | Traffic noise along Indian Street.                          | 50.1                                | 41.4 | 73.2 |
| 3   | North Side of Project Site mid parcel along the property line.     | School parking lot.   | 28.1                                | 28.3 | 38.4 |
| 4   | West Side of property along subject site property line mid parcel. | Rear yard of residential uses along the east property line. | 27.5                                | 27.7 | 37.6 |

**Notes:**  
<sup>a</sup> Noise measurements were taken on June 2, 2019 for a duration of 15 minutes.  
 Source: MaxSum Development, LLC, June 2019.



Figure B-1 Noise Monitoring Receptors Location Map



Attachment: Exhibit A to Resolution No. 2019-XX IS-MND (3772 : PEN19-0110 CC)



Due to the use of heavy construction equipment during the construction phase, the Proposed Project would expose surrounding off-site receptors to increased ambient exterior noise levels potentially exceeding the existing threshold levels for residential activity/use in the City of Moreno Valley (Section 11.80.030 of the MVMC). It is anticipated that the existing residential development to the north, east and west of the Project Site would be impacted by daytime construction noise for an approximate 18-24-month construction period. MVMC Section 8.14.040.E regulates noise from demolition and construction activities. Exterior demolition and construction activities that generate noise are prohibited between the hours of 7:00 P.M. and 7:00 A.M. Monday through Friday, and between 4:00 P.M. and 8:00 A.M. on Saturday. Demolition and construction are prohibited on Sundays and all federal holidays.

The closest sensitive area to the proposed Courtyards at Cottonwood Family Apartments are the residences to the immediate south (across Cottonwood Avenue), east and west (across Indian Street), which are approximately 50 feet from the closest construction area. The maximum sound levels would be approximately 70 to 97 dBA, based on the typical construction equipment to be used on a project of this type and size. Based on the acoustical analysis assessment (Appendix I), the average noise levels (L50) are typically 15 dB lower than the peak (Lmax) noise levels. The 15 dB value is based on our general observations during construction noise measurements over the past 20 years. Average noise levels (LSO) at the existing residences could be in the range of 55 to 82 dBA (L50). These noise levels will be high, but consistent with the noise levels often generated by the nearby traffic along the two adjacent streets. The project will comply with the City of Moreno Valley Noise Ordinance (8.14.040.E), and no construction will occur between the hours of seven a.m. to seven p.m. Monday through Friday, excluding holidays and from eight a.m. to four p.m. on Saturday, unless written approval is obtained from the city building official or city engineer. Therefore, there will be no impacts due to construction.

### Mitigation Measures:

- NOI-1** Prior to issuance of a grading permit, the developer shall prepare a Construction Noise Control Plan (CNCP) and submit it to the City for review and approval. The plan shall include but will not be limited to the following:
- o During all project site excavation and grading, contractors shall equip all construction equipment, fixed or mobile, with properly operating and maintained mufflers consistent with manufacturers' standards.



- The project contractor shall place all stationary construction equipment so that emitted noise is directed away from sensitive receptors nearest the project site.
- The construction contractor shall locate equipment staging in areas that will create the greatest distance between construction-related noise sources and noise-sensitive receptors nearest the project site during all project construction.
- A temporary construction barrier with a minimum height of 8 feet shall be placed along the project's property line during project grading and construction.
- During all project site construction, the construction contractor shall limit all construction-related activities, including maintenance of construction equipment and the staging of haul trucks, to between the hours of 7:00 a.m. to 5:00 p.m. Monday through Friday and 8:00 a.m. to 4:00 p.m. on Saturday. No construction is permitted on Sundays and government code holidays.
- Prior to issuance of a grading or building permit, the developer shall prepare a haul route and staging plan for any trucks hauling earth or construction materials to or from the project site to where material will be disposed (i.e. export). The plan shall be reviewed and approved by the City before a grading permit is issued by the City. To the extent feasible, haul routes and truck staging areas shall not pass sensitive land uses or residential dwellings not on a direct driving route to the closest freeway.

#### NOI-2

Prior to issuance of a grading or building permit, the developer shall prepare a haul route and staging plan for any trucks hauling earth or construction materials to or from the project site to where material will be disposed (i.e. export). The plan shall be reviewed and approved by the City before a grading permit is issued by the City. To the extent feasible, haul routes and truck staging areas shall not pass sensitive land uses or residential dwellings not on a direct driving route to the closest freeway.

- Haul truck and other construction-related trucks traveling to and from the project site shall be restricted to the same hours specified for the operation of construction equipment.
- To the extent feasible, construction haul routes shall not pass directly by sensitive land uses or residential dwellings.



## **Operational Noise**

### *Surface Parking Area Noise*

Noise would be generated by activities within the new parking lot areas associated with the Proposed Project. Parking would be provided within surface parking area throughout the Project Site. Sources of noise within the parking area would include engines accelerating, doors slamming, car alarms, and people talking. Noise levels within the parking areas would fluctuate with the amount of automobile and human activity. As the surface parking areas serving the Proposed Project would be entirely within the project boundaries, noise generated at these locations would likely be imperceptible at ground level locations on and adjacent to the Project Site. As is typical for multi-family residential buildings, cars entering and exiting the site at all hours of the day and night can become a nuisance to occupants of the building and adjacent buildings. However, given the site configuration and limited access points noise impacts associated with the Proposed Project's parking areas would be less than significant.

### *Exposure to Ambient Noise Levels*

The future occupants of the proposed apartment buildings would be exposed to ambient noise levels associated with vehicle traffic on adjacent roadways. However, the Proposed Project will be constructed in accordance with Title 24 insulation standards of the California Code of Regulations for residential buildings, which serves to provide an acceptable interior noise environment for sensitive uses. The Project Applicant would be required to submit evidence to the City's Department of Building and Safety of a means of sound insulation sufficient to mitigate interior noise levels below a CNEL of 45dBA based on the California Building Code and as indicated in the City of Moreno Valley FEIR (2006 Noise Element) in any habitable room of the Proposed Project. Therefore, impacts associated with interior noise levels at the proposed residences would be less than significant with the aforementioned mitigation measures.

**b. *Would the project result in exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?***

**Less than Significant Impact.** Construction activities for the Proposed Project have the potential to generate low levels of groundborne vibration. The operation of construction equipment generates vibrations that propagate through the ground and diminishes in intensity with distance from the source. Vibration impacts can range from no perceptible effects at the lowest vibration levels, to low rumbling sounds and perceptible vibration at moderate levels, to slight damage of buildings at the highest levels. The



construction activities associated with the Proposed Project could have an adverse impact on both sensitive structures (i.e., building damage) and populations (i.e., annoyance). There are no historic or otherwise vibration-sensitive structures within 25 feet of the Project Site. As such, impacts with respect to building damage resulting from Project-generated vibration would be less than significant.

In terms of human annoyance caused by construction-related vibration impacts, the sensitive receptors located in the vicinity of the Project Site could be exposed to increased vibration level events. Similar to increased noise level events, vibration impacts would occur occasionally and intermittently – not continuously during construction. Consistent with the City of Moreno Valley's Municipal Code, construction vibration levels would be considered exempt from the threshold if all technically feasible noise attenuation measures are implemented. As such, human annoyance impacts with respect to construction-generated vibration increases would be less than significant.

Operation of the Proposed Project would not require the use of stationary equipment or point sources that would result in high vibration levels. Although groundborne vibration at the Project Site and immediate vicinity may currently result from heavy-duty vehicular travel (e.g., refuse trucks and transit buses) on the nearby local roadways, the proposed land uses at the Project Site would not result in the increased use of these heavy-duty vehicles on the public roadways. While refuse trucks would be used for the removal of solid waste at the Project Site, these trips would typically only occur once a week and would not be any different than those presently occurring in the vicinity of the Project Site. As such, vibration impacts associated with operation of the Proposed Project would be less than significant.

**c. *Would the project result in a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?***

**Less Than Significant Impact.** A significant impact may occur if the Proposed Project were to result in a substantial permanent increase in ambient noise levels above existing ambient noise levels without the Proposed Project. A project would normally have a significant impact on noise levels from Proposed Project operations if the Proposed Project causes the ambient noise level measured at the property line of affected uses that are shown in Table B-9, Community Noise Exposure (CNEL), to increase by 3 dBA in CNEL to or within the "normally unacceptable" or "clearly unacceptable" category, or any 5 dBA or greater noise increase. Thus, a significant impact would occur if noise levels associated with operation of the Proposed Project would increase the ambient noise levels by 3 dBA CNEL at homes where the resulting noise level would be at least 70 dBA CNEL. In addition, any long-term increase of 5 dBA CNEL or more is considered to cause a



significant impact. Generally, in order to achieve a 3 dBA CNEL increase in ambient noise from traffic, the volume on any given roadway would need to double.

**Table B-9  
Community Noise Exposure (CNEL)**

| Land Use   | Normally Acceptable <sup>e<sup>a</sup></sup> | Conditionally Acceptable <sup>b</sup> | Normally Unacceptable <sup>c</sup> | Clearly Unacceptable <sup>d</sup> |
|--|--|---------------------------------------|------------------------------------|-----------------------------------|
| Single-family, Duplex, Mobile Homes                        | 50 - 60                                      | 55 - 70                               | 70 - 75                            | above 75                          |
| Multi-Family Homes   | 50 - 65                                      | 60 - 70                               | 70 - 75                            | above 75                          |
| Schools, Libraries, Churches, Hospitals, Nursing Homes     | 50 - 70                                      | 60 - 70                               | 70 - 80                            | above 80                          |
| Transient Lodging – Motels, Hotels                         | 50 - 65                                      | 60 - 70                               | 70 - 80                            | above 75                          |
| Auditoriums, Concert Halls, Amphitheaters                  | ---  | 50 - 70                               | ---                                | above 70                          |
| Sports Arena, Outdoor Spectator Sports                     | ---  | 50 - 75                               | ---                                | above 75                          |
| Playgrounds, Neighborhood Parks                            | 50 - 70                                      | ---                                   | 67 - 75                            | above 75                          |
| Golf Courses, Riding Stables, Water Recreation, Cemeteries | 50 - 75                                      | ---                                   | 70 - 80                            | above 80                          |
| Office Buildings, Business and Professional Commercial     | 50 - 70                                      | 67 - 77                               | above 75                           | ---                               |
| Industrial, Manufacturing, Utilities, Agriculture          | 50 - 75                                      | 70 - 80                               | above 75                           | ---                               |

<sup>a</sup> **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.

<sup>b</sup> **Conditionally Acceptable:** New construction or development should be undertaken only after a detailed analysis of the noise reduction requirements is made and 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.

<sup>c</sup> **Normally Unacceptable:** New construction or development should generally be discouraged. If new construction or development does proceed, a detailed analysis of the noise reduction requirements must be made and needed noise insulation features included in the design.

<sup>d</sup> **Clearly Unacceptable:** New construction or development should generally not be undertaken.



Source: Office of Planning and Research, State of California General Plan Guidelines, October 2003 (in coordination with the California Department of Health Services); City of Los Angeles, General Plan Noise Element, adopted February 1999.

### **Traffic Noise**

In order for a new noise source to be audible, there would need to be a 3 dBA or greater CNEL noise increase. As discussed above, the traffic volume on any given roadway would need to double in order for a 3 dBA increase in ambient noise to occur. The proposed development would result in a maximum net increase of 468 net new daily vehicle trips, including 33 a.m. peak hour trips and 45 p.m. peak hour trips. As designed, the Proposed Project would not have the potential to double the traffic volumes on any one intersection or roadway segment in the vicinity of the Project Site. As such, the Proposed Project would not have the potential to increase roadway noise levels by 3 dBA, and thus traffic generated noise impacts would be considered less than significant.

### **Operational Noise**

#### *Stationary Noise Sources*

New stationary sources of noise, such as rooftop mechanical HVAC equipment would be installed on the proposed buildings at the Project Site. The design of this equipment would be required to comply with the City of Moreno Valley's ordinance (Section 11.80.030) which prohibits noise from air conditioning, refrigeration, heating, pumping, and filtering equipment from exceeding the ambient noise level on the premises exceeding the established ambient level for residential uses (daytime 60 decibels, and nighttime 55 decibels). Thus, because the noise levels generated by the HVAC equipment serving the Proposed Project would not be allowed to exceed this ambient noise level, a substantial permanent increase in noise levels would not occur at the nearby sensitive receptors. This impact would be less than significant.

- d. Would the project result in a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?**

**Less Than Significant Impact.** Temporary impacts associated with construction as discussed in this Section XII.a would be considered less than significant with the inclusion of the mitigation measure and the existing City regulations regarding construction hours



and days. These requirements would ensure the Proposed Project does not result in a substantial temporary or periodic increase in ambient noise levels that would impact potential inhabitants of the development as well as the immediately surrounding population. This impact would be less than significant.

- e. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?**

**No impact.** The Project site is located approximately 2.5-miles northeast of the March Air Reserve Base. According to General Plan Figure 5.4-1, March Reserve Air Base Noise Impact Area, the Project site is located outside of the 60 dBA CNEL noise contour and would not be subjected to excessive noise levels due to operations at the March Air Reserve Base. Because the Project site is not located within the March Air Reserve Base noise contours, the Project would not expose people residing or working in the Project area to excessive noise levels due to its location outside of two miles of a public airport. A less than significant impact would occur and no further analysis of this subject is required.

- f. For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?**

**No Impact.** The project site is not located within the vicinity of a private airstrip. Therefore, the proposed project would not expose people residing or working in the project area to excessive noise levels from such uses. No impacts would occur in this regard.

### XIII. POPULATION AND HOUSING

*Would the project:*

- a. Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?**

**Less Than Significant Impact.** The proposed Project is an infill development project located in an area that is currently developed and served by local and regional infrastructure. The Project Site is adequately served by existing public roads, public utilities (sewers, water, natural gas, electricity), services (fire, police, schools, parks), and public transit. As shown in Table B-10, SCAG Population/Households Forecast for the City of



Moreno Valley Subregion, below, the forecast from 2012 through 2035 envisions growth of 52,600 additional persons, yielding an approximate 21.1 percent growth rate.

**Table B-10**  
**SCAG's 2016 RTP Growth Forecast for the City of Moreno Valley**

| Projection Year                                       | Population | Households | Person/Households |
|---|------------|------------|-------------------|
| 2012  | 197,600    | 51,800     | 3.81              |
| 2035  | 250,200    | 71,200     | 3.51              |
| <b>Net Change from 2012 to 2035</b>                   |            |            |                   |
| No. of Population/Households                          | 52,600     | 19,400     |                   |
| Percent Change  | 21.1%      | 27.3%      |                   |
| Source: SCAG, 2016 Regional Transportation Plan (RTP) |            |            |                   |

Based on the community's current household demographics (e.g., an average of 3.783 persons per household, the construction of 81 additional residential dwelling units would result in an increase in approximately 306 net permanent residents in the City of Moreno Valley.<sup>14</sup> Although this results in increase in density by the proposed General Plan Land Use designation amendment and zone change, the proposed increase would not be considered substantial to cause an adverse impact. Therefore, the proposed increase in housing units and population would be consistent with SCAG's forecast of 19,400 additional households and approximately 52,600 persons in the City of Moreno Valley between 2012 and 2035. As such, the proposed Project would not cause growth (i.e., new housing or employment generators) or accelerate development in an undeveloped area that exceeds projected/planned levels for the year of proposed Project occupancy/buildout, and that would result in an adverse physical change in the environment; or introduce unplanned infrastructure that was not previously evaluated in the adopted General Plan. Therefore, impacts related to population growth would be less than significant.

- b. Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?**
- c. Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?**

**b. and c. No Impact.** The project site is currently undeveloped (vacant). Therefore, no person will be displaced by the development, but will provide an opportunity by the

<sup>14</sup> State of California, Department of Finance, E-5 Population and Housing Estimates for Cities, Counties, and the State, 2011 and 2012, with 2010 Benchmark. Sacramento, California, May 2012.



new housing that will be constructed on site. Therefore, no impacts would occur to existing housing with project implementation.

#### XIV. PUBLIC SERVICES

*Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:*

##### a. Fire protection.

**Less Than Significant Impact.** Fire protection services to the Project site are provided by the Moreno Valley Fire Department (MVFD). The Project site is served by the Kennedy Park Fire Station (Station No. 65), located at 15111 Indian Avenue, approximately 1.6 miles to the south of the Project site, and the Morrison Park Fire Station (Station No. 99), located at 13400 Morrison Street, approximately 2.0 miles to the east of the Project site. Thus, the Project would be adequately served by fire protection services, and no new or expanded unplanned facilities would be required. The Project is required to comply with the provisions of the City of Moreno Valley's Development Impact Fee (DIF) Ordinance (Ordinance No. 695), which requires a fee payment that the City applies to the funding of public facilities, including fire protection facilities. Mandatory compliance with the DIF Ordinance would be required prior to the issuance of a building permit.

The Project also would feature a minimum of fire safety and fire suppression activities, including type of building construction, fire sprinklers, a fire hydrant system, and paved access.

Based on the foregoing, the proposed Project would receive adequate fire protection service and would not result in the need for new or physically altered fire protection facilities. Impacts to fire protection facilities would be less than significant.

##### b. Police protection.

**Less Than Significant Impact.** Local municipal police protection and law enforcement services for the proposed project area are currently provided by the City of Moreno Valley Police Department. The Proposed Project will not result in a substantial increase in the population and housing in the surrounding area nor is it expected to significantly affect the existing service capacity of the Moreno Valley Police Department. The increase in residences, visitors, employee and traffic in the area would not likely result



in the need for additional law enforcement services. However, there is an increased possibility for trespassing, vandalism, and unattractive nuisances during the construction phase. Temporary fencing erected during the construction phase should be enough to feasibly deter such activities. In addition, the project plans will incorporate design guidelines set forth by the City of Moreno Valley Police Department to mitigate impacts to a less than significant level.

**c. Schools.**

**Less Than Significant Impact.** The determination of whether the project results in a significant impact on public schools shall be made considering the following factors: (a) the population increase resulting from the project, based on the net increase of residential units or square footage of non-residential floor area; (b) the demand for school services anticipated at the time of project build-out compared to the expected level of service available (consider, as applicable, scheduled improvements to MVUSD services (facilities, equipment, and personnel) and the project's proportional contribution to the demand); (c) whether (and to the degree to which) accommodation of the increased demand would require construction of new facilities, a major reorganization of students or classrooms, major revisions to the school calendar (such as year-round sessions), or other actions which would create a temporary or permanent impact on the school(s); and (d) whether the project includes features that would reduce the demand for school services (e.g., on-site school facilities or direct support to MVUSD).

The project site is located within the Moreno Valley Unified School District, which serves kindergarten through the twelfth grades. As shown in Table B-11, the estimated net new students to be generated by the proposed project would be 17 new students. This relatively small projected increase would not be considered to cause a significant impact. Additionally, the MVUSD has reviewed the proposed development, and has provided a "will serve" letter (dated September 10, 2019) indicating that the MVUSD will be able to accommodate students from this proposed residential development. Moreover, the proposed apartment development shall comply with applicable school district development fees to be paid before the Proposed Project could be constructed. The impacts on nearby schools as a result of the project would be less than significant level.



**Table B-11**  
**Estimated Student Generation**

| Land Use  | Size                 | School Type             | Student Generation Factor * | Total Students Generated |
|---|----------------------|-------------------------|-----------------------------|--------------------------|
| <b>Proposed Project</b>   |                      |                         |                             |                          |
| Family Apartments   | 81 Family Apartments | Elementary School (K-5) | 0.1266                      | 8                        |
|   |                      | Middle School (6-8)     | 0.0692                      | 5                        |
|   |                      | High School (9-12)      | 0.0659                      | 4                        |
| <i>Proposed Project Subtotal</i>  |                      |                         |                             | 17                       |
| <i>Note: The number of students has been rounded to the nearest whole number.</i><br><i>*Excludes 20 units designated for senior occupancy.</i> |                      |                         |                             |                          |

**d. Parks.**

**Less than Significant Impact.** Development of future housing, as anticipated by the proposed project, would be subject to compliance with *Municipal Code Chapter 3.40, Dedication of Land for Park Facilities and Payment of In-Lieu Fees*, which requires as a condition of approval of a final subdivision map, parcel map, building permit or occupancy permit, dedication of land, payment of a fee in-lieu thereof, or a combination of both, at the option of the City, for neighborhood and community park or recreational purposes. Future residential development would also be required to comply with *Municipal Code Section 3.38.090, Community/recreation center residential development impact fees*, which requires any new residential dwelling unit to pay a fee for the purpose of acquiring, designing, constructing, improving, providing and maintaining recreation/community center facilities provided for in the City's *General Plan* and its adopted Capital Improvement Program or an adopted Master Plan of Parks and Recreation Facilities. Dedication of land or payment of in-lieu fees and payment of the community/recreation center development impact fee would reduce potential impacts to a less than significant level. Additionally, compliance with *General Plan* policies would assist in providing parkland and recreational facilities, further reducing potential impacts.

**e. Other governmental services (including roads)**

**No Impact.** The project would not generate substantial employment or population growth beyond what is included in the City's *General Plan* that could generate a demand for other public facilities (such as libraries), which would exceed the capacity available to serve the Project Site. No new governmental services will be needed to serve the



development and land uses associated the implementation of the Proposed Project. Street dedications may be required along Cottonwood Avenue and Indian Street to comply with Local Street standards. However, the resulting impacts are less than significant, and no mitigation measures are required.

## XV. RECREATION

- a. **Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?**

**Less Than Significant Impact.** The development proposes a 4,632 square foot community building, tot lot and basketball courts. The inclusion of this community space and recreation amenities on-site will serve to reduce or off-set the demand for off-site park services in the local area. Additionally, the Applicant would be required to pay applicable fees to offset potential increased demand on public recreational facilities in the area. Therefore, the Proposed Project would not substantially increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated. Accordingly, the proposed project would result in a less-than-significant impact on park facilities.

- b. **Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?**

**No Impact.** As previously discussed in Checklist Question XV(a) the Proposed Project would not require the construction or expansion of recreational facilities beyond the limits of the Project Site which might have an adverse physical effect on the environment and thus there would be no impact. The proposed project will not involve any growth inducing population that would affect the service demand. As a result, no impacts from the proposed project are anticipated.

## XVI. TRANSPORTATION/TRAFFIC

*Would the project:*

- a. **Conflict with an applicable plan, ordinance or policy establishing measure of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to**



**intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?**

**Less Than Significant Impact.** Trip generation for the project is based on trip generation rates from the Institute of Transportation Engineers' (ITE) *Trip Generation* (10th Edition) and are based on Land Use 220 – Apartments and 252 – Senior Adult Housing. The project is anticipated to generate 33 trips in the a.m. peak hour, 45 trips in the p.m. peak hour, and 468 daily trips (Table B-12). Based on the existing traffic counts for Cottonwood Avenue (approximately 10,000 daily trips and Indian Street (approximately 7,400 daily trips), with the proposed project creating a total of less than 50 peak hour trips, the project will not cause an increase in traffic that results in an increase in the City's LOS standard at this intersection.

**Table B-12**

**PROJECT TRAFFIC GENERATION**  
The Courtyards at Cottonwood Family Apartments Project Traffic Generation Analysis - Moreno Valley

| LAND USE                                   | SIZE | UNIT<br>(3) | LAND<br>USE<br>CODE | AVERAGE<br>DAILY TRAFFIC |           | AM PEAK HOUR         |       |               |           | PM PEAK HOUR         |       |               |           |
|--|------|-------------|---------------------|--------------------------|-----------|----------------------|-------|---------------|-----------|----------------------|-------|---------------|-----------|
|  |      |             |                     | (1)                      |           | TE Rate (1)          |       | Trip Ends (2) |           | TE Rate (1)          |       | Trip Ends (2) |           |
|  |      |             |                     | TE Rate                  | Trip Ends | In                   | Out   | In            | Out       | Out                  | In    | Out           |           |
| <b>Site Proposed Project</b>               |      |             |                     |                          |           |                      |       |               |           |                      |       |               |           |
| Apartments                                 | 60   | DU          | 220                 | 6.88                     | 413       | 0.113                | 0.377 | 7             | 23        | 0.394                | 0.231 | 24            | 14        |
| Senior Adult Housing (Attached)            | 20   | DU          | 252                 | 2.75                     | 55        | 0.067                | 0.124 | 1             | 2         | 0.194                | 0.159 | 4             | 3         |
| <b>Proposed Project Traffic Generation</b> |      |             |                     | <b>468</b>               |           | <b>AM Peak = 33</b>  |       | <b>8</b>      | <b>25</b> | <b>PM Peak = 45</b>  |       | <b>28</b>     | <b>17</b> |
| <b>Site Existing Development</b>           |      |             |                     |                          |           |                      |       |               |           |                      |       |               |           |
| Vacant Land                                | 6.75 | Acr         | N/A                 | 0                        | 0         | 0.00                 | 0.00  | 0             | 0         | 0.00                 | 0.00  | 0             | 0         |
| <b>Existing Project Traffic Generation</b> |      |             |                     | <b>0</b>                 |           | <b>AM Peak = 0</b>   |       | <b>0</b>      | <b>0</b>  | <b>PM Peak = 0</b>   |       | <b>0</b>      | <b>0</b>  |
| <b>Net Future Site Traffic Addition</b>    |      |             |                     | <b>468</b>               |           | <b>AM Total = 33</b> |       | <b>8</b>      | <b>25</b> | <b>PM Total = 45</b> |       | <b>28</b>     | <b>17</b> |

Note: Traffic Generation factors per Institute of Transportation Engineers (ITE) Traffic Generation Manual 10th Edition.

- 1) TE Rate is the average number of Trip Ends generated per "SIZE" Unit (i.e. DU).
- 2) Trip End is a one-way vehicle movement entering or leaving the traffic generator.
- 3) DU = Dwelling Unit; Acr = Acres.

**b. Conflict with an applicable congestion management program, including but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?**

**No Impact.** The Congestion Management Program (CMP) was established in 1990 under Proposition 111. The intent of the CMP is to more directly link land use, transportation,

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and air quality thereby prompting reasonable growth management programs that will effectively utilize new transportation funds, alleviate traffic congestion and related impacts, and improve air quality. Riverside County Transportation Commission (RCTC) is the designated Congestion Management Agency (CMA) for Riverside County and holds responsibility for the development and implementation of the Riverside County CMP. The CMP identifies a network of roadways that serve as regional linkages between Riverside County cities and adjacent counties. Local agencies are required to monitor how new development projects will impact the CMP network. Should a new development project cause a location on the CMP network to fall below a Level of Service (LOS) F, the local agency must prepare a deficiency plan that would outline specific mitigation measures and a schedule for mitigating the deficiency. Since the proposed net increase in peak hour trips are less than 50, which is below Caltrans threshold, no CMP impacts are forecast to occur.

**c. Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?**

**Less Than Significant Impact.** The nearest airport to the project is March Air Reserve Base, approximately 1.5 miles to the southwest of the site. Due to the nature of the proposed project, project implementation would not result in a change in air traffic patterns, including either an increase in traffic levels or change in location that results in substantial safety risks. Therefore, project impacts are considered less than significant.

**d. Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?**

**Less Than Significant Impact.** Under proposed conditions, access to the project site is provided via ingress/egress curb cuts located along Cottonwood Avenue and Indian Street. Project driveways have been designed to intersect perpendicularly with adjacent streets and would not create conflicts for motorists, pedestrians, or bicyclists. There are no hazardous design features such as sharp curves or dangerous intersections on-site. The driveways will allow for full turning movements in and out of the site. The proposed project driveways are not anticipated to conflict with traffic in such a manner that hazardous roadway conditions would occur.

Overall, no hazards due to a design feature or incompatible uses are anticipated to occur with implementation of the project. Furthermore, final site access and circulation designs will be reviewed by the City's Public Works Department to ensure that the project does not substantially increase hazards due to a design feature. Thus, impacts would be less than significant in this regard.



**e. Result in inadequate emergency access?**

**Less Than Significant Impact.** The Proposed Project would be subject to the Plot Plan review requirements of the City's Fire and Police Departments to ensure that all access roads, driveways and parking areas would remain accessible to emergency service vehicles. Therefore, the Proposed Project would not be expected to result in inadequate emergency access, and no project impact would occur.

Construction activities and staging areas for the project would be primarily confined to the site (except for new utility connections within adjacent street rights-of-way). During construction of the project, access to the site would be provided from Cottonwood Avenue and Indian Street via ingress/egress driveways. Emergency vehicles access would be maintained along the roadway during construction of the proposed project.

Access to the project site during the operational phase would be provided via driveways from Cottonwood Avenue and Indian Street. The project would be designed to permit adequate emergency access to the site and not to impede access to any adjacent or surrounding properties. No other modifications with the potential to affect emergency access would occur in conjunction with the project. As such, construction and operation of the project would result in a less than significant impact with respect to emergency access.

**f. Conflict with adopted policies, plans, or programs regarding public transit, bicycle or pedestrian facilities or otherwise decrease the performance or safety of such facilities supporting alternative transportation (e.g., bus turnouts, bicycle racks)?**

**Less than Significant Impact.** The Proposed Project would not require the disruption of public transportation services or the alteration of public transportation routes. Furthermore, the Proposed Project would not interfere with any class I or class II bikeway systems. Since the Proposed Project would not modify or conflict with any alternative transportation policies, plans or programs, it would have no impact on such programs.

The project site is well served by a number of public transit operators. The project would be well-served by multiple transit lines that lie within walking distance of the project site. Public transportation services within the City of Moreno Valley and near the proposed project include bus transit service (Riverside Transit Agency) and commuter rail transportation (Metrolink). These services are further described below.



**Bus Service.** Public transportation in the City of Moreno Valley is provided by the Riverside Transit Agency (RTA), which is the regional transit operator in Riverside County. The following bus routes are within the project vicinity:

- o **Route 18** provides service near the project site on Cottonwood Avenue. Route 18 connects the project site to the Moreno Valley March Field Metrolink Station, Moreno Valley College, and Kaiser Permanente Hospital. Near the project site, Route 18 travels along Cottonwood Avenue and operates at 60-minute headways on weekdays. The nearest bus stop is near the intersection of Cottonwood and Indian Street.

**Commuter Rail Service.** Commuter rail service is provided by Metrolink, which is operated by the Southern California Regional Rail Authority (SCRRA). Metrolink train service is available between the counties of Ventura, Los Angeles, San Bernardino, Orange, Riverside, and north San Diego. The area is served by the Perris Valley Line, which runs north-south between the Perris Station Transit Center and Moreno Valley/March Field Station. The Moreno Valley/March Field Station is the nearest Metrolink station to the project site and is approximately 2.5 miles from the project site.

The City's bicycle masterplan includes four types of facilities and a Class III Bicycle Lane, which shares the road with motor vehicles, is located on the north and south sides of Cottonwood Avenue and the east and west side of Indian Street which front the project site. Additionally, there are continuous sidewalks for pedestrian circulation adjacent to the project on Cottonwood Avenue and Indian Street. None of the forms of public transportation would be disturbed by the project. Therefore, implementation of the project would not conflict with adopted policies, plans, or programs supporting alternative transportation, and no impacts would occur in this regard.

## XVII. TRIBAL CULTURAL RESOURCES

- a. **Would the project cause a substantial adverse change in the significance of a tribal resource, defined in public resource code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American Tribe, and that is: listed or eligible for listing in the California register of historical resources, or in a local register of historical resources as defined in Public Resources Code Section 5020.1(k), or**

**Less than Significant Unless Mitigation Incorporated.** Assembly Bill 52 (AB 52) establishes a formal consultation process for California Native American Tribes to identify potential significant impacts to Tribal Cultural Resources, as defined in Public Resources



Code §21074, as part of CEQA. As specified in AB 52, lead agencies must provide notice to tribes that are traditionally and culturally affiliated with the geographic area of a proposed Project if the tribe has submitted a written request to be notified. The Native American Heritage Commission (NAHC) typically provides a list of Native American groups and individuals who might have knowledge of the religious and/or cultural significance of resources that may be in and near the Project site. However, there are Regulatory Compliance Measure adopted by the City, which would protect any potential archaeological resources that are discovered during excavation and which would protect any human remains discovered. To ensure any unforeseen and inadvertent discovery of Tribal Cultural Resources (TCR) would not result in any potentially significant impact, in the event that objects or artifacts that may be TCRs are encountered during the course of any ground-disturbance activities, all such activities would temporarily cease on the Project Site until potential TCRs are properly assessed following specific protocol required by the Community Development Department, Planning Division. Therefore, with the proposed mitigation measures impacts would be less than significant.

#### **Mitigation Measures:**

**TR-1:** Prior to the issuance of a grading permit, the Developer shall retain a professional archaeologist to conduct monitoring of all mass grading and trenching activities. The Project Archaeologist shall have the authority to temporarily redirect earthmoving activities in the event that suspected archaeological resources are unearthed during Project construction. The Project Archaeologist, in consultation with the Consulting Tribe(s), the contractor, and the City, shall develop a Cultural Resources Management Plan (CRMP) in consultation pursuant to the definition in AB52 to address the details, timing and responsibility of all archaeological and cultural activities that will occur on the project site. A consulting tribe is defined as a tribe that initiated the AB 52 tribal consultation process for the Project, has not opted out of the AB52 consultation process, and has completed AB 52 consultation with the City as provided for in Cal Pub Res Code Section 21080.3.2(b)(1) of AB52. Details in the Plan shall include:

- a. Project grading and development scheduling;
- b. The Project archeologist and the Consulting Tribes(s) as defined in CR-1 shall attend the pre-grading meeting with the City, the construction manager and any contractors and will conduct a mandatory Cultural Resources Worker Sensitivity Training to those in attendance. The Training will include a brief review of the cultural sensitivity of the Project and the surrounding area; what resources could potentially be identified during earthmoving activities; the requirements of the monitoring program; the protocols that apply in the event inadvertent discoveries of cultural resources are identified, including who to contact and appropriate avoidance measures until the find(s) can be properly evaluated; and any other appropriate protocols. All new construction personnel that will conduct earthwork or grading activities that begin work on the Project following the initial



Training must take the Cultural Sensitivity Training prior to beginning work and the Project archaeologist and Consulting Tribe(s) shall make themselves available to provide the training on an as-needed basis;

- c. The protocols and stipulations that the contractor, City, Consulting Tribe(s) and Project archaeologist will follow in the event of inadvertent cultural resources discoveries, including any newly discovered cultural resource deposits that shall be subject to a cultural resources evaluation.

**TR-2:** Prior to the issuance of a grading permit, the Developer shall secure agreements with the Pechanga Band of Luiseño Indians and Soboba Band of Luiseño Indians for tribal monitoring. The Developer is also required to provide a minimum of 30 days advance notice to the tribes of all mass grading and trenching activities. The Native American Tribal Representatives shall have the authority to temporarily halt and redirect earth moving activities in the affected area in the event that suspected archaeological resources are unearthed. If the Native American Tribal Representatives suspect that an archaeological resource may have been unearthed, the Project Archaeologist or the Tribal Representatives shall immediately redirect grading operations in a 100-foot radius around the find to allow identification and evaluation of the suspected resource. In consultation with the Native American Tribal Representatives, the Project Archaeologist shall evaluate the suspected resource and make a determination of significance pursuant to California Public Resources Code Section 21083.2.

**TR-3:** In the event that Native American cultural resources are discovered during the course of grading (inadvertent discoveries), the following procedures shall be carried out for final disposition of the discoveries:

- a) One or more of the following treatments, in order of preference, shall be employed with the tribes. Evidence of such shall be provided to the City of Moreno Valley Planning Department:
  - i. Preservation-In-Place of the cultural resources, if feasible. Preservation in place means avoiding the resources, leaving them in the place they were found with no development affecting the integrity of the resources.
  - ii. Onsite reburial of the discovered items as detailed in the treatment plan required pursuant to Mitigation Measure CR-1. This shall include measures and provisions to protect the future reburial area from any future impacts in perpetuity. Reburial shall not occur until all legally required cataloging and basic recordation have been completed. No recordation of sacred items is permitted without the written consent of all Consulting Native American Tribal Governments as defined in CR-1.

**TR-4:** The City shall verify that the following note is included on the Grading Plan:



"If any suspected archaeological resources are discovered during ground-disturbing activities and the Project Archaeologist or Native American Tribal Representatives are not present, the construction supervisor is obligated to halt work in a 100-foot radius around the find and call the Project Archaeologist and the Tribal Representatives to the site to assess the significance of the find."

**TR-5:** If potential historic or cultural resources are uncovered during excavation or construction activities at the project site, work in the affected area must cease immediately and a qualified person meeting the Secretary of the Interior's standards (36 CFR 61), Tribal Representatives, and all site monitors per the Mitigation Measures, shall be consulted by the City to evaluate the find, and as appropriate recommend alternative measures to avoid, minimize or mitigate negative effects on the historic, or prehistoric resource. Determinations and recommendations by the consultant shall be immediately submitted to the Planning Division for consideration, and implemented as deemed appropriate by the Community Development Director, in consultation with the State Historic Preservation Officer (SHPO) and any and all Consulting Native American Tribes as defined in CR-1 before any further work commences in the affected area.

**TR-6:** If human remains are discovered, no further disturbance shall occur in the affected area until the County Coroner has made necessary findings as to origin. If the County Coroner determines that the remains are potentially Native American, the California Native American Heritage Commission shall be notified within 24 hours of the published finding to be given a reasonable opportunity to identify the "most likely descendant". The "most likely descendant" shall then make recommendations and engage in consultations concerning the treatment of the remains (California Public Resources Code 5097.98). (GP Objective 23.3, CEQA).

- b. **Would the project cause a substantial adverse change in the significance of a Tribal Cultural Resource, defined in Public Resources Code Section 21074 as either a site, feature, pace, cultural landscape, sacred place, or object with cultural value to a California Native American Tribe that is: a resource determined by the lead Agency , in its discretion and supported by substantial evidence to be significant pursuant to criteria set forth in subdivision (C) of Public Resource Code Section 5024.1, the Lead Agency shall consider the significance of the resource to a California Native American Tribe?**

**Less Than Significant Impact.** As discussed in Section XVII.a above, there is a potential for Tribal Cultural Resources to be present on the project site and exposed during project construction. The recommended Mitigation Measures in Section XVII.a above will reduce potential Native American cultural resource impacts to less than significant.

## XVIII. UTILITIES



Would the project:

**a. Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?**

**Less than Significant Impact.** The City requires NPDES permits, as administered by the Santa Ana RWQCB, according to Federal regulations for both point source discharges (a municipal or industrial discharge at a specific location or pipe) and nonpoint source discharges (diffuse runoff of water from adjacent land uses) to surface waters of the United States. For point source discharges, such as sewer outfalls, each NPDES permit contains limits on allowable concentrations and mass emissions of pollutants contained in the discharge.

The proposed project would need to comply with all provisions of the NPDES program, as enforced by the RWQCB. Additionally, the NPDES Phase I and Phase II requirements would regulate discharge from construction site. The Project would be required to comply with the wastewater discharge requirements issued by the SWRCB and Santa Ana RWQCB. Therefore, the multifamily residential development would not result in an exceedance of wastewater treatment requirements of the RWQCB with respect to discharges to the sewer system or stormwater system within the City. Accordingly, impacts would be less than significant.

**b. Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?**

**Less than Significant Impact.** The proposed project would result in increased water demand and wastewater generation. However, the proposed project will connect to the city's existing water and wastewater treatment facilities and is not expected to create a need to expand these existing facilities. Domestic water and wastewater services are provided to the Project site by EMWD. Therefore, the proposed project would have a less-than-significant impact related to water or wastewater infrastructure.

**c. Require or result in the construction of new stormwater drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?**

**Less than Significant Impact.** As discussed in Section XVIII.a, the project will not generate more storm water runoff than the existing storm drain facilities can handle. The project will not be required to construct any new off-site storm drain or surface water collection facilities. The Proposed Project will be required to demonstrate compliance with Low Impact Development Ordinance (Section 8.10 MVMC) standards and retain or treat



the first ¼ inch of rainfall in a 24-hour period. In addition, existing NPDES permit and Regional Water Quality Control Board (RWQCB) requirements supporting federal water quality standards and criteria established under the Clean Water Act (CWA) apply to the project site. In combination, requirements and procedures in Section IX of this document, the potential for the Project to implement facilities or activities that would violate water quality standards, waste discharge requirements, or otherwise substantially degrade water quality is considered less than significant.

**d. Have sufficient water supplies available to serve the project from existing entitlements and resource, or are new or expanded entitlements needed?**

**Less than Significant Impact.** EMWD is responsible for supplying potable water to the Project site and its region. As discussed in the 2015 EMWD Urban Water Management Plan, herein incorporated by reference as the "UWMP," which applies to and was adopted by the EMWD, adequate water supplies are projected to be available to meet the EMWD's estimated water demand through 2040 under normal, historic single-dry and historic multiple-dry year conditions (EMWD, 2016b, p. XV). EMWD forecasts for projected water demand are based on the population projections of the Southern California Association of Governments (SCAG), which rely on the adopted land use designations contained within the general plans that cover the geographic area within EMWD's service. The proposed net increase in density by the proposed General Plan Amendment and Zone Change would not result in a significant increase and therefore, would be considered a negligible impact. Therefore, Because the Project would be consistent with the City of Moreno Valley General Plan land use designation for the site, and the water demand associated with the Project was considered in the demand anticipated by the 2015 UWMP and analyzed therein. As stated above, the EMWD expects to have adequate water supplies to meet all its demands until at least 2040; therefore, the EMWD has sufficient water supplies available to serve the Project from existing entitlements/resources and no new or expanded entitlements are needed. The Project's impact would be less than significant.

**e. Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments.**

**Less than Significant Impact.** The proposed increase to wastewater service demand is negligible in comparison to the existing service of the area of the wastewater service purveyor. No deficiencies have been identified in these wastewater treatment facilities and the proposed project is within their serviceable volumes, and that the Moreno Valley Regional Reclamation Facility has sufficient capacity to absorb the new



development. Therefore, impacts on available wastewater treatment capacity of the wastewater treatment plants that serve the project site would be less than significant.

**f. Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?**

**Less than Significant Impact.** The Project would generate an incremental increase in solid waste volumes requiring off-site disposal during short-term construction and long-term operational activities. Site-generated solid waste would be disposed of at one of several Class III landfills located within Riverside County. Based on solid waste generation factors from the California Integrated Waste Management Board (CIWMB), the proposed 81 apartment units would generate approximately 169 tons of solid waste per year.<sup>15</sup> While these waste generation factors do not account for recycling and other waste diversion measures, the project-related waste is estimated to generate approximately 0.275 percent of the solid waste disposed in the City of Moreno Valley. Existing regulations related to recycling during construction and operation phases of the project, require that the project shall provide readily accessible areas that serve the entire building and are identified for the depositing, storage, and collection of nonhazardous materials for recycling, including (at a minimum) paper, corrugated cardboard, glass, plastics, and metals.

In order to meet the diversion goals of the California Integrated Waste Management Act and the City of Moreno Valley, solid waste diversion would be accomplished through the on-site separation of materials and/or by contracting with a solid waste disposal facility that can guarantee a minimum diversion rate of 70 percent. In compliance with the Moreno Valley Municipal Code, the General Contractor shall utilize solid waste haulers, contractors, and recyclers who have obtained an Assembly Bill (AB) 939 Compliance Permit from the City of Moreno Valley Bureau of Sanitation.

In compliance with AB341, recycling bins shall be provided at appropriate locations to promote recycling of paper, metal, glass and other recyclable material. These bins shall be emptied and recycled accordingly as a part of the Proposed Project's regular solid waste disposal program. The Project Applicant shall only contract for waste disposal services with a company that recycles solid waste in compliance with AB341. Thus, less than significant impacts regarding solid waste generation and disposal would occur with project implementation.

<sup>15</sup> Based on CIWMB disposal rates, <http://www.ciwmb.ca.gov/wastechar/wastegenerates>.



**g. Comply with federal, state, and local statutes and regulations related to solid waste?**

**Less than Significant Impact.** The California Integrated Waste Management Act (AB 939), signed into law in 1989, established an integrated waste management system that focused on source reduction, recycling, composting, and land disposal of waste. In addition, the bill established a 50 percent waste reduction requirement for cities and counties by the year 2000, along with a process to ensure environmentally safe disposal of waste that could not be diverted. Per the requirements of the Integrated Waste Management Act, the Riverside County Board of Supervisors adopted the County of Riverside Countywide Integrated Waste Management Plan (CIWMP), which outlines the goals, policies, and programs the County and its cities implement to create an integrated and cost-effective waste management system that complies with the provisions of AB 939 and its diversion mandates. (CA Legislative Information, 2015).

In order to assist the City of Moreno Valley and the County of Riverside in achieving the mandated goals of the Integrated Waste Management Act, the Project's building user(s) would be required to work with future refuse haulers to develop and implement feasible waste reduction programs, including source reduction, recycling, and composting. Additionally, in accordance with the California Solid Waste Reuse and Recycling Act of 1991 (Cal Pub Res. Code § 42911), the Project is required to provide adequate areas for collecting and loading recyclable materials where solid waste is collected. The collection areas are required to be shown on construction drawings and be in place before occupancy permits are issued. The implementation of these mandatory requirements would reduce the amount of solid waste generated by the Project and diverted to landfills, which in turn will aid in the extension of the life of affected disposal sites. The Project would be required to comply with all applicable solid waste statutes and regulations; as such, impacts related to solid waste statutes and regulations would be less than significant.

**XIX. MANDATORY FINDINGS OF SIGNIFICANCE**

- a. Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?**



**Less than Significant Impact.** The Proposed Project is located in a densely populated urban area and would have no unmitigated significant impacts with respect to biological resources or California's history or pre-history. The preceding analysis does not reveal any significant unmitigable impacts to the environment. Based on these findings and with the incorporation of the mitigation measures listed above, the project is not expected to degrade the quality of the environment. The existing site is currently undeveloped. The site does not support sensitive plant or animal species. As discussed above in Section V.a., the project site does not contain any historical structures as defined by the CEQA Guidelines. Additionally, although no known direct impacts to historic resources are anticipated, precautionary mitigation measures are recommended to ensure any impacts upon cultural resources are mitigated to less than significant levels in the unlikely event any such historic, archaeological, or paleontological materials are accidentally discovered during the construction process. Therefore, impacts would be less than significant.

- b. Does the project have impacts which are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of an individual project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.)**

**Less than Significant Impact.** The potential for cumulative impacts occurs when a proposed project, in conjunction with one or more related projects, would yield a future impact that is greater than that which would occur with the development of only the proposed project. Compliance with applicable regulations would preclude cumulative impacts for a number of environmental issues. In addition, cumulative impacts are concluded to be less than significant for those issues for which it has been determined that a proposed project would have no impact. Environmental issues meeting this criterion for the proposed project include agricultural resources, mineral resources, and recreation. Compliance with applicable federal, State and City regulations and incorporation of identified mitigation measures would also preclude significant cumulative impacts with regards to aesthetics, air quality, cultural resources, geology and soils, greenhouse gas emissions, hazards and hazardous materials, hydrology and water quality, land use and planning, noise, population and housing, public services, transportation/traffic, and utilities and service systems.



**c. Does the project have environmental effects which cause substantial adverse effects on human beings, either directly or indirectly?**

**Potentially Significant Impact Unless Mitigation Incorporation:** A significant impact may occur if the Proposed Project has the potential to result in significant impacts, as discussed in the preceding sections. Based on the preceding environmental analysis, with the implementation of the recommended mitigation measures, the proposed project would not have the potential to cause substantial direct or indirect adverse effects on human beings.



### 5.0 Mitigation Monitoring and Reporting Program (MMRP)

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## 6.0 References and Preparers

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Attachment: Exhibit A to Resolution No. 2019-XX IS-MND (3772 : PEN19-0110 CC)



## 6.0 REFERENCES AND PREPARERS

### REFERENCES:

The following references were utilized during preparation of this Initial Study/Environmental Checklist. These documents are available for review at the City of Moreno Valley located at 14177 Frederick Street, Moreno Valley, California 92552.

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2. Multiple Species Habitat Conservation Plan (MSHCP) Consistency Analysis, MG Resolutions, Inc. Inc., June 2019.
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▪ ARBORIST REPORT

Javier Cabral Consulting Arborist  
1390 El Sereno Avenue  
Pasadena, CA 91103  
626. 818. 8704

**CEQA Lead Agency**

- City of Moreno Valley  
Community Development Department, Planning Division  
Sean P. Kelleher, Senior Planner  
14177 Fredrick Street  
Moreno Valley, CA 92553  
951. 413. 3215  
[seanke@moval.org](mailto:seanke@moval.org)

**Project Applicant**

- Rancho Belago Developers, Inc.  
27700 Kalmia Avenue  
Rancho Belago, CA 92555  
James M. Jernigan  
951. 686. 6600

The Courtyards at Cottonwood Family Apartments, Moreno Valley, CA  
**MITIGATION MONITORING REPORTING PROGRAM (MMRP)**

| Mitigation Measure   | Responsible Agency or Party | Action Required   | Monitoring Agency or Party              | Timing  |
|--|-----------------------------|---|---|---|
| <b>IV. BIOLOGICAL RESOURCES</b>  |                             |   |   |   |
| <ul style="list-style-type: none"> <li><b>BIO-1:</b> Vegetation clearing, and ground disturbance shall be prohibited during the migratory bird nesting season (February 1 through September 15), unless a migratory bird nesting survey is completed in accordance with the following requirements:</li> <li>A migratory bird nesting survey of the Project's impact footprint, including suitable habitat within a 500-foot radius, shall be conducted by a qualified biologist within three (3) days prior to initiating vegetation clearing or ground disturbance.</li> <li>A copy of the migratory nesting bird survey results report shall be provided to the City of Moreno Valley. If the survey identifies the presence of active nests, then the qualified biologist shall provide the City with a copy of maps showing the location of all nests and an appropriate buffer zone around each nest sufficient to protect the nest from direct and indirect impact. The size and location of all buffer zones, if required, shall be subject to review and approval by the City and shall be no less than a 100-foot radius around the nest for non-raptors and no more than a 500-foot radius around the nest for raptors. The nests and buffer zones shall be field checked weekly by a qualified biological monitor. The approved buffer zone shall be marked in the field with construction fencing, within which no</li> </ul> | Project Applicant           | Prepare and submit for review and approval a Migratory Nesting Bird Survey Report | City of Moreno Valley Planning Division | Prior to any site grading activities or permit issuance |

Attachment: Exhibit B to Resolution No. 2019-XX - MMRP-072519 (3772 : PEN19-0110 CC)

| Mitigation Measure   | Responsible Agency or Party | Action Required  | Monitoring Agency or Party              | Timing  |
|--|-----------------------------|--|---|---|
| <p>vegetation clearing or ground disturbance shall commence until the qualified biologist and the City verify that the nests are no longer occupied and juvenile birds can survive independently from the nests.</p>   |                             |  |   |   |
| <p><b>BIO-2:</b> Within 30 days prior to grading, a qualified biologist shall conduct a survey of suitable habitat on site and make a determination regarding the presence or absence of the burrowing owl. The determination shall be documented in a report and shall be submitted, reviewed, and accepted by the City of Moreno Valley prior to the issuance of a grading permit and subject to the following provisions:</p> <p>a) In the event that the pre-construction survey identifies no burrowing owls on the property, a grading permit may be issued without restriction.</p> <p>b) In the event that the pre-construction survey identifies the presence of at least one individual but less than three (3) mating pairs of burrowing owls, then prior to the issuance of a grading permit and prior to the commencement of ground-disturbing activities on the property, the qualified biologist shall passively or actively relocate any burrowing owls. Passive</p> | Project Applicant           | Submit a pre-construction survey that determines the presence of the burrowing owl for review and approval | City of Moreno Valley Planning Division | Prior to any site grading activities or permit issuance |

Attachment: Exhibit B to Resolution No. 2019-XX - MMRP-072519 (3772 : PEN19-0110 CC)

| Mitigation Measure   | Responsible Agency or Party | Action Required | Monitoring Agency or Party | Timing |
|--|-----------------------------|-----------------|----------------------------|--------|
| <p>relocation, including the required use of one-way doors to exclude owls from the site and the collapsing of burrows, will occur if the biologist determines that the proximity and availability of alternate habitat is suitable for successful passive relocation. Passive relocation shall follow California Department of Fish and Wildlife (CDFW) relocation protocol and shall only occur between September 15 and February 1. If proximate alternate habitat is not present as determined by the biologist, active relocation shall follow CDFW relocation protocol. The biologist shall confirm in writing that the species has fledged the site or been relocated prior to the issuance of a grading permit.</p> <p>c) In the event that the pre-construction survey identifies the presence of three (3) or more mating pairs of burrowing owls, the requirements of MSHCP Species-Specific Conservation Objectives 5 for the burrowing owl shall be followed. Objective 5 states that if the site (including adjacent areas) supports three (3) or more pairs of burrowing owls and supports greater than 35 acres of suitable habitat, at least 90</p> |                             |                 |                            |        |

Attachment: Exhibit B to Resolution No. 2019-XX - MMRP-072519 (3772 : PEN19-0110 CC)

| Mitigation Measure  | Responsible Agency or Party | Action Required | Monitoring Agency or Party | Timing |
|---|-----------------------------|-----------------|----------------------------|--------|
| <p>percent of the area with long-term conservation value and burrowing owl pairs will be conserved onsite until it is demonstrated that Objectives 1-4 have been met. A grading permit shall be issued, either:</p> <ul style="list-style-type: none"> <li>a. Upon approval and implementation of a property-specific Determination of Biologically Superior Preservation (DBESP) report for the burrowing owl by the CDFW; or</li> <li>b. A determination by the biologist that the site is part of an area supporting less than 35 acres of suitable Habitat, and upon passive or active relocation of the species following accepted CDFW protocols. Passive relocation, including the required use of one-way doors to exclude owls from the site and the collapsing of burrows, will occur if the biologist determines that the proximity and availability of alternate habitat is suitable for successful passive relocation. Passive relocation shall follow CDFW relocation protocol and</li> </ul> |                             |                 |                            |        |

Attachment: Exhibit B to Resolution No. 2019-XX - MMRP-072519 (3772 : PEN19-0110 CC)

| Mitigation Measure   | Responsible Agency or Party | Action Required                                    | Monitoring Agency or Party              | Timing                           |
|--|-----------------------------|--|---|----------------------------------|
| <p>shall only occur between September 15 and February 1. If proximate alternate habitat is not present as determined by the biologist, active relocation shall follow CDFW relocation protocol. The biologist shall confirm in writing that the species has fledged the site or been relocated prior to the issuance of a grading permit.</p>  |                             |  |   |                                  |
| <p><b>BIO-3:</b> Prior to Grading Permit issuance, the Project Applicant shall demonstrate, to the satisfaction of the Moreno Valley Planning Department that the project complies with the following:</p> <p><b>Tree Removal</b> - Trees shall not be removed from the site during the avian nesting season from February 1 through August 31. If ground disturbance and vegetation removal cannot occur outside of the nesting season, a pre-construction clearance survey for nesting birds should be conducted within three (3) days of the start of any ground disturbing activities to ensure that no nesting birds will be disturbed during construction. The biologist conducting the clearance survey should document a negative survey with a brief letter report indicating that no impacts to active avian nests will occur. If an active avian nest is discovered during the pre-construction clearance survey, construction activities should stay outside of a 300-foot buffer around the active nest. For raptors and special-status species, this buffer will be expanded to 500 feet. It is recommended that a</p> | Project Applicant           | Submit tree removal survey for review and approval | City of Moreno Valley Planning Division | Prior to grading permit issuance |

Attachment: Exhibit B to Resolution No. 2019-XX - MMRP-072519 (3772 : PEN19-0110 CC)

| Mitigation Measure  | Responsible Agency or Party | Action Required  | Monitoring Agency or Party              | Timing   |
|---|-----------------------------|--|---|--|
| biological monitor be present to delineate the boundaries of the buffer area and to monitor the active nest to ensure that nesting behavior is not adversely affected by the construction activity. Once the young have fledged and left the nest, or the nest otherwise becomes inactive under natural conditions, normal construction activities can occur.   |                             |  |   |  |
| <b>V. CULTURAL RESOURCES</b>  |                             |  |   |  |
| <b>CUL-1:</b> Prior to the issuance of a grading permit, the Project Applicant shall provide evidence to the City of Moreno Valley that a qualified paleontologist has been retained by the Project Applicant to conduct monitoring of excavation activities and has the authority to halt and redirect earthmoving activities in the event that suspected paleontological resources are unearthed.   | Project Applicant           | Hire a qualified paleontologist                                    | City of Moreno Valley Planning Division | Prior to any grading activities or permit issuance |
| <b>CUL-2:</b> The paleontological monitor shall conduct full-time monitoring during grading and excavation operations in undisturbed, very old alluvial fan sediments at or below four (4) feet below ground surface and shall be equipped to salvage fossils if they are unearthed to avoid construction delays and to remove samples of sediments that are likely to contain the remains of small fossil invertebrates and vertebrates. The paleontological monitor shall be empowered to temporarily halt or divert equipment to allow of removal of abundant and large specimens in a timely manner. Monitoring may be reduced if the potentially fossiliferous units are not present in the subsurface, or if present, are determined upon exposure and examination by qualified paleontological personnel to have a low potential to contain or yield fossil resources. | Project Applicant           | Site monitor by qualified paleontologist during grading activities | City of Moreno Valley Planning Division | During site grading activities                     |

Attachment: Exhibit B to Resolution No. 2019-XX - MMRP-072519 (3772 : PEN19-0110 CC)

| Mitigation Measure  | Responsible Agency or Party | Action Required                             | Monitoring Agency or Party              | Timing                           |
|---|-----------------------------|---|---|----------------------------------|
| <p><b>CUL-3:</b> Recovered specimens shall be properly prepared to a point of identification and permanent preservation, including screen washing sediments to recover small invertebrates and vertebrates, if necessary. Identification and curation of specimens into a professional, accredited public museum repository with a commitment to archival conservation and permanent retrievable storage, such as the Western Science Museum in Hemet, California, is required for significant discoveries. The paleontologist must have a written repository agreement in hand prior to initiation of mitigation activities.</p> | Project Applicant           | Monitor during grading                      | City of Moreno Valley Planning Division | During grading activities        |
| <p><b>CUL-4:</b> A final monitoring and mitigation report of findings and significance shall be prepared, including lists of all fossils recovered, if any, and necessary maps and graphics to accurately record the original location of the specimens. The report shall be submitted to the City of Moreno Valley prior to building final.</p>  | Project Applicant           | Submit final report prior to building final | City of Moreno Valley Planning          | Prior to Final Building sign off |
| <b>XII. Noise</b>   |                             |   |   |                                  |
| <p><b>NOI-1:</b> All motorized construction equipment shall be equipped with properly operating and maintained mufflers.</p>  | Project Applicant           | Site Monitor during construction            | City of Moreno Valley Planning Division | During Building Construction     |
| <p><b>NOI-2:</b> Equipment and materials shall be staged in areas that will create the greatest distance between</p>  | Project Applicant           | Site Monitor during                         | City of Moreno Valley Planning Division | During Building                  |

Attachment: Exhibit B to Resolution No. 2019-XX - MMRP-072519 (3772 : PEN19-0110 CC)



| Mitigation Measure   | Responsible Agency or Party | Action Required                                  | Monitoring Agency or Party              | Timing   |
|--|-----------------------------|--|---|--|
| construction-related noise sources and the noise-sensitive receptors nearest the project site during all project construction.   |                             | construction                                     |   | Construction                                       |
| <b>NOI-3:</b> Haul truck and other construction-related trucks traveling to and from the project site shall be restricted to the same hours specified for the operation of construction equipment.   | Project Applicant           | Site Monitor during construction                 | City of Moreno Valley Planning Division | During Building Construction                       |
| <b>NOI-4:</b> To the extent feasible, construction haul routes shall not pass directly by sensitive land uses or residential dwellings.  | Project Applicant           | Monitor during construction and operations       | City of Moreno Valley Planning Division | During Building Construction                       |
| <b>XVII. Tribal Cultural Resources</b>   |                             |  |   |  |
| <b>TRIBAL-1:</b> Prior to the issuance of a grading permit, the Project Applicant shall provide evidence to the City of Moreno Valley that a Cultural Resources Monitoring Agreement has been secured for qualified Tribal representatives and that a professional archaeological monitor has been retained by the Applicant to conduct monitoring of all mass grading and trenching activities and has the authority to temporarily halt and redirect earthmoving activities in the event that suspected archaeological resources are unearthed during Project construction. The Project Archaeologist and Tribal | Project Applicant           | Submit a Cultural Resources Monitoring Agreement | City of Moreno Valley Planning Division | Prior to any grading activities or permit issuance |

Attachment: Exhibit B to Resolution No. 2019-XX - MMRP-072519 (3772 : PEN19-0110 CC)

| Mitigation Measure   | Responsible Agency or Party | Action Required   | Monitoring Agency or Party                     | Timing  |
|--|-----------------------------|---|--|---|
| <p>representatives shall attend the pre-grading meeting with the City and contractors to explain and coordinate the requirements of the monitoring program.</p>  |                             |   |  |   |
| <p><b>TRIBAL-2:</b> Prior to the issuance of a grading permit, the Applicant shall provide evidence to the City of Moreno Valley that appropriate Native American representative(s), Project Archaeologist and the Tribal representative(s) shall be allowed to monitor and have received a minimum of 30-days advance notice of all mass grading and trenching activities. During grading and trenching operations, the Tribal representatives and the project archaeological monitor shall observe all mass grading and trenching activities per the Cultural Resources Monitoring Agreement. If the Tribal representatives suspect that an archaeological resource may have been unearthed, the archaeologist or the tribal representative shall immediately halt and redirect grading operations in a 100-foot radius around the find to allow identification and evaluation of the suspected resource. In consultation with the appropriate Native American Tribe(s), the archaeological monitor shall evaluate the suspected resource and make a determination of significance pursuant to California Public Resources Code Section 21083.2.</p> | <p>Project Applicant</p>    | <p>Proof that appropriate Native American representative(s), Project Archaeologist and the Tribal representative(s) shall be allowed to monitor and have received a minimum of 30-days advance notice of all mass grading and trenching activities.</p> | <p>City of Moreno Valley Planning Division</p> | <p>Prior to grading activities or permit issuance</p> |

Attachment: Exhibit B to Resolution No. 2019-XX - MMRP-072519 (3772 : PEN19-0110 CC)

| Mitigation Measure  | Responsible Agency or Party | Action Required                          | Monitoring Agency or Party                     | Timing  |
|---|-----------------------------|--|--|---|
| <p><b>TRIBAL-3:</b> If a significant archaeological resource(s) is discovered on the property, ground disturbing activities shall be suspended 100 feet around the resource(s). The archaeological monitor and representatives of the appropriate Native American Tribe(s), the Project Applicant, and the City Planning Division shall confer regarding mitigation of the discovered resource(s). A treatment plan and/or preservation plan shall be prepared and by the archaeological monitor and reviewed by representatives of the appropriate Native American Tribe(s), the Project Applicant, and the City Planning Division and implemented by the archaeologist to protect the identified archaeological resource(s) from damage and destruction. The landowner shall relinquish ownership of all archaeological artifacts that are of Native American origin found on the Project site to the culturally affiliated Native American tribe(s) for proper treatment and disposition. A final report containing the significance and treatment findings shall be prepared by the archaeologist and submitted to the City Planning Division, the appropriate Native American tribe(s), and the Eastern Information Center at the University of California, Riverside. All cultural material collected during the grading monitoring program and from any previous archaeological studies or excavations on the project site shall be curated according to the current professional repository standards and may</p> | <p>Project Applicant</p>    | <p>Monitor during grading activities</p> | <p>City of Moreno Valley Planning Division</p> | <p>Prior to any grading activities or permit issuance</p> |

Attachment: Exhibit B to Resolution No. 2019-XX - MMRP-072519 (3772 : PEN19-0110 CC)

| Mitigation Measure   | Responsible Agency or Party | Action Required   | Monitoring Agency or Party              | Timing   |
|--|-----------------------------|---|---|--|
| include the Pechanga Bands curatorial facility.  |                             |   |   |  |
| <b>TRIBAL-4:</b> Prior to grading permit issuance, the City shall verify that the following note is included on the Grading Plan: "If any suspected archaeological resources are discovered during ground-disturbing activities and the archaeological monitor or Tribal representatives are not present, the construction supervisor is obligated to halt work in a 100-foot radius around the find and call the project archaeologist and the Tribal representatives to the site to assess the significance of the find."  | Project Applicant           | Verify required condition is noted on the grading plans | City of Moreno Valley Planning Division | Prior to any grading activities or permit issuance |
| <b>TRIBAL-5:</b> Prior to grading permit issuance, the City shall verify that the following note is included on the Grading Plan: "If any suspected paleontological resources are discovered during ground-disturbing activities, the construction supervisor is obligated to halt work in a 100-foot radius around the find and call a qualified paleontologist to the site to assess the significance of the find. A qualified paleontologist shall evaluate the suspected resource. If the paleontologist determines that the find is not unique, construction shall be permitted to proceed. However, if the paleontologist determines that further information is needed to evaluate significance, the City of Moreno Valley shall be notified and a treatment plan shall be prepared and | Project Applicant           | Verify required condition is noted on the grading plans | City of Moreno Valley Planning Division | Prior to any grading activities or permit issuance |

Attachment: Exhibit B to Resolution No. 2019-XX - MMRP-072519 (3772 : PEN19-0110 CC)

| Mitigation Measure  | Responsible Agency or Party | Action Required   | Monitoring Agency or Party              | Timing                               |
|---|-----------------------------|---|---|--------------------------------------|
| implemented in consultation with the City to protect the identified paleontological resource(s) from damage and destruction."   |                             |   |   |                                      |
| <b>TRIBAL-6:</b> If human remains are encountered, California Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the Riverside County Coroner has made the necessary findings as to origin. Further, pursuant to California Public Resources Code Section 5097.98(b), remains shall be left in place and free from disturbance until a final decision as to the treatment and disposition has been made by the Coroner. If the Riverside County Coroner determines the remains to be Native American, the California Native American Heritage Commission must be contacted within 24 hours. The Native American Heritage Commission must then immediately notify the "most likely descendant(s)" of receiving notification of the discovery. The most likely descendant(s) shall then make recommendations within 48 hours and engage in consultations concerning the treatment of the remains as provided in Public Resources Code §5097.98. | Project Applicant           | Site monitor during grading activities                  | City of Moreno Valley Planning Division | During Grading activities            |
| <b>TRIBAL-7:</b> There are recorded archaeological sites within the vicinity of the Project, but no recorded archaeological sites within the Project boundaries. Prior to construction of the project, the developer shall coordinate with the City on a fence plan to restrict movement from the project site onto   | Project Applicant           | Prepare and submit fencing plan for review and approval | City of Moreno Valley Planning Division | Prior to any construction activities |

Attachment: Exhibit B to Resolution No. 2019-XX - MMRP-072519 (3772 : PEN19-0110 CC)

| Mitigation Measure  | Responsible Agency or Party | Action Required | Monitoring Agency or Party | Timing |
|---|-----------------------------|-----------------|----------------------------|--------|
| <p>the adjacent parcel to reduce potential impacts by non-construction activities on recorded off-site archaeological resources. If the project limits are determined to include recorded archaeological sites that are outside of areas proposed for development, then, given the sensitivity of these resources and the potential for their impact by non-construction activities, a long-term preservation plan for the protection of these cultural resources will be prepared and executed between the appropriate Native American Tribe and the Project Applicant. The sites that will be included in the preservation plan shall include but not be limited to CA-RIV-857, CA-RIV-3159, CA-RIV-3341 and CARIV- 3342. The Preservation Plan must, at a minimum, include provisions for allowable activities, if any, around the cultural resources; what kinds of protective measures will be put in place (i.e., appropriate fencing, use of native plants and other methods that are acceptable to all parties); the roles of each party with respect to the maintenance and protection of the resources and any surrounding landscaping; methods of addressing nuisance concerns and potential vandalism; and any other provisions necessary for the protection of these cultural resources in perpetuity.</p> |                             |                 |                            |        |

Attachment: Exhibit B to Resolution No. 2019-XX - MMRP-072519 (3772 : PEN19-0110 CC)

## CITY COUNCIL RESOLUTION NO. 2019-XX

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MORENO VALLEY APPROVING APPLICATION NO. PEN19-0108, AN AMENDMENT TO THE GENERAL PLAN LAND USE MAP, CHANGING THE LAND USE DESIGNATION FROM RESIDENTIAL 5 (R5) TO RESIDENTIAL 10 (R10) FOR 6.78 ACRES, AND FROM RESIDENTIAL 5 (R5) TO PUBLIC FACILITY (P) FOR 1.59 ACRES LOCATED AT THE NORTHEAST CORNER OF COTTONWOOD AVENUE AND INDIAN STREET (ASSESSOR PARCEL NUMBERS 482-161-021, 482-161-022, 482-161-023, AND 482-161-024)

**WHEREAS**, the Moreno Valley Housing Authority, filed Application No. PEN19-0108, requesting an amendment to the Moreno Valley General Plan, as described in the title of this resolution and the attached Exhibit A; and

**WHEREAS**, the application has been evaluated in accordance with established City of Moreno Valley (City) procedures, and with consideration of the General Plan and other applicable regulations; and

**WHEREAS**, an Initial Study has been prepared for the project for the purpose of compliance with the California Environmental Quality Act (CEQA). Based on the Initial Study, including all supporting technical evidence, determined that the project impacts are expected to be less than significant with mitigation, and approval of a Mitigated Negative Declaration is an appropriate environmental determination for the Project.

**WHEREAS**, the Planning Commission of the City of Moreno Valley held a public hearing on October 10, 2019 to consider the subject application and all environmental documentation prepared for the project and recommended approval of the project by the City Council; and

**WHEREAS**, on October 25, 2019 the City Council public hearing notice for this project was published in the local newspaper, sent to all property owners of record within 600 feet of the project, and posted on the project site; and

**WHEREAS**, on November 5, 2019, the City Council held a public hearing to consider the application; and

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

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

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

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

B. Based upon substantial evidence presented to this City Council during the above-referenced meeting on November 5, 2019, including written and oral staff reports, and the record from the public hearing, this City Council hereby specifically finds as follows:

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

**FACT:** The project site has a current General Plan designation of Residential 5 (R5). The proposed General Plan Amendment would change the land use designation on a 6.78-acre portion of the project site, Parcel 1, from Residential 5 (R5) to Residential 10 (R10), allowing for a residential development with a maximum of 10 dwelling units per acre. The balance of the site, a 1.59-acre portion, Parcel 2, would be amended from Residential 5 (R5) to Public Facilities (P), to match the General Plan designation of the adjacent school, to the north of the site.

The site is situated at the northeast corner of Cottonwood Avenue and Indian Street. Surrounding major roadways include Eucalyptus Avenue to the north and Alessandro Boulevard to the south, Perris Boulevard to the east and Heacock Street to the west. The project site is located in a highly urbanized portion of the City of Moreno Valley, with a public school use to the north and single-family residences to the south, east, and west.

The proposed General Plan Amendment is consistent with the General Plan. Specifically, it is consistent with the 2014-2021 Housing Element as it will allow for a wider range of housing types and promote construction of residential units within the City consistent with Housing Goal No. 1 and Policy 1.5 listed below.

Housing Goal No. 1 - Availability of a wide range of housing by location, type of unit, and price to meet the existing and future needs of Moreno Valley residents.

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

- 2. **Health, Safety and Welfare** – The proposed general plan amendment will not be detrimental to the public health, safety or welfare.

**FACT:** The proposed General Plan Amendment is a legislative action and will not result in any direct physical impacts; therefore, the action itself could not be detrimental to the public health, safety or welfare.

An Initial Study was prepared for the project for the purpose of compliance with the California Environmental Quality Act (CEQA). Based on the Initial Study, it was determined that the project impacts are expected to be less than significant with mitigation, and approval of a Mitigated Negative Declaration and a Mitigation Monitoring and Reporting Program is recommended.

There is no evidence that the proposed General Plan Amendment will have a significant impact on public health or be materially injurious to surrounding properties of the environment as a whole.

**BE IT FURTHER RESOLVED that the City Council APPROVES Resolution No. 2019-XX and:**

- 1. **APPROVE** General Plan Amendment Application No. PEN19-0108, based on the findings contained in this resolution and as depicted on the map attached as Exhibit “A”.

**APPROVED this 5<sup>th</sup> day of November, 2019.**

\_\_\_\_\_  
Mayor of the City of Moreno Valley

ATTEST:

\_\_\_\_\_  
City Clerk

APPROVED AS TO FORM:

\_\_\_\_\_  
City Attorney

**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 5<sup>th</sup> day of November, 2019 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

(Council Members, Mayor Pro Tem and Mayor)

\_\_\_\_\_  
CITY CLERK

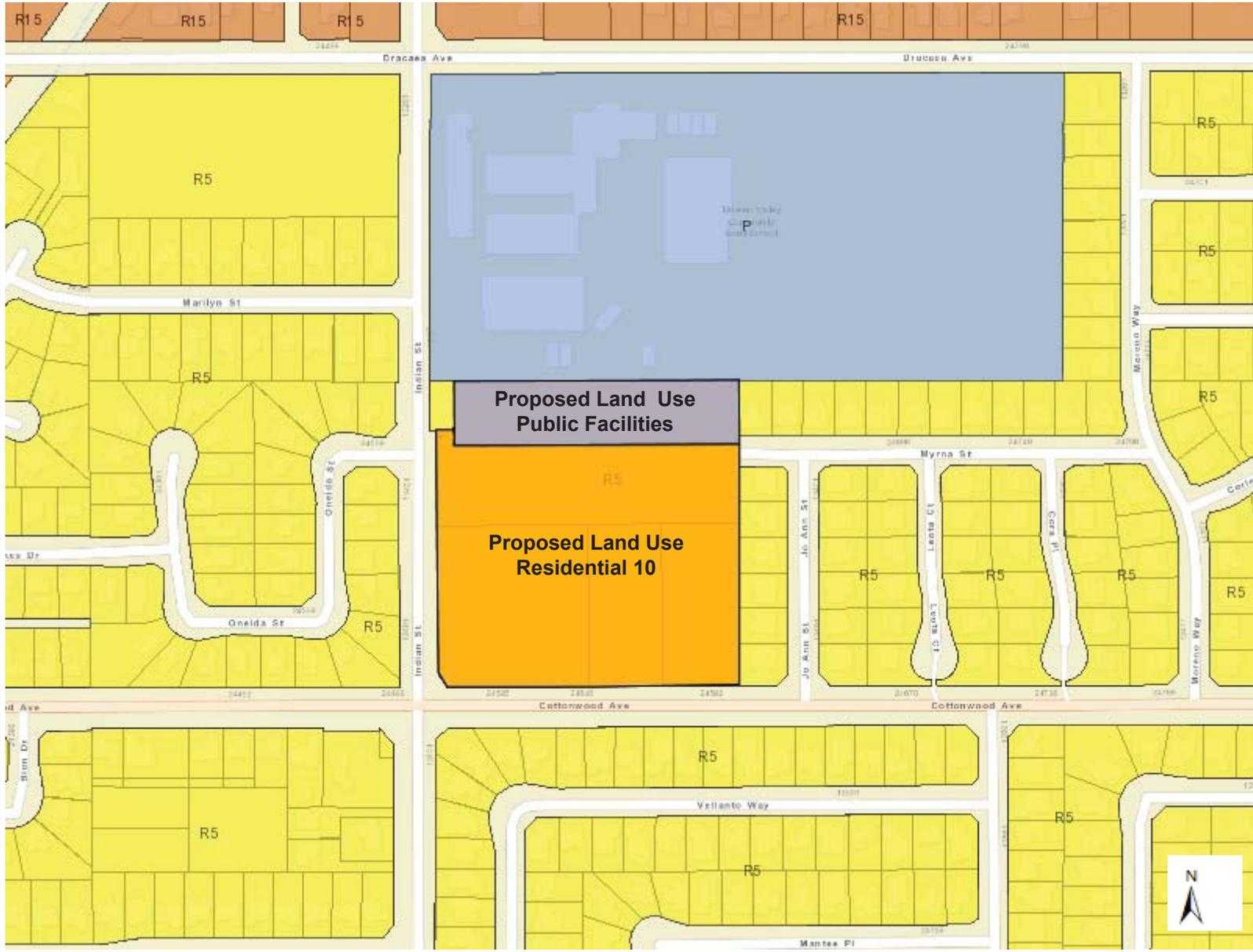
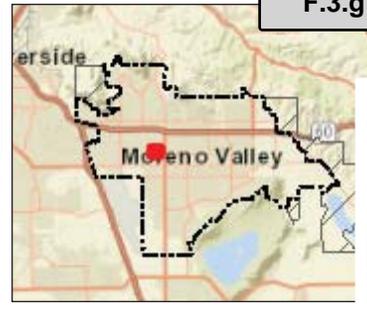
(SEAL)

Attachment: Resolution 2019-XX - General Plan Amendment [Revision 8] (3772 : PEN19-0110 CC)



# General Plan Amendment PEN19-0108

F.3.g



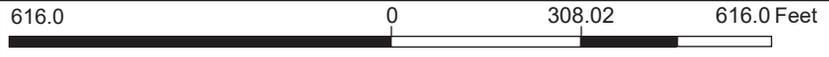
### Legend

- Land Use**
- Residential 1
  - Mixed Use
  - Residential 2
  - Rural Residential
  - Residential 3
  - Residential 5
  - Residential 10
  - Residential 15
  - Residential 20
  - Residential 30
  - Hillside Residential
  - Planned Residential Residential/
  - Office
  - Office
  - Commercial
  - Business Park/Light Industrial
  - Open Space
  - Public Facilities
  - Floodplain

- Parcels
- World Street Map

### Notes

Current Land Use = Residential: Max. 1 du/ac  
 Proposed Land Use = Residential: Max. 10 du/ac and Public Facilities



WGS\_1984\_Web\_Mercator\_Auxiliary\_Sphere

Print Date: 9/24/2019

*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.*

Attachment: Exhibit A to Resolution No. 2019-XX - General Plan Amendment [Revision 4] (3772 : PEN19-

## ORDINANCE NO. XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MORENO VALLEY, CALIFORNIA, APPROVING ZONE CHANGE APPLICATION NO. PEN19-0109; AN AMENDMENT TO THE OFFICIAL ZONING ATLAS OF THE CITY OF MORENO VALLEY, CHANGING THE ZONING CLASSIFICATION FROM RESIDENTIAL 5 (R5) DISTRICT TO RESIDENTIAL 10 (R10) DISTRICT FOR 6.78 ACRES AND FROM RESIDENTIAL 5 (R5) DISTRICT TO PUBLIC (P) DISTRICT FOR 1.59 ACRES LOCATED AT THE NORTHEAST CORNER OF COTTONWOOD AVENUE AND INDIAN STREET (ASSESSOR PARCEL NUMBERS 482-161-021, 482-161-022, 482-161-023, AND 482-161-024)

**The City Council of the City of Moreno Valley does ordain as follows:**

**SECTION 1 GENERAL:**

1.1 The applicant, the Moreno Valley Housing Authority, filed Application No. PEN19-0109, requesting an amendment, to Page 71 of the Official Zoning Atlas, to the zoning classification for certain property, as described in the title of this resolution and the attached Exhibit A.

1.2 Pursuant to the provisions of the law, a public hearing was held before the City Council on November 5, 2019, for deliberations and decision.

1.3 The matter was fully discussed, and the public and other agencies were given opportunity to present testimony and documentation.

1.4 A Mitigated Negative Declaration has been prepared for the Project for the purpose of compliance with the California Environmental Quality Act (CEQA). Based on the Mitigated Negative Declaration, including all supporting technical evidence, it was determined that the project impacts are expected to remain less than significant with implementation of mitigation measures, and therefore, certification of a Mitigated Negative Declaration is an appropriate action for the Project. The Mitigated Negative Declaration represents the City's independent judgment and analysis.

**SECTION 2 FINDINGS:**

2.1 Based upon substantial evidence presented to this City Council during the above-referenced meeting on November 5, 2019, including written and oral staff reports, and the record from the public hearing, this City Council hereby specifically finds as follows:

1  
Ordinance No. 2019-XX  
Date Adopted: November \_\_, 2019

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

**FACT:** The project site has a current Zoning Designation of Residential 5 (R5) District. The Proposed Zone Change Application would change the zoning designation on a 6.78-acre portion of the project site, Parcel 1, from Residential 5 (R5) District to Residential 10 (R10) District, allowing a maximum of 10 dwelling units per acre. The balance of the site, a 1.59-acre portion, Parcel 2, would be changed from Residential 5 (R5) District to Public (P) District, consistent with the Zoning designation of the school, to the north of the site.

The site is situated at the northeast corner of Cottonwood Avenue and Indian Street. Surrounding major roadways include Eucalyptus Avenue to the north and Alessandro Boulevard to the south, Perris Boulevard to the east and Heacock Street to the west. The project site is located in a highly urbanized portion of the City of Moreno Valley, with a public school use to the north and single-family residences to the south, east, and west.

The proposed Zone Change is consistent with the General Plan. Specifically, it is consistent with the 2014-2021 Housing Element as it will allow for a wider range of housing types and promote construction of residential units within the City consistent with Housing Goal No. 1 and Policy 1.5 listed below.

Housing Goal No. 1 - Availability of a wide range of housing by location, type of unit, and price to meet the existing and future needs of Moreno Valley residents.

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

2. **Conformance with the Zoning Regulations** – The proposed Zone Change is consistent with the purposes and intent of Title 9 of the City of Moreno Valley Municipal Code.

**FACT:** The project site is currently zoned Residential 5 (R5) District, which would allow up to 5 dwelling units per acre. The proposed Zone Change, PEN19-0109, would rezone Parcel 1 from Residential 5 (R5) District to Residential 10 (R10) District, which would allow a maximum of 10 dwelling units per acre, and Parcel 2 from Residential 5 (R5) District to Public (P) District consistent with the school site to the north.

The proposed Zone Change is consistent with the purpose and intent of the Municipal Code for the following reasons:

- It will implement the goals, objectives, policies and programs of the Moreno Valley General Plan, and manage future growth and change in accordance with that plan by providing for a wider range of housing types and promoting construction of new residential units consistent with the construction needs identified in the Regional Housing Needs Assessment.
  - It will protect the physical, social and economic stability and the vitality of residential, commercial, industrial, public, institutional and open space uses within the city by allowing for the orderly development of a vacant 8.37 site with a combination of residential and public uses that are compatible with existing adjacent land uses.
3. **Health, Safety and Welfare** – The proposal will not be detrimental to the public health, safety or welfare.

**FACT:** The proposed Zone Change is a legislative action and will not result in any direct physical impacts; therefore, the action itself could not be detrimental to the public health, safety or welfare.

An Initial Study was prepared for the project for the purpose of compliance with the California Environmental Quality Act (CEQA). Based on the Initial Study, it was determined that the project impacts are expected to be less than significant with mitigation, and approval of a Mitigated Negative Declaration and a Mitigation Monitoring and Reporting Program is recommended.

There is no evidence that the proposed Zone Change will have a significant impact on public health or be materially injurious to surrounding properties of the environment as a whole.

### **SECTION 3 AMENDMENT OF THE OFFICIAL ZONING ATLAS:**

3.1 The City of Moreno Valley Official Zoning Atlas, as adopted by Ordinance No. 359, on April 14, 1992, of the City of Moreno Valley, and as amended thereafter from time to time by the City Council of the City of Moreno Valley, is further amended by placing in effect the zone or zone classification to Page 71 of the Official Zoning Atlas as shown on the attached map marked “Exhibit A” and included herein by reference and on file in the office of the City Clerk.

### **SECTION 4 EFFECT OF ENACTMENT:**

3  
Ordinance No. 2019-XX  
Date Adopted: November \_\_, 2019

4.1 Except as specifically provided herein, nothing contained in this ordinance shall be deemed to modify or supersede any prior enactment of the City Council which addresses the same subject addressed herein.

**SECTION 5. NOTICE OF ADOPTION:**

5.1 Within fifteen days after the date of adoption hereof, the City Clerk shall certify to the adoption of this ordinance and cause it to be posted in three public places within the city.

**SECTION 6. EFFECTIVE DATE:**

6.1 This ordinance shall take effect thirty days after the date of its adoption.

**APPROVED AND ADOPTED this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.**

\_\_\_\_\_

Mayor

ATTEST:

\_\_\_\_\_

City Clerk

APPROVED AS TO FORM:

\_\_\_\_\_

City Attorney

Attachment: Ordinance 2019-XX - Zone Change [Revision 9] (3772 : PEN19-0110 CC)

**ORDINANCE 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 Ordinance No. YYYY-\_\_ was duly and regularly adopted by the City Council of the City of Moreno Valley at a regular meeting thereof held on the \_\_\_\_ day of November, 2019, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

(Council Members, Mayor Pro Tem and Mayor)

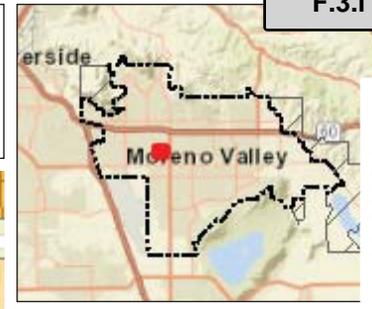
\_\_\_\_\_  
CITY CLERK

(SEAL)

Attachment: Ordinance 2019-XX - Zone Change [Revision 9] (3772 : PEN19-0110 CC)



# Change of Zone PEN19-0109



### Legend

#### Zoning

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

- Parcels
- World Street Map



WGS\_1984\_Web\_Mercator\_Auxiliary\_Sphere

Print Date: 9/24/2019

*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

Current Zoning = Residential 5 (R5)  
Proposed Zoning = Residential10 (R10) and Public (P)

## CITY COUNCIL RESOLUTION NO. 2019-XX

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MORENO VALLEY APPROVING PLOT PLAN APPLICATION NO. PEN19-0110 FOR DEVELOPMENT OF AN 80-UNIT AFFORDABLE MULTIPLE FAMILY RESIDENTIAL DEVELOPMENT WITH 1 MANAGER UNIT PROJECT ON 6.78 ACRES LOCATED AT THE NORTHEAST CORNER OF COTTONWOOD AVENUE AND INDIAN STREET (ASSESSOR PARCEL NUMBERS 482-161-021, 482-161-022, 482-161-023, AND 482-161-024)

**WHEREAS**, the Moreno Valley Housing Authority, has filed an application for the approval of Plot Plan PEN19-0110 for development of an 80-unit affordable multiple family residential development with 1 manager unit project as described in the title of this Resolution; and

**WHEREAS**, the application has been evaluated in accordance with established City of Moreno Valley (City) procedures, and with consideration of the General Plan, Municipal Code, and other applicable regulations; and

**WHEREAS**, the City has reviewed this project and determined that it is consistent with the Residential 10 General Plan land use designation, all applicable General Plan policies, and the Residential 10 (R10) District zoning district, subject to approval of a General Plan Amendment and Zone Change; and

**WHEREAS**, the Planning Commission considered the Initial Study prepared for the Project for the purpose of compliance with the California Environmental Quality Act (CEQA), and based on the Initial Study including all supporting technical evidence, determined that the project impacts are expected to be less than significant with mitigation, and approval of a Mitigated Negative Declaration is an appropriate environmental determination for the Project; and

**WHEREAS**, upon completion of a thorough development review process, the project was appropriately agendized and noticed for a public hearing before the Planning Commission of the City of Moreno Valley (Planning Commission); and

**WHEREAS**, the Planning Commission of the City of Moreno Valley held a public hearing on October 10, 2019 to consider the subject application and all environmental documentation prepared for the project and recommended approval of the project by the City Council; and

**WHEREAS**, on October 25, 2019 the City Council public hearing notice for this project was published in the local newspaper, sent to all property owners of record within 600 feet of the project, and posted on the project site; and

**WHEREAS**, on November 5, 2019, the City Council held a public hearing to consider the application; and

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

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

**NOW, THEREFORE, BE IT RESOLVED**, it is hereby found, determined and resolved by the City Council as follows:

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

B. Based upon substantial evidence presented to this City Council during the above-referenced meeting on November 5, 2019, including written and oral staff reports, public testimony and the record from the public hearing, this City Council hereby specifically finds as follows:

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

**FACT:** The Courtyards at Cottonwood project proposes to construct an 80-unit affordable multiple family residential development with 1 manager unit, within two (2) two-story multi-family buildings, a one-story senior residential building, a 4,840 square-foot community building including a manager's unit, as well as parking and a variety of site recreational amenities. The project site has a current General Plan designation of Residential 5 (R5). The proposed plot plan is accompanied by a General Plan Amendment to change the land use designation on a 6.78-acre portion of the project site, Parcel 1, from Residential 5 (R5) to Residential 10 (R10), allowing a maximum of 10 dwelling units per acre.

The 2014-2021 Housing Element, a part of the City's General Plan includes the Goal of encouraging adequate provision of a wide range of housing by location, type of unit and price to meet the existing and future needs of Moreno Valley residents. This goal will be achieved through implementation of the following Policies, which are implemented by this project.

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

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

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

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

With approval of the requested General Plan Amendment, the project as designed and conditioned will achieve the objectives of the City of Moreno Valley's General Plan, Housing Element by encouraging the development of new affordable housing for lower and moderate income families, in addition to the construction of 20 senior citizen units and 28 three bedroom units for large families. In addition, the project will contribute to meeting the City's RHNA objectives, and the General Plan Amendment will promote development of the project site.

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

**FACT:** The project proposes the development of Parcel 1 consistent with the General Development Standards of the Residential 10 (R10) District, Chapter 9.08 of the Municipal Code, and the Residential Bonus Program for Affordable Housing, Section 9.03.050 of the Municipal Code. With the adoption of the proposed Zone Change, from Residential 5 (R5) District to Residential 10 (R10) District, the project would be consistent with the purposes and intent of Title 9 of the Municipal Code.

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

**FACT:** The proposed Plot Plan as designed and conditioned will provide acceptable levels of protection from natural and man-made hazards to life, health, and property consistent with General Goal 9.6.1. The project site is located 1.6 miles north of Fire Station No. 65, located at 15111 Indian Avenue and 2.0 miles west of Fire Station No. 99, located at 13400 Morrison Street. Therefore, adequate emergency services can be provided to the site consistent with General Plan Goal 9.6.2.

The proposed project as designed and conditioned will result in a development that will minimize the potential for loss of life and protect residents, workers, and visitors to the City from physical injury and property damage due to seismic ground shaking and flooding as provided for in General Plan Objective 6.1 and General Plan Objective 6.2.

The project site is bounded by Cottonwood Avenue on the south and Indian Street on the west. The project site is located in a highly urbanized portion of the City of Moreno Valley, with a public school (Moreno Valley Adult School/March Mountain High School) use to the north and single-family residences to the south, east and west.

The project as designed is consistent with the proposed Residential 10 (R10) District with the approval of the proposed density bonus. An Initial Study was prepared for the Project for the purpose of compliance with the California Environmental Quality Act (CEQA), and based on the Initial Study including all supporting technical evidence, determined that the project impacts are expected to be less than significant with mitigation, and approval of a Mitigated Negative Declaration is recommended.

4. **Redevelopment Plan** - The project conforms with any applicable provisions of any city redevelopment plan.

**FACT:** In January 2011, the Governor of the State of California proposed statewide elimination of redevelopment agencies. State legislation was passed on June 29, 2011 prohibiting redevelopment agencies from engaging in new business and established timelines for dissolution of redevelopment agencies. For these reasons, the finding is no longer applicable.

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

**FACT:** The project site is situated at the northeast corner of Cottonwood Avenue and Indian Street. The project site is located in a highly urbanized portion of the City of Moreno Valley, with a public school use to the north and single-family residences to the south, east, and west. The project includes approval for the construction and operation of “The Courtyards at Cottonwood.” The project proposes to construct an 80-unit affordable multiple family residential development with 1 manager unit, within two (2) two-story multi-family buildings, a one-story senior residential building, a 4,840 square-foot community building including a manager’s unit, as well as parking and a variety of site recreational amenities. The project site encompasses 6.78-acres constructed to the standards of the proposed Residential 10 General Plan land use designation and the proposed Residential 10 (R10) District zoning development standards with the approval of a density bonus, intended to protect adjacent current and future land uses.

The project, as designed and conditioned, is compatible with existing and proposed land uses in the vicinity, which include a mix of single story and

two story homes. The Residential 10 (R10) District setbacks and opens space requirements ensure that the project provides a substantial open space buffer between any multi-family buildings and adjacent residential uses. Additionally, expanded street side setbacks are provided to ensure visible compatibility with the adjacent single-family residential lands uses.

The site will be gated for security and aesthetic purposes and the vehicular and pedestrian circulation will be achieved through the primary entrance directly to Cottonwood Avenue. A second emergency access is proposed on Indian Street, which will also allow resident egress only. The design and layout will prevent traffic from the project impacting any of the adjacent existing neighborhoods. The building along Cottonwood Avenue will be one story in height and has been stepped down to present a lower profile and to enhance compatibility with the surrounding residential uses. As a result, the location, design and operation of the proposed project will be compatible with existing and planned land uses in the vicinity.

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

### **1. FEES**

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

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

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

The adopted Conditions of Approval for PEN19-0110, incorporated herein by reference, may include dedications, reservations, and exactions pursuant to Government Code Section 66020 (d) (1).

### **3. CITY RIGHT TO MODIFY/ADJUST; PROTEST LIMITATIONS**

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

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

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

**BE IT FURTHER RESOLVED** that the City Council **ADOPTS** Resolution No. 2019-XX, and thereby:

1. **APPROVES** Plot Plan Application No. PEN19-0110, based on the findings contained in this resolution and subject to the conditions of approval included as Exhibit A.

APPROVED this 5<sup>th</sup> day of November, 2019.

\_\_\_\_\_  
Mayor of the City of Moreno Valley

ATTEST:

\_\_\_\_\_  
City Clerk

APPROVED AS TO FORM:

\_\_\_\_\_  
City Attorney

**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 5<sup>th</sup> day of November, 2019 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

(Council Members, Mayor Pro Tem and Mayor)

\_\_\_\_\_  
CITY CLERK

(SEAL)

Attachment: Resolution 2019-XX - Plot Plan [Revision 6] (3772 : PEN19-0110 CC)

**CONDITIONS OF APPROVAL**

Plot Plan (PEN19-0110)

Page 1

CITY OF MORENO VALLEY  
 CONDITIONS OF APPROVAL  
 Plot Plan (PEN19-0110)

EFFECTIVE DATE:

EXPIRATION DATE:

**COMMUNITY DEVELOPMENT DEPARTMENT**Planning Division

1. A change or modification to the land use or the approved site plans may require a separate approval. Prior to any change or modification, the property owner shall contact the City of Moreno Valley Community Development Department to determine if a separate approval is required.
2. Any expansion to this use or exterior alterations will require the submittal of a separate application(s) and shall be reviewed and approved under separate permit(s). (MC 9.02.080)
3. The developer, or the developer's successor-in-interest, shall be responsible for maintaining any undeveloped portion of the site in a manner that provides for the control of weeds, erosion and dust. (MC 9.02.030)
4. This approval shall expire three years after the approval date of this project unless used or extended as provided for by the City of Moreno Valley Municipal Code; otherwise it shall become null and void and of no effect whatsoever. Use means the beginning of substantial construction contemplated by this approval within the three-year period, which is thereafter pursued to completion, or the beginning of substantial utilization contemplated by this approval. (MC 9.02.230)
5. All landscaped areas shall be maintained in a healthy and thriving condition, free from weeds, trash and debris. (MC 9.02.030)
6. The site shall be developed in accordance with the approved plans on file in the Community Development Department - Planning Division, the Municipal Code regulations, General Plan, Density Bonus Housing Agreement and the conditions contained herein. Prior to any use of the project site or business activity being commenced thereon, all Conditions of Approval shall be completed to the satisfaction of the Planning Official. (MC 9.14.020)
7. Any signs indicated on the submitted plans are not included with this approval. Any signs, whether permanent (e.g. wall, monument) or temporary (e.g. banner, flag), require separate application and approval by the Planning Division. No signs are permitted in the public right of way. (MC 9.12)
8. All site plans, grading plans, landscape and irrigation plans, fence/wall plans, lighting plans and street improvement plans shall be coordinated for consistency with this approval.

Special Conditions

9. Prior to issuance of any permits for the subject project a Resolution shall be adopted for a General Plan Amendment to amend the land use of a 6.78-acre portion of the project site,

**CONDITIONS OF APPROVAL**

Plot Plan (PEN19-0110)

Page 2

- Parcel 1, from Residential 5 to Residential 10 and a 1.59-acre portion of the project site, Parcel 2, from Residential 5 to Public.
10. Prior to issuance of any permits for the subject project an Ordinance shall be adopted for a Change of Zone to rezone Parcel 1 from Residential 5 District (R5) to Residential 10 District (R10) and Parcel 2 from Residential 5 District (R5) to Public (P);
  11. Prior to the start of any construction, temporary security fencing shall be erected. The fencing shall be a minimum of six (6) feet high with locking, gated access and shall remain through the duration of construction. Security shall remain in place until the project is completed or the above conditions no longer exist. (Security fencing is required if there is: construction, unsecured structures, unenclosed storage of materials and/or equipment, and/or the condition of the site constitutes a public hazard).
  12. The site has been approved for 80 affordable multi-family residential dwelling units and 1 manager unit on a 6.79 acre site, contained within two (2) two-story multi-family buildings, a one-story senior residential building, a 4,840 square-foot Community Building including a manager's unit, as well as parking and a variety of site recreational amenities. A change or modification shall require separate approval.
  13. Owners developing density bonus units, as part of an approved affordable housing development, shall enter into a Density Bonus Housing Agreement with the City of Moreno Valley prior to issuance of any Grading or Building permits for a rental project. Upon execution of said agreement, the City shall record the document with the County Recorder's Office. The terms of the Density Bonus Housing Agreement shall run with the property for the life of the affordability period.

Prior to Grading Permit

14. Prior to issuance of any grading permit, all Conditions of Approval and Mitigation Measures shall be printed on the grading plans.
15. Prior to the issuance of grading permits, decorative (e.g. colored/scored concrete or as approve by the Planning Official) pedestrian pathways across circulation aisles/paths shall be provided throughout the development to connect dwellings with open spaces and/or recreational uses or commercial/industrial buildings with open space and/or parking. and/or the public right-of-way. The pathways shall be shown on the precise grading plan. (GP Objective 46.8, DG)
16. Prior to issuance of any grading permits, mitigation measures contained in the Mitigation Monitoring Program approved with this project shall be implemented as provided therein. A mitigation monitoring fee, as provided by City ordinance, shall be paid by the applicant within 30 days of project approval. No City permit or approval shall be issued until such fee is paid. (CEQA)
17. Prior to issuance of grading permits, the developer shall pay the applicable Stephens' Kangaroo Rat (SKR) Habitat Conservation Plan mitigation fee. (Ord)
18. Prior to approval of any grading permits, plans for any security gate system shall be submitted to and approved by to the Planning Division.
19. Prior to the issuance of grading permits, the site plan and grading plans shall show decorative hardscape (e.g. colored concrete, stamped concrete, pavers or as approved by the Planning Official) consistent and compatible with the design, color and materials of the proposed

**CONDITIONS OF APPROVAL**

Plot Plan (PEN19-0110)

Page 3

- development for all driveway ingress /egress locations of the project.
20. Prior to issuance of grading permits, the developer shall submit wall /fence plans to the Planning Division for review and approval as follows:
    - a. A maximum 6 foot high solid decorative block perimeter wall with pilasters and a cap shall be required adjacent to all residential zoned areas.
    - b. Any proposed retaining walls shall also be decorative in nature, while the combination of retaining and other walls on top shall not exceed the height requirement.
    - c. Walls and fences for visual screening are required when there are adjacent residential uses or residentially zone property. The height, placement and design will be based on a site specific review of the project. All walls are subject to the approval of the Planning Official. (DC 9.08.070)
    - d. Prior to issuance of grading permits, the location of the trash enclosure shall be included on the plans.
  21. Prior to the issuance of grading permits, a temporary project identification sign shall be erected on the site in a secure and visible manner. The sign shall be conspicuously posted at the site and remain in place until occupancy of the project . The sign shall include the following:
    - a. The name (if applicable) and address of the development.
    - b. The developer's name, address, and a 24-hour emergency telephone number.
  22. Prior to issuance of any grading permit, all Conditions of Approval and Mitigation Measures shall be printed on the building plans.
  23. Prior to the issuance of building permits, the developer shall provide documentation that contact was made to the U.S. Postal Service to determine the appropriate type and location of mailboxes.
  24. Prior to the issuance of building permits, proposed covered trash enclosures shall be included in the Planning review of the Fence and Wall plan or separate Planning submittal. The trash enclosure(s), including the roof materials, shall be compatible with the architecture, color and materials of the building (s) design. Trash enclosure areas shall include landscaping on three sides. Approved design plans shall be included in a Building submittal (Fence and Wall or building design plans). (GP Objective 43.6, DG)
  25. Prior to issuance of any building permits, final landscaping and irrigation plans shall be submitted for review and approved by the Planning Division. After the third plan check review for landscape plans, an additional plan check fee shall apply. The plans shall be prepared in accordance with the City's Landscape Requirements and shall include:
    - a. A three (3) foot high decorative wall, solid hedge or berm shall be placed in any setback areas between a public right of way and a parking lot for screening.
    - b. Finger and end planters with required step outs and curbing shall be provided every 12 parking stalls as well as at the terminus of each aisle.
    - c. Drought tolerant landscape shall be used. Sod shall be limited to gathering areas.
    - d. Street trees shall be provided every 40 feet on center in the right of way.

**CONDITIONS OF APPROVAL**

Plot Plan (PEN19-0110)

Page 4

- e. On-site trees shall be planted at an equivalent of one (1) tree per thirty (30) linear feet of the perimeter of a parking lot and per thirty linear feet of a building dimension for the portions of the building visible from a parking lot or right of way. Trees may be massed for pleasing aesthetic effects.
  - f. Enhanced landscaping shall be provided at all driveway entries and street corner locations. The review of all utility boxes, transformers etc. shall be coordinated to provide adequate screening from public view.
  - g. Landscaping on three sides of any trash enclosure.
  - h. All site perimeter and parking lot landscape and irrigation shall be installed prior to the release of certificate of any occupancy permits for the site.
26. Prior to issuance of a building permit, the developer/property owner or developer's successor-in-interest shall pay all applicable impact fees due at permit issuance, including but not limited to Multi-species Habitat Conservation Plan (MSHCP) mitigation fees. (Ord)
  27. Prior to building final, the developer/owner or developer's/owner' s successor-in-interest shall pay all applicable impact fees, including but not limited to Transportation Uniform Mitigation fees (TUMF), and the City's adopted Development Impact Fees. (Ord)
  28. Prior to or at building plan check submittal, the elevation plans shall include decorative lighting sconces on all sides of the buildings of the complex facing a parking lot, courtyard or plaza, or public right of way or open space to provide up-lighting and shadowing on the structures. Include drawings of the sconce details for each building within the elevation plans, approved by the Planning Division prior to building permit issuance.
  29. Prior to or at building plan check submittal, two copies of a detailed, on -site, computer generated, point-by-point comparison lighting plan, including exterior building, parking lot, and landscaping lighting, shall be submitted to the Planning Division for review and approval prior to the issuance of a building permit. The lighting plan shall be generated on the plot plan and shall be integrated with the final landscape plan. The plan shall indicate the manufacturer's specifications for light fixtures used, shall include style, illumination, location, height and method of shielding per the City's Municipal Code requirements. After the third plan check review for lighting plans, an additional plan check fee will apply. (MC 9.08.100, 9.16.280)
  30. Prior to issuance of building permits, screening details shall be addressed on the building plans for roof top equipment submitted for Planning Division review and approval through the building plan check process. All equipment shall be completely screened so as not to be visible from public view, and the screening shall be an integral part of the building.
  31. Prior to issuance of building permits, proposed covered trash enclosure (s) shall be included in the Planning review of the Fence and Wall plans. The trash enclosure (s), including the roof materials, shall be compatible with the architecture, color and materials of the building(s) design. Trash enclosure areas shall include landscaping on three sides. Approved design plans shall be included in a Building submittal (Fence and walls or building design plans).(GP Objective 43.6, DG)

Prior to Building Final or Occupancy

32. Prior to building final, all required landscaping and irrigation shall be installed per plan, certified by the Landscape Architect and inspected by the Planning Division . (MC 9.03.040, MC 9.17).

**CONDITIONS OF APPROVAL**

Plot Plan (PEN19-0110)

Page 5

33. Prior to building final, Planning approved/stamped landscape plans shall be provided to the Community Development Department – Planning Division on a CD disk.
34. Prior to building final, all required and proposed fences and walls shall be constructed according to the approved plans on file in the Planning Division. ( MC 9.080.070).

Building Division

35. The proposed non-residential project shall comply with the latest Federal Law, Americans with Disabilities Act, and State Law, California Code of Regulations, Title 24, Chapter 11B for accessibility standards for the disabled including access to the site, exits, bathrooms, work spaces, etc.
36. Prior to submittal, all new development, including residential second units, are required to obtain a valid property address prior to permit application. Addresses can be obtained by contacting the Building Safety Division at 951.413.3350.
37. Contact the Building Safety Division for permit application submittal requirements.
38. All new buildings 10,000 square feet and over, shall include building commissioning in the design and construction processes of the building project to verify that the building systems and components meet the owner 's or owner representative's project requirements (OPR). All requirements in The 2016 California Green Building Standards Code, sections 5.410.2 - 5.410.2.6 must be met.
39. Any construction within the city shall only be as follows: Monday through Friday seven a.m. to seven p.m (except for holidays which occur on weekdays), eight a.m. to four p.m.; weekends and holidays (as observed by the city and described in the Moreno Valley Municipal Code Chapter 2.55), unless written approval is first obtained from the Building Official or City Engineer.
40. Building plans submitted shall be signed and sealed by a California licensed design professional as required by the State Business and Professions Code.
41. The proposed development shall be subject to the payment of required development fees as required by the City's current Fee Ordinance at the time a building application is submitted or prior to the issuance of permits as determined by the City.
42. The proposed project will be subject to approval by the Eastern Municipal Water District and all applicable fees and charges shall be paid prior to permit issuance . Contact the water district at 951.928.3777 for specific details.
43. All new structures shall be designed in conformance to the latest design standards adopted by the State of California in the California Building Code, (CBC) Part 2, Title 24, California Code of Regulations including requirements for allowable area, occupancy separations, fire suppression systems, accessibility, etc. The current code edition is the 2016 CBC.
44. The proposed non-residential project shall comply with 2016 California Green Building Standards Code, Section 5.106.5.3, mandatory requirements for Electric Vehicle Charging Station (EVCS).
45. The proposed project's occupancy shall be classified by the Building Official and must comply with exiting, occupancy separation(s) and minimum plumbing fixture requirements. Minimum plumbing fixtures shall be provided per the 2016 California Plumbing Code, Table 422.1. The occupant load and occupancy classification shall be determined in accordance with the

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California Building Code.

46. Prior to permit issuance, every applicant shall submit a properly completed Waste Management Plan (WMP), as a portion of the building or demolition permit process. (MC 8.80.030)

**FIRE DEPARTMENT****Fire Prevention Bureau**

47. The Fire Department emergency vehicular access road shall be (all weather surface) capable of sustaining an imposed load of 80,000 lbs. GVW, based on street standards approved by the Public Works Director and the Fire Prevention Bureau. The approved fire access road shall be in place during the time of construction. Temporary fire access roads shall be approved by the Fire Prevention Bureau. (CFC 501.4, and MV City Standard Engineering Plan 108d)
48. Prior to issuance of Building Permits, the applicant/developer shall provide the Fire Prevention Bureau with an approved site plan for Fire Lanes and signage. ( CFC 501.3)
49. Prior to issuance of Certificate of Occupancy or Building Final, "Blue Reflective Markers" shall be installed to identify fire hydrant locations in accordance with City specifications. (CFC 509.1 and MVLT 440A-0 through MVLT 440C-0)
50. Final fire and life safety conditions will be addressed when the Fire Prevention Bureau reviews building plans. These conditions will be based on occupancy, use, California Building Code (CBC), California Fire Code (CFC), and related codes, which are in effect at the time of building plan submittal.
51. Prior to issuance of Certificate of Occupancy or Building Final, the applicant/developer shall install a fire alarm system monitored by an approved Underwriters Laboratory listed central station based on a requirement for monitoring the sprinkler system, occupancy or use. Fire alarm panel shall be accessible from exterior of building in an approved location. Plans shall be submitted to the Fire Prevention Bureau for approval prior to installation. (CFC Chapter 9 and MVMC 8.36.100)
52. The Fire Code Official is authorized to enforce the fire safety during construction requirements of Chapter 33. (CFC Chapter 33 & CBC Chapter 33)
53. Fire lanes and fire apparatus access roads shall have an unobstructed width of not less than twenty-four (24) feet and an unobstructed vertical clearance of not less the thirteen (13) feet six (6) inches. (CFC 503.2.1 and MVMC 8.36.060[E])
54. Prior to issuance of Certificate of Occupancy or Building Final, the applicant/developer shall install a fire sprinkler system based on square footage and type of construction, occupancy or use. Fire sprinkler plans shall be submitted to the Fire Prevention Bureau for approval prior to installation. (CFC Chapter 9, MVMC 8.36.100[D])
55. Prior to issuance of a Certificate of Occupancy or Building Final, a "Knox Box Rapid Entry System" shall be provided. The Knox-Box shall be installed in an accessible location approved by the Fire Code Official. All exterior security emergency access gates shall be electronically operated and be provided with Knox key switches for access by emergency personnel. (CFC 506.1)

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56. Multi-family residences shall display the address in accordance with the Riverside County Fire Department Premises Identification standard 07-01. (CFC 505.1)
57. If construction is phased, each phase shall provide an approved emergency vehicular access way for fire protection prior to any building construction. ( CFC 501.4)
58. Plans for private water mains supplying fire sprinkler systems and /or private fire hydrants shall be submitted to the Fire Prevention Bureau for approval. (CFC 105 and CFC 3312.1)
59. Prior to issuance of Building Permits, the applicant/developer shall furnish one copy of the water system plans to the Fire Prevention Bureau for review. Plans shall: a. Be signed by a registered civil engineer or a certified fire protection engineer; b. Contain a Fire Prevention Bureau approval signature block; and c. Conform to hydrant type, location, spacing of new and existing hydrants and minimum fire flow required as determined by the Fire Prevention Bureau. The required water system, including fire hydrants, shall be installed, made serviceable, and be accepted by the Moreno Valley Fire Department prior to beginning construction. They shall be maintained accessible.
60. Prior to issuance of Building Permits, the applicant/developer shall furnish one copy of the water system plans to the Fire Prevention Bureau for review. Plans shall: a. Be signed by a registered civil engineer or a certified fire protection engineer; b. Contain a Fire Prevention Bureau approval signature block; and c. Conform to hydrant type, location, spacing of new and existing hydrants and minimum fire flow required as determined by the Fire Prevention Bureau. The required water system, including fire hydrants, shall be installed, made serviceable, and be accepted by the Moreno Valley Fire Department prior to beginning construction. They shall be maintained accessible.
61. Turning radius does not meet the 38' outside turn required for fire apparatus. Please revise plan so that radius meets the required full 38' throughout the turn. Site plan reviewed is based on a 40 scale.

**PUBLIC WORKS DEPARTMENT****Land Development**

62. Aggregate slurry, as defined in Section 203-5 of Standard Specifications for Public Works Construction, shall be required prior to 90% security reduction or the end of the one-year warranty period of the public streets as approved by the City Engineer. If slurry is required, a slurry mix design shall be submitted for review and approved by the City Engineer. The latex additive shall be Ultra Pave 70 (for anionic) or Ultra Pave 65 K (for cationic) or an approved equal per the geotechnical report. The latex shall be added at the emulsion plant after weighing the asphalt and before the addition of mixing water. The latex shall be added at a rate of two to two-and-one-half (2 to 2½) parts to one-hundred (100) parts of emulsion by volume. Any existing striping shall be removed prior to slurry application and replaced per City standards.
63. The developer shall comply with all applicable City ordinances and resolutions including the City's Municipal Code (MC) and if subdividing land, the Government Code (GC) of the State of California, specifically Sections 66410 through 66499.58, said sections also referred to as the Subdivision Map Act (SMA). [MC 9.14.010]
64. The final approved conditions of approval (COAs) issued and any applicable Mitigation Measures by the Planning Division shall be photographically or electronically placed on mylar

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sheets and included in the Grading and Street Improvement plans.

65. The developer shall monitor, supervise and control all construction related activities, so as to prevent these activities from causing a public nuisance, including but not limited to, insuring strict adherence to the following:
- a. Removal of dirt, debris, or other construction material deposited on any public street no later than the end of each working day.
  - b. Observance of working hours as stipulated on permits issued by the Land Development Division.
  - c. The construction site shall accommodate the parking of all motor vehicles used by persons working at or providing deliveries to the site.
  - d. All dust control measures per South Coast Air Quality Management District (SCAQMD) requirements during the grading operations.

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

66. Drainage facilities (e.g., catch basins, water quality basins, etc.) with sump conditions shall be designed to convey the tributary 100-year storm flows. Secondary emergency escape shall also be provided.
67. In the event right-of-way or offsite easements are required to construct offsite improvements necessary for the orderly development of the surrounding area to meet the public health and safety needs, the developer shall make a good faith effort to acquire the needed right-of-way in accordance with the Land Development Division's administrative policy. If unsuccessful, the Developer shall enter into an agreement with the City to acquire the necessary right-of-way or offsite easements and complete the improvements at such time the City acquires the right -of-way or offsite easements which will permit the improvements to be made. The developer shall be responsible for all costs associated with the right -of-way or easement acquisition. [GC 66462.5]
68. If improvements associated with this project are not initiated within two (2) years of the date of approval of the Public Improvement Agreement (PIA), the City Engineer may require that the engineer's estimate for improvements associated with the project be modified to reflect current City construction costs in effect at the time of request for an extension of time for the PIA or issuance of a permit. [ MC 9.14.210(B)(C)]
69. The developer shall protect downstream properties from damage caused by alteration of drainage patterns (i.e. concentration or diversion of flow, etc). Protection shall be provided by constructing adequate drainage facilities, including, but not limited to, modifying existing facilities or by securing a drainage easement . [MC 9.14.110]
70. The maintenance responsibility of the proposed storm drain line shall be clearly identified. Storm drain lines within private property will be privately maintained and those within public streets will be publicly maintained.

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71. The proposed private storm drain system shall be designed and constructed in a manner to be consistent with the final drainage study and the grading and improvement plans. A storm drain manhole shall be placed at the right -of-way line to mark the beginning of the publicly maintained portion of this storm drain.
72. This project shall submit civil engineering design plans, reports and /or documents (prepared by a registered/licensed civil engineer) for review and approval by the City Engineer per the current submittal requirements, prior to the indicated threshold or as required by the City Engineer. The submittal consists of, but is not limited to, the following:
- a. Vacation, lot line adjustment, and offers of dedication (prior to building permit issuance);
  - b. Rough grading w/ erosion control plan (prior to grading permit issuance);
  - c. Precise grading w/ erosion control plan (prior to <GRADING OR BUILDING> permit issuance);
  - d. Street improvement, striping, and sewer and water plans (prior to encroachment permit issuance);
  - e. Final drainage study (prior to grading plan approval);
  - f. Final WQMP (prior to grading plan approval);
  - g. As-Built revision for all plans (prior to Occupancy release). Prior to Grading Plan Approval
73. Resolution of all drainage issues shall be as approved by the City Engineer.
74. A final detailed drainage study (prepared by a registered/licensed civil engineer) shall be submitted for review and approved by the City Engineer. The study shall include, but not be limited to: existing and proposed hydrologic conditions as well as hydraulic calculations for all drainage control devices and storm drain lines. The study shall analyze 1, 3, 6 and 24-hour duration events for the 2, 5, 10 and 100-year storm events [MC 9.14.110(A.1)]. A digital (pdf) copy of the approved drainage study shall be submitted to the Land Development Division.
75. Emergency overflow areas shall be shown at all applicable drainage improvement locations in the event that the drainage improvement fails or exceeds full capacity.
76. The final project-specific Water Quality Management Plan (WQMP) shall be consistent with the approved P-WQMP, as well as in full conformance with the document: "Water Quality Management Plan - A Guidance Document for the Santa Ana Region of Riverside County" dated October 22, 2012. The F-WQMP shall be submitted and approved prior to application for and issuance of grading permits. At a minimum, the F-WQMP shall include the following: Site Design BMPs; Source Control BMPs, Treatment Control BMPs, Operation and Maintenance requirements for BMPs and sources of funding for BMP implementation.
- a. The Applicant has proposed to incorporate the use of water quality basins . Final design and sizing details of all BMPs must be provided in the first submittal of the F-WQMP. The Applicant acknowledges that more area than currently shown on the plans may be required to treat site runoff as required by the WQMP guidance document.
  - b. The Applicant shall substantiate the applicable Hydrologic Condition of Concerns (HCOC) in Section F of the F-WQMP.

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- c. All proposed LID BMP's shall be designed in accordance with the RCFC&WCD's Design Handbook for Low Impact Development Best Management Practices, dated September 2011.
  - d. The proposed LID BMP's as identified in the project-specific P-WQMP shall be incorporated into the Final WQMP.
  - e. The NPDES notes per City Standard Drawing No. MVFE-350-0 shall be included in the grading plans.
  - f. Post-construction treatment control BMPs, once placed into operation for post-construction water quality control, shall not be used to treat runoff from construction sites or unstabilized areas of the site.
  - g. Prior to precise grading plan approval, the grading plan shall show any proposed trash enclosure to include a cover (roof) and sufficient size for dual bin (1 for trash and 1 for recyclables). The architecture shall be approved by the Planning Division and any structural approvals shall be made by the Building and Safety Division.
77. The developer shall ensure compliance with the City Grading ordinance, these Conditions of Approval and the following criteria:
- a. The project street and lot grading shall be designed in a manner that perpetuates the existing natural drainage patterns with respect to tributary drainage area and outlet points. Unless otherwise approved by the City Engineer, lot lines shall be located at the top of slopes.
  - b. Any grading that creates cut or fill slopes adjacent to the street shall provide erosion control, sight distance control, and slope easements as approved by the City Engineer.
  - c. All improvement plans are substantially complete and appropriate clearance letters are provided to the City.
  - d. A soils/geotechnical report (addressing the soil's stability and geological conditions of the site) shall be submitted to the Land Development Division for review. A digital (pdf) copy of the soils/geotechnical report shall be submitted to the Land Development Division.
78. Grading plans (prepared by a registered/licensed civil engineer) shall be submitted for review and approved by the City Engineer per the current submittal requirements.
79. The developer shall select Low Impact Development (LID) Best Management Practices (BMPs) designed per the latest version of the Water Quality Management Plan (WQMP) - a guidance document for the Santa Ana region of Riverside County.
80. The developer shall pay all remaining plan check fees.
81. Landscape & Irrigation plans (prepared by a registered/licensed landscape architect) for water quality BMPs shall be submitted for review and approved by the City Engineer per the current submittal requirements, if applicable.
82. A Storm Water Pollution Prevention Plan (SWPPP) shall be prepared in conformance with the State's current Construction Activities Storm Water General Permit. A copy of the current SWPPP shall be kept at the project site and be available for review upon request.

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83. Any proposed trash enclosure shall include a solid cover (roof) and sufficient size for dual bin (one for trash and one for recyclables). The architecture shall be approved by the Planning Division and any structural approvals shall be made by the Building & Safety Division.
84. For projects that will result in discharges of storm water associated with construction with a soil disturbance of one or more acres of land, the developer shall submit a Notice of Intent (NOI) and obtain a Waste Discharger's Identification number (WDID#) from the State Water Quality Control Board (SWQCB) which shall be noted on the grading plans.

Prior to Grading Permit

85. A receipt showing payment of the Area Drainage Plan (ADP) fee to Riverside County Flood Control and Water Conservation District shall be submitted. [ MC 9.14.100(O)]
86. If the developer chooses to construct the project in phases, a Construction Phasing Plan for the construction of on-site public or private improvements shall be submitted for review and approved by the City Engineer.
87. Prior to the payment of the Development Impact Fee (DIF), the developer may enter into a DIF Improvement Credit Agreement to secure credit for the construction of applicable improvements. If the developer fails to complete this agreement prior to the timing specified above, credits may not be given. The developer shall pay current DIF fees adopted by the City Council. [Ord. 695 § 1.1 (part), 2005] [MC 3.38.030, 040, 050]
88. A digital (pdf) copy of all approved grading plans shall be submitted to the Land Development Division.
89. Security, in the form of a cash deposit (preferable), bond or letter of credit shall be submitted as a guarantee of the implementation and maintenance of erosion control measures. At least twenty-five (25) percent of the required security shall be in the form of a cash deposit with the City. [MC 8.21.160(H)]
90. Security, in the form of a cash deposit (preferable), bond or letter of credit shall be submitted as a guarantee of the completion of the grading operations for the project. [MC 8.21.070]
91. The developer shall pay all applicable inspection fees. Prior to Improvement Plan Approval
92. The developer is required to bring any existing access ramps adjacent to and fronting the project to current ADA (Americans with Disabilities Act) requirements. However, when work is required in an intersection that involves or impacts existing access ramps, all access ramps in that intersection shall be retrofitted to comply with current ADA requirements, unless otherwise approved by the City Engineer.
93. The developer shall submit clearances from all applicable agencies, and pay all applicable plan check fees.
94. The street improvement plans shall comply with current City policies, plans and applicable City standards (i.e. MVSI-160 series, etc.) throughout this project.
95. Drainage facilities (i.e. catch basins, etc.) with sump conditions shall be designed to convey the tributary 100-year storm flows. Secondary emergency escape shall also be provided.
96. The hydrology study shall be designed to accept and properly convey all off -site drainage flowing onto or through the site. In the event that the City Engineer permits the use of streets for drainage purposes, the provisions of current City standards shall apply. Should the

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quantities exceed the street capacity or the use of streets be prohibited for drainage purposes, as in the case where one travel lane in each direction shall not be used for drainage conveyance for emergency vehicle access on streets classified as minor arterials and greater, the developer shall provide adequate facilities as approved by the City Engineer. [MC 9.14.110 A.2]

97. All public improvement plans (prepared by a licensed/registered civil engineer) shall be submitted for review and approved by the City Engineer per the current submittal requirements.
98. Any missing or deficient existing improvements along the project frontage shall be constructed or secured for construction. The City Engineer may require the ultimate structural section for pavement to half-street width plus 18 feet or provide core test results confirming that existing pavement section is per current City Standards; additional signing & striping to accommodate increased traffic imposed by the development, etc.
99. For non-subdivision projects, all street dedications shall be free of encumbrances, irrevocably offered to the public and shall continue in force until the City accepts or abandons such offers, unless otherwise approved by the City Engineer.
100. The plans shall indicate any restrictions on trench repair pavement cuts to reflect the City's moratorium on disturbing newly-constructed pavement less than three (3) years old and recently slurry sealed streets less than one (1) year old. Pavement cuts for trench repairs may be allowed for emergency repairs or as specifically approved by the City Engineer.
101. All dry and wet utilities shall be shown on the plans and any crossings shall be potholed to determine actual location and elevation. Any conflicts shall be identified and addressed on the plans. The pothole survey data shall be submitted to Land Development with the public improvement plans for reference purposes only. The developer is responsible to coordinate with all affected utility companies and bear all costs of any utility relocation.

Prior to Encroachment Permit

102. A digital (pdf) copy of all approved improvement plans shall be submitted to the Land Development Division.
103. All applicable inspection fees shall be paid.
104. For non-subdivision projects, execution of a Public Improvement Agreement (PIA) and/or security (in the form of a cash deposit or other approved means) may be required as determined by the City Engineer. [MC 9.14.220]
105. Any work performed within public right-of-way requires an encroachment permit.

Prior to Building Permit

106. An engineered-fill certification, rough grade certification and compaction report shall be submitted for review and approved by the City Engineer. A digital (pdf) copy of the approved compaction report shall be submitted to the Land Development Division. All pads shall meet pad elevations per approved grading plans as noted by the setting of "blue-top" markers installed by a registered land surveyor or licensed civil engineer.
107. For non-subdivision projects, the developer shall guarantee the completion of all related public improvements required for this project by executing a Public Improvement Agreement (PIA) with the City and posting the required security. [MC 9.14.220]

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108. This project shall submit for review and approval, and record, a lot line adjustment for the intention of adjusting the common lot lines between APNs 482-161-021, 482-161-022, 482-161-023, and 482-161-024.
109. For Commercial/Industrial projects, the owner may have to secure coverage under the State's General Industrial Activities Storm Water Permit as issued by the State Water Resources Control Board.
110. For non-subdivision projects, all street dedications shall be free of encumbrances, irrevocably offered to the public and shall continue in force until the City accepts or abandons such offers, unless otherwise approved by the City Engineer.
111. A walk through with a Land Development Inspector shall be scheduled to inspect existing improvements within public right of way along project frontage. Any missing, damaged or substandard improvements including ADA access ramps that do not meet current City standards shall be required to be installed, replaced and /or repaired. The applicant shall post security to cover the cost of the repairs and complete the repairs within the time allowed in the public improvement agreement used to secure the improvements.
112. Certification to the line, grade, flow test and system invert elevations for the water quality control BMPs shall be submitted for review and approved by the City Engineer (excluding models homes).

Prior to Occupancy

113. All outstanding fees shall be paid.
114. All required as-built plans (prepared by a registered/licensed civil engineer) shall be submitted for review and approved by the City Engineer per the current submittal requirements.
115. The final/precise grade certification shall be submitted for review and approved by the City Engineer.
116. For commercial, industrial and multi-family projects, in compliance with Proposition 218, the developer shall agree to approve the City of Moreno Valley NPDES Regulatory Rate Schedule that is in place at the time of certificate of occupancy issuance. Under the current permit for storm water activities required as part of the National Pollutant Discharge Elimination System (NPDES) as mandated by the Federal Clean Water Act, this project is subject to the following requirements:
  - a. Select one of the following options to meet the financial responsibility to provide storm water utilities services for the required continuous operation, maintenance, monitoring system evaluations and enhancements, remediation and/or replacement, all in accordance with Resolution No. 2002-46.
    - i. Participate in the mail ballot proceeding in compliance with Proposition 218, for the Common Interest, Commercial, Industrial and Quasi-Public Use NPDES Regulatory Rate Schedule and pay all associated costs with the ballot process; or
    - ii. Establish an endowment to cover future City costs as specified in the Common Interest, Commercial, Industrial and Quasi-Public Use NPDES Regulatory Rate Schedule.
  - b. Notify the Special Districts Division of the intent to request building permits 90 days

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prior to their issuance and the financial option selected. The financial option selected shall be in place prior to the issuance of certificate of occupancy . [California Government Code & Municipal Code]

117. The developer shall complete all public improvements in conformance with current City standards, except as noted in the Special Conditions, including but not limited to the following:
- a. Street improvements including, but not limited to: pavement, base, curb and/or gutter, cross gutters, spandrel, sidewalks, drive approaches, pedestrian ramps, street lights (SCE: LS-2), signing, striping, under sidewalk drains, landscaping and irrigation, medians, pavement tapers/transitions and traffic control devices as appropriate.
  - b. Storm drain facilities including, but not limited to: storm drain pipe, storm drain laterals, open channels, catch basins and local depressions.
  - c. City-owned utilities.
  - d. Sewer and water systems including, but not limited to: sanitary sewer, potable water and recycled water.
  - e. Under grounding of all existing and proposed utilities adjacent to and on -site. [MC 9.14.130]
  - f. Relocation of overhead electrical utility lines including, but not limited to : electrical, cable and telephone.
118. For commercial, industrial and multi-family projects, a Stormwater Treatment Device and Control Measure Access and Maintenance Covenant, maintenance agreement for water quality improvements located in the public right of way, and Declaration of Restrictive Covenants (encroachment on City easement), as required, shall be recorded to provide public notice of the maintenance requirements to be implemented per the approved final project - specific WQMP. A boilerplate copy of the covenants and agreement can be obtained by contacting the Land Development Division.
119. The applicant shall ensure the following, pursuant to Section XII. I. of the 2010 NPDES Permit:
- a. Field verification that structural Site Design, Source Control and Treatment Control BMPs are designed, constructed and functional in accordance with the approved Final Water Quality Management Plan (WQMP).
  - b. Certification of best management practices (BMPs) from a state licensed civil engineer. An original WQMP BMP Certification shall be submitted for review and approved by the City Engineer.
120. The Developer shall comply with the following water quality related items:
- a. Notify the Land Development Division prior to construction and installation of all structural BMPs so that an inspection can be performed.
  - b. Demonstrate that all structural BMPs described in the approved final project-specific WQMP have been constructed and installed in conformance with the approved plans and specifications;
  - c. Demonstrate that Developer is prepared to implement all non -structural BMPs

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- described in the approved final project-specific WQMP; and
- d. Demonstrate that an adequate number of copies of the approved final project-specific WQMP are available for future owners/occupants.
  - e. Clean and repair the water quality BMP's, including re-grading to approved civil drawing if necessary.
  - f. Obtain approval and complete installation of the irrigation and landscaping. Special Conditions
121. Prior to grading plan approval, the developer shall vacate the existing 60' cul-de-sac offer of dedication (as offered per Parcel Map No. 8073), on the northeast corner of the project's east frontage for Myrna Street along project frontage.
122. Prior to grading plan approval, the developer shall dedicate the following right of way to accommodate the required improvements:
- a. The necessary street right of way dedication on the east side of Indian Street (88' R/W / 64' C-C: Minor Arterial, City Standard No. MVSI-105A-1) along project frontage.
  - b. The necessary street right of way dedication on the north side of Cottonwood Avenue (88' R/W / 64' C-C: Minor Arterial, City Standard No. MVSI-105A-1) along project frontage.
  - c. The necessary street right of way dedication on the northeast corner of the project's east frontage for Myrna Street (50' R/W / 36' C-C: Cul-de-Sac (Symmetrical), City Standard No. MVSI-163A-0) along project frontage.
  - d. A 4 foot minimum pedestrian right of way dedication behind any driveway approach per City Standard No. MVSI-112C-0 on Indian Street and on Cottonwood Avenue.
  - e. Corner cutback right of way dedications per City Standard No. MSVI-165-0, as necessary, on the northeast corner of Indian Street and Cottonwood Avenue.
123. Prior to occupancy, the following improvements shall be completed:
- Indian Street (88' R/W / 64' C-C: Minor Arterial, City Standard No. MVSI-105A-1) shall be constructed to achieve a half-width of 32', plus an additional 18' west of the centerline, along the entire project's west frontage. Improvements shall consist of, but not be limited to, pavement, base, curb, gutter, sidewalk, driveway approaches, drainage structures, any necessary offsite improvement transition/joins to existing, street lights, pedestrian ramps, and dry and wet utilities. Prior to rough grading plan approval, the developer shall provide to the City Engineer the results of coring tests confirming that said existing pavement section has been constructed per City Standard No. MVSI-105A-1. Any missing or deficient improvements along the project's west frontage shall be constructed prior to issuance of a certificate of occupancy.
124. Prior to occupancy, the following improvements shall be completed:
- Cottonwood Avenue (88' R/W / 64' C-C: Minor Arterial, City Standard No. MVSI-105A-1) shall be constructed to achieve a half-width of 32', plus an additional 18' south of the centerline, along the entire project's south frontage. Improvements shall consist of, but not be limited to, pavement, base, curb, gutter, sidewalk, driveway approaches, drainage structures, any necessary offsite improvement transition/joins to existing, street lights, pedestrian ramps, and

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dry and wet utilities . Prior to rough grading plan approval, the developer shall provide to the City Engineer the results of coring tests confirming that said existing pavement section has been constructed per City Standard No. MVSI-105A-1. Any missing or deficient improvements along the project's south frontage shall be constructed prior to issuance of a certificate of occupancy.

125. Prior to rough grading plan approval, pavement core samples of existing pavement shall be taken and findings submitted to the City for review and consideration of pavement improvements. The City will determine the adequacy of the existing pavement structural section. If the existing pavement structural section is found to be adequate, the developer may still be required to perform a one -tenth inch grind and overlay or slurry seal, depending on the severity of existing pavement cracking, as required by the City Engineer. If the existing pavement section is found to be inadequate, the Developer shall replace the pavement to meet or exceed the City 's pavement structural section standard.

126. Prior to occupancy, the following improvements shall be completed:

Myrna Street (50' R/W / 36' C-C: Cul-de-Sac (Symmetrical), City Standard No. MVSI-163A-0) shall be constructed to achieve a full-width of 36' near the northeast corner of the project's east frontage. Improvements shall consist of, but not be limited to, pavement, base, curb, gutter, sidewalk, driveway approaches, drainage structures, any necessary offsite improvement transition/joins to existing, street lights, pedestrian ramps, and dry and wet utilities. Any missing or deficient improvements along the project's east frontage shall be constructed prior to issuance of a certificate of occupancy.

Special Districts Division

127. This project is conditioned for a proposed district to provide a funding source for the operation and maintenance of public improvements and /or services associated with new development in that territory. The Developer shall satisfy this condition with one of the options outlined below.
- a. Participate in a special election for maintenance/services and pay all associated costs of the election process and formation, if any. Financing may be structured through a Community Facilities District, Landscape and Lighting Maintenance District, or other financing structure as determined by the City; or
  - b. Establish an endowment fund to cover the future maintenance and /or service costs.

The Developer must notify the Special Districts Division at 951.413.3480 or at specialdistricts@moval.org when submitting the application for building permit issuance. If the first building permit is pulled prior to formation of the district, this condition will not apply. If the district has been or is in the process of being formed the Developer must inform the Special Districts Division of its selected financing option (a. or b. above). The option for participating in a special election requires 90 days to complete the special election process. This allows adequate time to be in compliance with the provisions of Article 13C of the California Constitution.

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

128. This project has been conditioned to provide a funding source for the continued maintenance, enhancement, and or retrofit of neighborhood parks, open spaces, linear parks, and/or trails systems. The Developer shall satisfy this condition with one of the options below.

**CONDITIONS OF APPROVAL**

Plot Plan (PEN19-0110)

Page 17

- a. Participate in a special election for annexation into Community Facilities District No. 1 or other district and pay all associated costs with the special election process and formation, if any; or
- b. Establish an endowment fund to cover future maintenance costs for new neighborhood parks.

The Developer must notify the Special Districts Division at 951.413.3480 or at specialdistricts@moval.org when submitting the application for building permit issuance of its selected financial option. If option a. is selected, the special election will require a 90 day process prior to building permit issuance. This allows adequate time to be in compliance with the provisions of Article 13C of the California Constitution.

Annexation to CFD No. 1 shall be completed or proof of payment to establish the endowment fund shall be provided prior to the issuance of the first certificate of occupancy for the project.

- 129. Commercial (BP) If Land Development, a Division of the Public Works Department, requires this project to supply a funding source necessary to provide for, but not limited to, stormwater utilities services for the continuous operation, remediation and/or replacement, monitoring, systems evaluations and enhancement of on -site facilities and performing annual inspections of the affected areas to ensure compliance with state mandated stormwater regulations, a funding source needs to be established. The Developer must notify the Special Districts Division at 951.413.3480 or at specialdistricts@moval.org of its selected financial option for the National Pollution Discharge Elimination System (NPDES) program when submitting the application for the first building permit issuance (see Land Development's related condition). Participating in a special election the process requires a 90 day period prior to the City's issuance of a building permit. This allows adequate time to be in compliance with the provisions of Article 13D of the California Constitution. (California Health and Safety Code Sections 5473 through 5473.8 (Ord. 708 Section 3.1, 2006) & City of Moreno Valley Municipal Code Title 3, Section 3.50.050.)
- 130. This project has been identified to be included in the formation of a Community Facilities District (Mello-Roos) for Public Safety services, including but not limited to Police, Fire Protection, Paramedic Services, Park Rangers, and Animal Control services. The property owner(s) shall not protest the formation; however, they retain the right to object to the rate and method of maximum special tax. In compliance with Proposition 218, the property owner shall agree to approve the mail ballot proceeding (special election) for either formation of the CFD or annexation into an existing district. The Developer must notify the Special Districts Division at 951.413.3480 or at specialdistricts@moval.org when submitting the application for building permit issuance to determine the requirement for participation. If the first building permit is pulled prior to formation of the district, this condition will not apply . If the condition applies, the special election will require a minimum of 90 days prior to issuance of the first building permit. This allows adequate time to be in compliance with the provisions of Article 13C of the California Constitution. (California Government Code Section 53313 et. seq.)
- 131. The ongoing maintenance of any landscaping required to be installed behind the curb shall be the responsibility of the property owner.
- 132. Prior to the issuance of the first building permit for this project, the Developer shall pay Advanced Energy fees for all applicable Residential and Arterial Street Lights required for this development. Payment shall be made to the City of Moreno Valley and collected by the Land Development Division. Fees are based upon the Advanced Energy fee rate in place at the time of payment, as set forth in the current Listing of City Fees, Charges, and Rates adopted by City Council. The Developer shall provide a copy of the receipt to the Special Districts Division

**CONDITIONS OF APPROVAL**

Plot Plan (PEN19-0110)

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(specialdistricts@moval.org). Any change in the project which may increase the number of street lights to be installed will require payment of additional Advanced Energy fees at the then current fee. Questions may be directed to the Special Districts Division at 951.413.3480 or specialdistricts@moval.org.

133. This project is conditioned to provide a funding source for the following special financing program(s):

a. Street Lighting Services for capital improvements, energy charges, and maintenance.

The Developer's responsibility is to provide a funding source for the capital improvements and the continued maintenance. The Developer shall satisfy this condition with one of the options below.

- i. Participate in a special election (mail ballot proceeding) and pay all associated costs of the special election and formation, if any. Financing may be structured through a Community Services District zone, Community Facilities District, Landscape and Lighting Maintenance District, or other financing structure as determined by the City; or
- ii. Establish a Property Owner's Association (POA) or Home Owner's Association (HOA) which will be responsible for any and all operation and maintenance costs

The Developer must notify the Special Districts Division at 951.413.3480 or at specialdistricts@moval.org of its selected financial option when submitting the application for building permit issuance. The option for participating in a special election requires approximately 90 days to complete the special election process. This allows adequate time to be in compliance with the provisions of Article 13C of the California Constitution.

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

134. The Moreno Valley Community Services District Zone A (Parks & Community Services) tax is assessed per parcel or per dwelling unit for parcels with more than one dwelling unit.
135. The parcel(s) associated with this project have been incorporated into the Moreno Valley Community Services District Zone A (Parks & Community Services) and Zone C (Arterial Street Lighting). All assessable parcels therein shall be subject to annual parcel taxes for Zone A and Zone C for operations and capital improvements.

Transportation Engineering Division

136. Conditions of approval may be modified or added if a phasing plan is submitted for this development.
137. All proposed on-site traffic signing and striping should be accordance with the latest California Manual on Uniform Traffic Control Devices (CAMUTCD).
138. Indian Street is designated a Minor Arterial (88'RW/64'CC) per City Standard Plan No. MVS-105A-1. Any improvements shall be consistent with the City's standards for this facility.
139. Cottonwood Avenue is designated a Minor Arterial (88'RW/64'CC) per City Standard Plan No. MVS-105A-1. The existing bus turn out along the project frontage shall be removed and curb, gutter and sidewalk shall be reconstructed per current City standards.

**CONDITIONS OF APPROVAL**

Plot Plan (PEN19-0110)

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140. Myrna Street is designated as a Local Street (56'RW/36'CC) per City Standard Plan No. MVSI-107A-0. Any improvements undertaken by this project shall be consistent with the City's standards for this facility. Myrna Street cul-de-sac shall conform to City of Moreno Valley Standard No. MVSI-163A-0.
141. The driveways shall conform to City of Moreno Valley Standard No. MVSI-112C-0 for Commercial Driveway Approaches. Access at the driveways shall be as follows:
- Indian Street driveway shall be exit-only. R5-1 "DO NOT ENTER" signs shall be installed at the driveway entrance.
  - Cottonwood Avenue driveway shall be the main entrance for the project with full access. This gated entrance shall be provided with the following, or as approved by the City Traffic Engineer:
    - a. A storage lane with a minimum of 60' provided for queuing.
    - b. A second storage lane for visitors to stop in prior to the gate to utilize a call box (or other device) to receive permission to enter the site.
    - c. Signing and striping for A. and B.
    - d. A turnaround outside the gates of 38' radius.
    - e. No Parking Signs shall be posted in the turnaround areas.
    - f. A separate pedestrian entry.
    - g. Presence loop detectors (or another device) within 1 or 2 feet of the gates that ensures that the gates remain open while any vehicle is in the queue.
- All of these features must be kept in working order.
142. Prior to final approval of the landscape plans and construction plans for any type of fencing or monument sign, the project plans shall demonstrate that sight distance at the project driveway conforms to City Standard Plan No. MVSI-164A-0 through MVSI-164C-0. Trees, plants, shrubs, fence and monument sign shall not be located in an area that obstructs the drivers' line-of-sight.
143. Prior to the final approval of the street improvement plans, a signing and striping plan shall be prepared per City of Moreno Valley Standard Plans - Section 4 for all streets along the project frontages. Signing and striping plans shall be prepared per the latest edition of the California Manual on Uniform Traffic Control Devices (CAMUTCD) and current City of Moreno Valley Standard Plans by a qualified registered civil or traffic engineer.
144. Prior to the final approval of the street improvement plans, a construction plan shall be prepared by a registered civil engineer to remove the existing bus turn out along the project frontage on Cottonwood Avenue and replace with new curb, gutter and sidewalk per current City standards. Exact requirements will be determined during the plan check process.
145. Prior to issuance of an encroachment permit for work within the public right -of-way, construction traffic control plans prepared by a qualified, registered Civil or Traffic Engineer shall be required for plan approval by the City Traffic Engineer.
146. Prior to issuance of Certificate of Occupancy for the 1st unit, all required street improvements

**CONDITIONS OF APPROVAL**

Plot Plan (PEN19-0110)

Page 20

on Indian Street and Cottonwood Avenue along project frontage shall be completed per the approved plans to the satisfaction of the City Engineer.

147. Prior to issuance of Certificate of Occupancy for the 1st unit, all signing and striping shall be installed per current City Standards and the approved plans.

October 10, 2019

Jerry Guarracino  
 Planning Commission Hearing  
 City Council  
 City Hall  
 14177 Frederick Street  
 Moreno Valley, CA 92553

Re: PEN19-0110; and all Affordable Housing Developments being considered in our City's future

Dear Mr. Guarracino & my City of Moreno Valley,

Enough of the hundreds of thousands and millions of dollars received in Urban Development block grant money and Neighborhood Program award money to The City. Enough is enough. Look at the price The City is making its citizens who live here pay, as you become the 3<sup>rd</sup> wealthiest City. Barf!

We hear sirens all day and night – like a Watts L.A. here now -- and the people are not comfortable outside anymore. Looking around always. We constantly have to be on the alert of our surroundings. I wouldn't even attend a function or crowded event here now, yes even including poor Diego's vigil. It's NOT SAFE! The demographics here have radically changed. And you should really perform and issue a correct and accurate demographics for our City residents to read, especially before buying here now.

So NO, I am in favor of ZERO MORE YEARS of money to The City to provide housing to adults who earn below 50 percent of the area's median income to live – the programs who benefit certain household compositions, income levels, races & ethnicities, etc. HOGWASH. And shame on The City!

I am also forwarding a Youtube for those of you who don't reside in our City so you know what is happening here. Maybe you could show it at the Planning Commission Hearing?

A twenty-year resident of Moreno Valley,



Tamara L. Field  
 951.275.0000  
 fieldreporting1993@gmail.com

Attachment: Public Comment (3772 : PEN19-0110 CC)

**derra**  
 495 E. Rincon Street, Suite 204  
 Corona, CA 92879  
 Ph: 951.268.1650 Fax: 951.268.1650

- A 5-1-19 LAND USE APPLICATION SUBMITTAL
- B 6-24-19 STAFF COMMENTS - LAND USE APPLICATION RE-SUBMITTAL
- C 8-14-19 STAFF COMMENTS - LAND USE APPLICATION RE-SUBMITTAL
- D 9-11-19 STAFF COMMENTS - LAND USE APPLICATION RE-SUBMITTAL

Revisions



A Proposed Affordable Housing Community  
**The Courtyards at Cottonwood**  
 Northeast Corner of Cottonwood Ave. & Indian St.  
 Moreno Valley, California  
 Plot Plan (PEN19-0110)

A Proposed Affordable Housing Community  
**The Courtyards at Cottonwood**  
**Family Apartments**  
 Northeast Corner of  
 Cottonwood Ave. & Indian St.  
 Plot Plan (PEN19-0110)  
**Attachment: Site Plan [Revision 1] (3772 : PEN19-0110 CC)**

Sheet Index

| SHEET         | DESCRIPTION  |
|---------------|--|
| GENERAL       |  |
| T-1           | TITLE SHEET / INDEX  |
| LANDSCAPE     |  |
| LC-1.0        | LANDSCAPE CONCEPT  |
| LC-1.1        | LANDSCAPE CONCEPT  |
| ARCHITECTURAL |  |
| A-0           | SITE PLAN - SITE DATA  |
| A-0.1         | RENDERED SCHEMATIC SITE PLAN   |
| A-1.0         | BUILDING TYPE 1 FIRST FLOOR PLAN                                     |
| A-1.1         | BUILDING TYPE 1 SECOND FLOOR PLAN                                    |
| A-1.2         | BUILDING TYPE 1 ROOF PLAN  |
| A-1.3         | BUILDING TYPE 1 SECTIONS   |
| A-1.4         | BUILDING TYPE 1 RENDERED ELEVATIONS                                  |
| A-2.0         | BUILDING TYPE 2 FLOOR PLAN   |
| A-2.1         | BUILDING TYPE 2 ROOF PLAN  |
| A-2.2         | BUILDING TYPE 2 SECTION  |
| A-2.3         | BUILDING TYPE 2 RENDERED ELEVATIONS                                  |
| A-2.4         | BUILDING TYPE 2 RENDERED COURTYARD ELEVATIONS                        |
| A-3.0         | BUILDING TYPE 3 FLOOR & ROOF PLANS                                   |
| A-3.1         | BUILDING TYPE 3 SECTIONS   |
| A-3.2         | BUILDING TYPE 3 RENDERED ELEVATIONS                                  |
| A-4.0         | BUILDING TYPES 4 FLOOR PLAN/ROOF PLAN/ SECTION & RENDERED ELEVATIONS |
| A-5.0         | UNIT PLANS   |

Project Team

**Developer**  
 Rancho Belago Developers, Inc..  
 27700 Kalmia Avenue  
 Rancho Belago, CA. 92555  
 951-686-6600  
 Contact: James Jernigan  
 jjernigan@ranchobelagodevelopers.com

**Owner / Applicant**  
 City of Moreno Valley Housing Authority  
 14177 Frederick St.  
 P.O. Box 8805  
 Moreno Valley, CA. 92552

**Architect**  
 Derra Design, Inc.  
 495 E. Rincon St. #204  
 Corona, CA. 92879  
 951-268-1650  
 Contact: Bill Atkins  
 bill.atkins@derradesign.com

**Civil Engineer**  
 Winchester Associates, Inc.  
 23640 Tower St. #3  
 Moreno Valley, CA. 92553  
 951-924-5425  
 Contact: David Slawson, PLS  
 slawson@wai-eng.com



Vicinity Map No Scale

|                  |                   |
|------------------|-------------------|
| Job No.<br>1891A | Date<br>12/29/18  |
| Drawn By<br>WGA  | Checked By<br>WGA |

Plot Plan (PEN 19-0110)  
 Sheet Title  
 Title Sheet / Index

**terra**  
495 E. Rincon Street, Suite 204  
Corona, CA 92879  
Ph: 951.268.1650 Fax: 951.268.1650

- A 5-1-19 LAND USE APPLICATION SUBMITTAL
- B 6-24-19 STAFF COMMENTS - LAND USE APPLICATION RE-SUBMITTAL
- C 8-14-19 STAFF COMMENTS - LAND USE APPLICATION RE-SUBMITTAL
- D 9-9-19 LOT LINE ADJUSTMENT-LAND USE RE-SUBMITTAL

Revisions

A Proposed Affordable Housing Community

# The Courtyards at Cottonwood Family Apartments

Northeast Corner of Cottonwood Ave. & Indian St.  
Plot Plan (PEN 19-0110 CC)

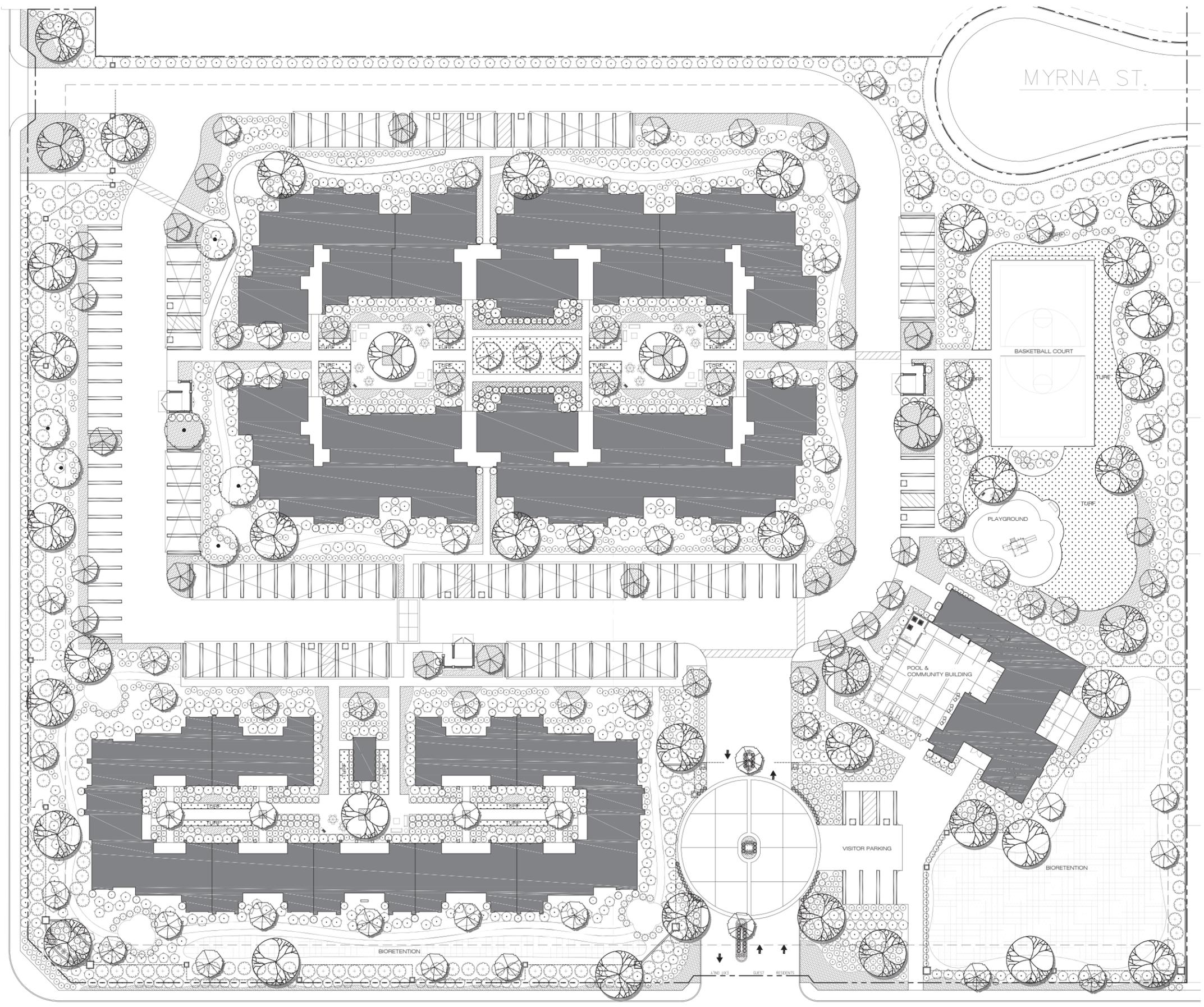
**Attachment: Site Plan [Revision 1] (3772 : PEN19-0110 CC)**

**terra**  
INTEGRATION  
Landscape Architecture CA#5231  
Planning + Design + Sustainability  
www.terrainintegration.com  
714-724-9814

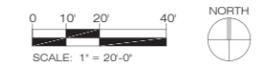
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|------------------|-------------------|
| Job No.<br>1891A | Date<br>4/29/19   |
| Drawn By<br>SMS  | Checked By<br>WGA |

Plot Plan (PEN 19-0110)  
LANDSCAPE CONCEPT

LC-1.0  
Packet Pg. 582



COTTONWOOD AVE.



|   |  |
|---|--|
| A | 5-1-19 LAND USE APPLICATION SUBMITTAL                      |
| B | 6-24-19 STAFF COMMENTS - LAND USE APPLICATION RE-SUBMITTAL |
| C | 8-14-19 STAFF COMMENTS - LAND USE APPLICATION RE-SUBMITTAL |
| D | 9-9-19 LOT LINE ADJUSTMENT-LAND USE RE-SUBMITTAL           |

Revisions

A Proposed Affordable Housing Community  
**The Courtyards at Cottonwood Family Apartments**  
 Northeast Corner of Cottonwood Ave. & Indian St.  
 Plot Plan (PEN 19-0110 CC)  
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|                  |                   |
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| Drawn By<br>SMS  | Checked By<br>WGA |

Plot Plan (PEN 19-0110)  
 LANDSCAPE CONCEPT

CONCEPTUAL LANDSCAPE PLANT PALETTE

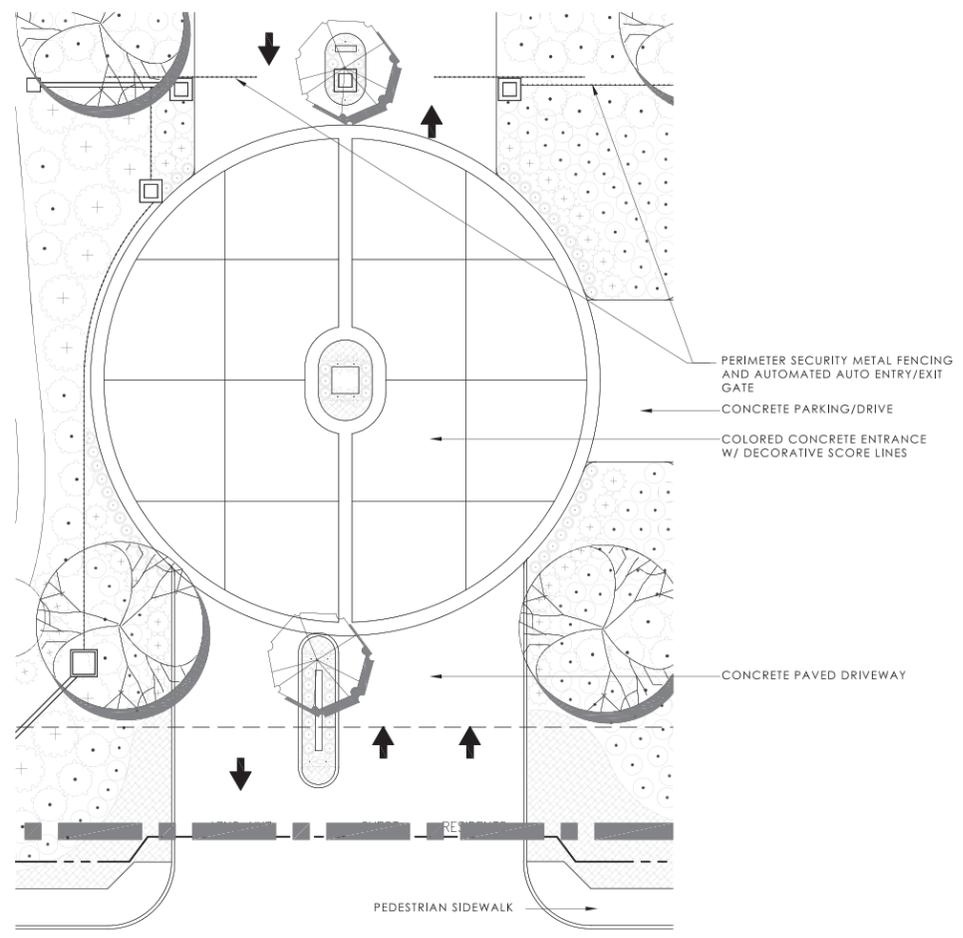
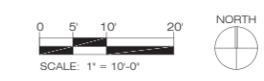
|  |  |                    |
|--|--|--------------------|
|  | <b>LARGE TREE</b><br>Pinus muricata / Bishop Pine<br>Platanus racemosa / California Sycamore<br>Quercus agrifolia / Coast Live Oak<br>Schinus molle / California Pepper  |                    |
|  | <b>MEDIUM TREE</b><br>Geijera paniculata / Australian Willow<br>Rhus lancea / African Sumac  |                    |
|  | <b>SMALL / ORNAMENTAL TREES</b><br>Arbutus 'Marina' / Strawberry Tree<br>Cercis canadensis 'Flame' / Eastern Red Bud<br>Ficus sellowiana / Pineapple Guava Tree<br>Lagerstroemia indica / Crape Myrtle   |                    |
|  | <b>LARGE SHRUBS</b><br>Fremontodendron x 'California Glory' / California Glory Flannel Bush<br>Heteromeles arbutifolia / Toyon<br>Laurus nobilis 'Little Ragu' / Little Ragu Sweet Bay<br>Rhus ovata / Sugar Bush  | 5-7' O.C SPACING   |
|  | <b>MEDIUM SHRUBS</b><br>Ceanothus species / California Lilac<br>Juniperus x pfitzeriana 'Aurea Improved' / Gold Coast Juniper<br>Pittosporum tobira 'Variegata' / Variegated Mock Orange<br>Tausonium frutescens / Bush Germander<br>Westringia fruticosa 'Wynyabbie Highlight' / Variegated Rosemary  | 4-5' O.C SPACING   |
|  | <b>SMALL SHRUBS</b><br>Lantana montevidensis 'New Gold' / Trailing Lantana<br>Lavandula dentata / French Lavender<br>Olea europaea 'Little Olive' / Little Olive Olive<br>Penstemon eatonii / Firecracker Penstemon  | 2-4' O.C SPACING   |
|  | <b>VINES</b><br>Bougainvillea x 'Barbara Karst' / Barbara Karst Bougainvillea<br>Antigonon leptopus / Coral Vine   |                    |
|  | <b>SMALL GRASSES</b><br>Hakonechloa macra 'Aureola' / Golden Variegated Hakonechloa<br>Nassella tenuissima / Texas Needle Grass<br>Liriope / Variegated  | 2-4' O.C SPACING   |
|  | <b>ACCENTS</b><br>Agave desmetiana 'Variegata' / Variegated Smooth Agave<br>Agave 'Blue Flame' / Blue Flame Agave<br>Aloe barbadensis / Aloe<br>Daylily whorlari / Grey Desert Spoon   | 2-4' O.C SPACING   |
|  | <b>LARGE GRASSES</b><br>Miscanthus sinensis 'Autumn Anthem' / Miscanthus<br>Muhlenbergia capillaris 'Pink Cloud' / Pink Muhly  | 4-6' O.C SPACING   |
|  | <b>COLUMNAR SHRUBS</b><br>Podocarpus henkei / Long Leafed Yellow Wood Column<br>Prunus caroliniana 'Bright 'N' Tight' TM / Bright 'N' Tight Carolina Laurel  | 4-6' O.C SPACING   |
|  | <b>GROUNDCOVERS</b><br>Convolvulus mauritanicus / Ground Morning Glory<br>Lantana species / Lantana<br>Myoporum parvifolium 'Prostratum' / Myoporum  | 12-24" O.C SPACING |
|  | <b>TURF</b><br>Tall Turf Fescue  | SOD                |
|  | <b>BIORETENTION BASIN</b><br>Anemopsis californica / Yerba Mansa<br>Artemisia douglasiana / Mugwort<br>Carex elata 'Aurea' / Bowless Golden Sedge<br>Carex pansa / Dune Sedge<br>Carex spissa / San Diego Sedge<br>Carex turmicola / Berkeley sedge<br>Chondropetalum tectorum / Cape Rush<br>Leymus tricoloides / Creeping Wildrye<br>Lupinus succulentus / Arroyo Lupine<br>Millet effusum aureum / Bowless Golden Grass<br>Molina caerulea variegata / Moor Grass<br>Scirpus cernuus / Fiber Optic Plant<br>Sporobolus californicus / Golden Eyed Grass |                    |

WATER EFFICIENT LANDSCAPE NOTES

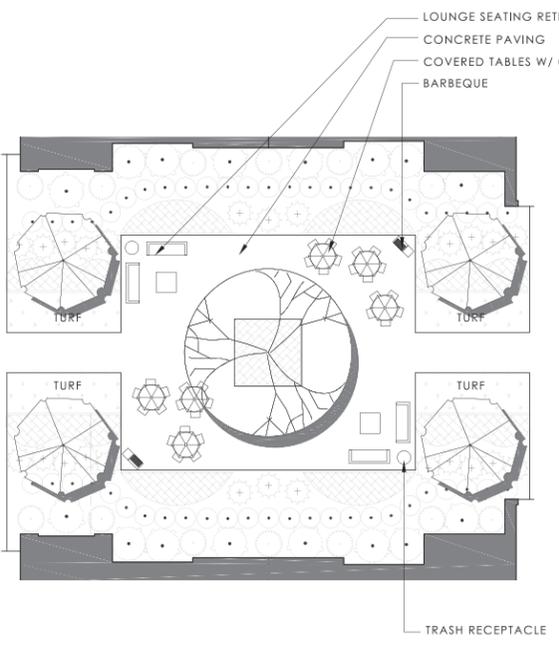
- ALL LANDSCAPE SHALL BE WATERED BY A PERMANENT & AUTOMATIC IRRIGATION SYSTEM
- CONTRACTOR SHALL INSTALL A WEATHER BASED SMART CONTROLLER
- CONTROLLER SHALL BE LOCATED OUTDOORS ONSITE UNDER APPROVAL OF OWNER IN A LOCKING VANDAL RESISTANT ENCLOSURE
- ALL SHRUBS & GROUNDCOVER SHALL BE IRRIGATED WITH A LOW VOLUME DRIP SYSTEM AND/OR HIGH EFFICIENCY NOZZLES
- TREES SHALL BE WATERED BY DEEP ROOT WATERING SYSTEMS ON SEPARATE VALVES FROM SHRUBS
- EACH HYDROZONE SHALL HAVE PLANT MATERIALS WITH SIMILAR WATER USE AND WATERED SEPARATELY THAN DIFFERING WATER USES
- A SEPARATE DESIGNATED WATER METER (OR SUB METER) SHALL BE INSTALLED SPECIFICALLY FOR IRRIGATION PURPOSES

SUGGESTED IRRIGATION MATERIALS

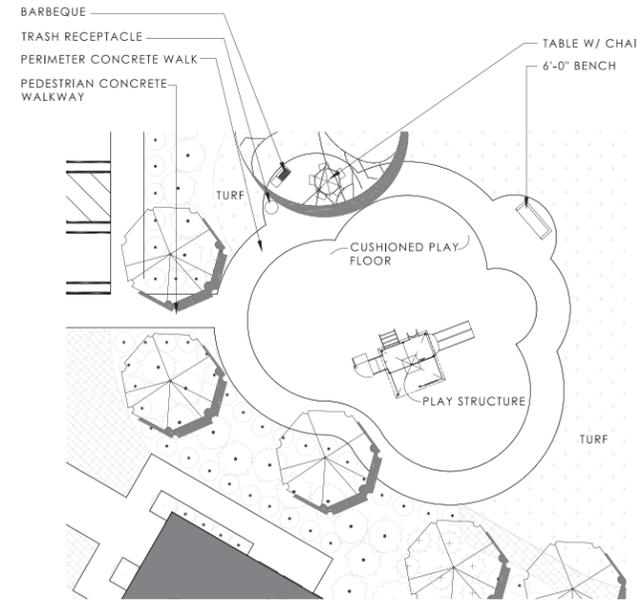
|                   |  |
|-------------------|--|
| CONTROLLER:       | RAINBIRD ESP-SM16 - SMART MODULAR CONTROL SYSTEM   |
| HE STREAM SPRAYS: | RAINBIRD U-SERIES or HUNTER MP ROTATORS  |
| DRIP SYSTEM:      | RAINBIRD XFS SUB-SURFACE DRIPLINE<br>XERI-BUBBLER SPYK<br>XERI-BUG EMITTERS<br>XO 1/4" DISTRIBUTION TUBING |
| TREE BUBBLER:     | RAINBIRD RWS   |
| VALVE:            | RAINBIRD PEB<br>XACZ-PRF SERIES  |
| GATE VALVE:       | NIBCO LINE SIZED GATE VALVE  |
| BACKFLOW:         | FEBCO B25VA-1"   |
| LATERAL LINE:     | PVC SCH 40   |
| MAINLINE:         | PVC SCH 40 (1"-1.5") OR PVC CLASS 315 (2" +)   |



Main Entrance Drive



Residential Courtyards



Community Playground



DEX LANDING      SMALL PLAYSTRUCTURE- AGES 2-12



BASE DOUBLE      TRIPLE BLOCK      SMALL PLAYSTRUCTURE- AGES 2-12



LOUNGE AREA SEATING      BARBEQUE      SMALL PLAYSTRUCTURE- AGES 2-12



BENCH SEATING      DINING CHAIR      DINING TABLE (UMBRELLA NOT SHOWN)      TRASH RECEPTACLE

Site Furnishing & Parkour Examples

|   |  |
|---|--|
| A | 5-1-19 LAND USE APPLICATION SUBMITTAL                      |
| B | 6-24-19 STAFF COMMENTS - LAND USE APPLICATION RE-SUBMITTAL |
| C | 8-14-19 STAFF COMMENTS - LAND USE APPLICATION RE-SUBMITTAL |
| D | 9-11-19 STAFF COMMENTS - LAND USE APPLICATION RE-SUBMITTAL |

## Revisions

# The Courtyards at Cottonwood Family Apartments

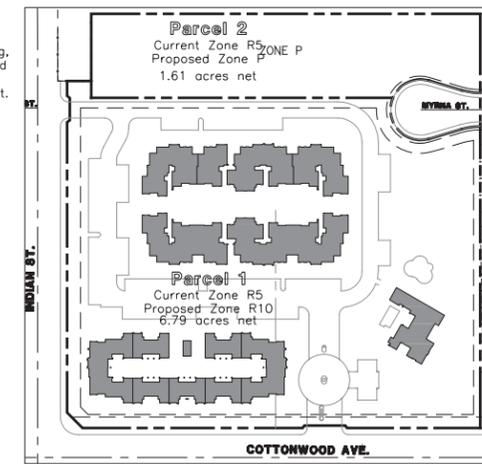
A Proposed Affordable Housing Community

Northeast Corner of  
Cottonwood Ave. & Indian St.  
Plot Plan (PEN 19-0110)

|                  |                   |
|------------------|-------------------|
| Job No.<br>1891A | Date<br>12/29/18  |
| Drawn By<br>WGA  | Checked By<br>WGA |

Plot Plan (PEN 19-0110)

Sheet Title  
Schematic Site Plan



Parcel Key NO SCALE

**Rental Unit Data**

Building B:

| Unit Type | Count | Bed/Bath          | Livable Area |
|-----------|-------|-------------------|--------------|
| 1A        | (4)   | 1/1 (Min 450 SF)  | 628 SF       |
| 2         | (8)   | 2/1 (Min 800 SF)  | 803 SF       |
| 2c        | (4)   | 2/1 (Min 800 SF)  | 803 SF       |
| 3         | (14)  | 3/2 (Min 1000 SF) | 1009 SF      |

Building C:

| Unit Type | Count | Bed/Bath          | Livable Area |
|-----------|-------|-------------------|--------------|
| 1A        | (4)   | 1/1 (Min 450 SF)  | 628 SF       |
| 2         | (8)   | 2/1 (Min 800 SF)  | 803 SF       |
| 2c        | (4)   | 2/1 (Min 800 SF)  | 803 SF       |
| 3         | (14)  | 3/2 (Min 1000 SF) | 1009 SF      |

Building D:

| Unit Type | Count | Bed/Bath         | Livable Area |
|-----------|-------|------------------|--------------|
| 1s        | (2)   | 1/1 (Min 450 SF) | 624 SF       |
| 1As       | (14)  | 1/1 (Min 450 SF) | 628 SF       |
| 2c        | (4)   | 2/1 (Min 800 SF) | 803 SF       |

**Rental Unit Mix**

| Type  | Count       | Percentage    |
|---|-------------|---------------|
| Type 1 One Bedroom                              | 2           | (2.50%)       |
| Type 1A One Bedroom                             | 19          | (23.75%)      |
| Type 1A Accessible One Bedroom                  | 3           | (3.75%)       |
| Type 2 Two Bedroom                              | 26          | (32.50%)      |
| Type 2 Accessible Two Bedroom                   | 2           | (2.50%)       |
| Type 3 Three Bedroom                            | 25          | (31.25%)      |
| Type 3A Accessible Three Bedroom                | 3           | (3.75%)       |
| <b>Total Rental Units</b>                       | <b>80</b>   | <b>(100%)</b> |
| Manager's Unit                                  | Two Bedroom | 1             |
| <b>Total Residential Dwelling Units on Site</b> | <b>81</b>   |               |

**Building Data**

| Key | Blgd. Type | Const. Type  | Stories | Occupancy | Gross Area |
|-----|------------|--------------|---------|-----------|------------|
| A   | 3          | VB Sprinkled | 2       | A3/B/R3   | 4,840 SF   |
| B   | 1R         | VB Sprinkled | 2       | R2        | 31,386 SF* |
| C   | 2          | VB Sprinkled | 2       | R2        | 31,386 SF* |
| D   | 2          | VB Sprinkled | 1       | R2        | 15,987 SF  |
| E   | 4          | VB NS        | 1       | B         | 142 SF     |

\* Allowable building area is 47,740 sq. ft. in conformance with CBC Section 506 for sprinkled 2 story building and 506.3 frontage increase

**Site Plan Key Notes**

- Gate control kiosk
- Community pool
- Tot Lot & Basket Ball Courts
- Construct new 6' high split face CMU site wall under separate permit
- 32' sq. x 6'H pilaster w/ smooth plaster fin & precast cap per separate permit
- 6' tubular steel fence under separate permit
- 6' tubular steel automatic access control gate for residents, guests & emergency ingress/egress under separate permit
- 6' tubular steel automatic exit gate for residents and emergency ingress/egress under separate permit
- Two bin Waste & Recycling enclosure with split face masonry walls and roof to match buildings. (travel dist from units = <250')
- Concrete walk / flatwork
- A.C. paved parking and drive aisle
- Community BBQ / outdoor recreation space
- Pool Equipment
- Mechanical Equipment concealed by walls
- Mail Kiosk
- Monument Signage (under separate permit)
- DG Walking course
- Bio Retention Area
- Accessible 1 Bedroom Unit
- Accessible 2 Bedroom Unit
- Accessible 3 Bedroom Unit
- Fire Dept. Access Gate
- 6'H CMU monument wall w/ smooth plaster fin & precast cap per separate permit
- 4' sq. x 6'H pilaster w/ stone veneer & precast cap per separate permit

## Project Description

An 81 unit gated affordable housing project on a 6.79 acre parcel including two family apartment buildings, one senior apartment building, one community building, one laundry building, one community pool and one community park. The unit mix includes 1, 2, and 3 bedroom apartments ranging in size from 628 square feet to 1009 square feet.

**Parcel 1**  
60 family apartments  
20 senior apartments  
1 managers unit  
community building / 1 laundry building  
pool  
tot lot / community park

## Legal Description

PARCELS 1, 2, 3 AND 4 AND LETTERED LOT C OF PARCEL MAP 8073, IN THE CITY OF MORENO VALLEY, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 30 OF PARCEL MAPS, PAGE 20, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

## Project Data

**Property Information**  
Address: Northeast Corner of Cottonwood Ave. and Indian St.  
Moreno Valley, CA. 92553

**FEMA Information**  
This project is located within FEMA flood zone X. This project is located outside 0.2% annual chance floodplain

**Land Use and Zoning Information**

Existing General Plan: R5 (Residential 5 Du/Ac)  
Proposed General Plan: [Parcel 1] R10 (Residential 10 Du/Ac)  
[Parcel 2] P (Public Facility)  
R5 (Residential 5 Du/Ac)  
[Parcel 1] R10 (Residential 10 Du/Ac)  
[Parcel 2] P (Public Facility)

Existing Land Use: Vacant Land  
Proposed Land Use: Parcel 1 - Multi-Family Residential  
Parcel 2 - Public Facility

**Site Data**  
Area:  
Total Site Area (Parcels 1-4 and Lot "C" of P.M.30/20)  
9.81 Ac. Gross / 8.37 Ac. Net

**Proposed Development**  
Parcel 1: 8.21 Ac. Gross / 6.79 Ac. Net (zoned R10)  
Parcel 2: 1.61 Ac. Gross / 1.61 Ac. Net (zoned P)  
Disturbed Area: 6.79 Ac.

**Open Space:**  
Min. Space Required 81x300 SF = 24,300 SF  
Open Space Provided = 152,483 SF  
Landscape Area: 103,002 SF  
Min. Area Required 294,290 x 0.35 = 103,002 SF  
Landscape Area (incl. walks) = 169,030 SF  
Pool Area = 2,567 SF  
Total Landscape Area Provided = 171,597 SF  
**Hard Surface Area:**  
Paved Parking & Drive Area = 64,282 SF  
Basket Ball Courts = 5,555 sf

**Floor Area Ratio**

|  |           |
|--|-----------|
| Building A - Community Building            | 4,840 SF  |
| Building B - Family Apartment Building     | 31,386 SF |
| Building C - Family Apartment Building     | 31,386 SF |
| Building D - Senior Apartment Building     | 15,987 SF |
| Building E - Laundry Building / Mail Kiosk | 142 SF    |

Aggregate Total Floor Area = 83,741 SF  
83,741 (floor area) / 295,772 (net project area) = 0.28 FAR  
Allowable per R10 District = 0.75 FAR

**Lot Coverage**

|  |           |
|--|-----------|
| Building A - Community Building            | 4,632 SF  |
| Building B - Family Apartment Building     | 17,084 SF |
| Building C - Family Apartment Building     | 17,084 SF |
| Building D - Senior Apartment Building     | 18,411 SF |
| Building E - Laundry Building / Mail Kiosk | 276 SF    |
| Trash Enclosures (160x3)                   | 480 SF    |
| Parking Covers                             | 17,820 SF |

Total Coverage = 75,787 SF  
75,787 SF / 295,772 SF = 26% Coverage  
Allowable per R10 District = 40% Coverage

**Site Density**  
Zone R10 (10 units per acre) + 25% affordable bonus = 12.5 units per acre max / 8 units per acre min. allowable Area (net):  
Parcel 1 density: 81 units / 6.79 acres = 11.93

**Building Height Table (as measured from finish grade)**

|  |          |
|--|----------|
| Building A - Community Building            | 26.8 Ft. |
| Building B - Family Apartment Building     | 30.1 Ft. |
| Building C - Family Apartment Building     | 30.1 Ft. |
| Building D - Senior Apartment Building     | 20.5 Ft. |
| Building E - Laundry Building / Mail Kiosk | 12.1 Ft. |

**Parking Data (Based on 100% Affordable Housing)**

|                                  |                              |
|----------------------------------|------------------------------|
| Gross Parking Per Family Unit:   |                              |
| One Bedroom                      | 1.5 Spaces x 8 = 12 Spaces   |
| Two Bedroom                      | 2.0 Spaces x 25 = 50 Spaces  |
| Three Bedroom                    | 2.5 Spaces x 28 = 70 Spaces  |
| Gross Family Parking Requirement | 132 Spaces                   |
| Gross Parking Per Senior Unit:   |                              |
| One Bedroom                      | 1.25 Spaces x 16 = 20 Spaces |
| Two Bedroom                      | 1.50 Spaces x 4 = 6 Spaces   |
| Gross Senior Parking Requirement | 26 Spaces                    |
| Gross Parking Required           | 158 Spaces                   |

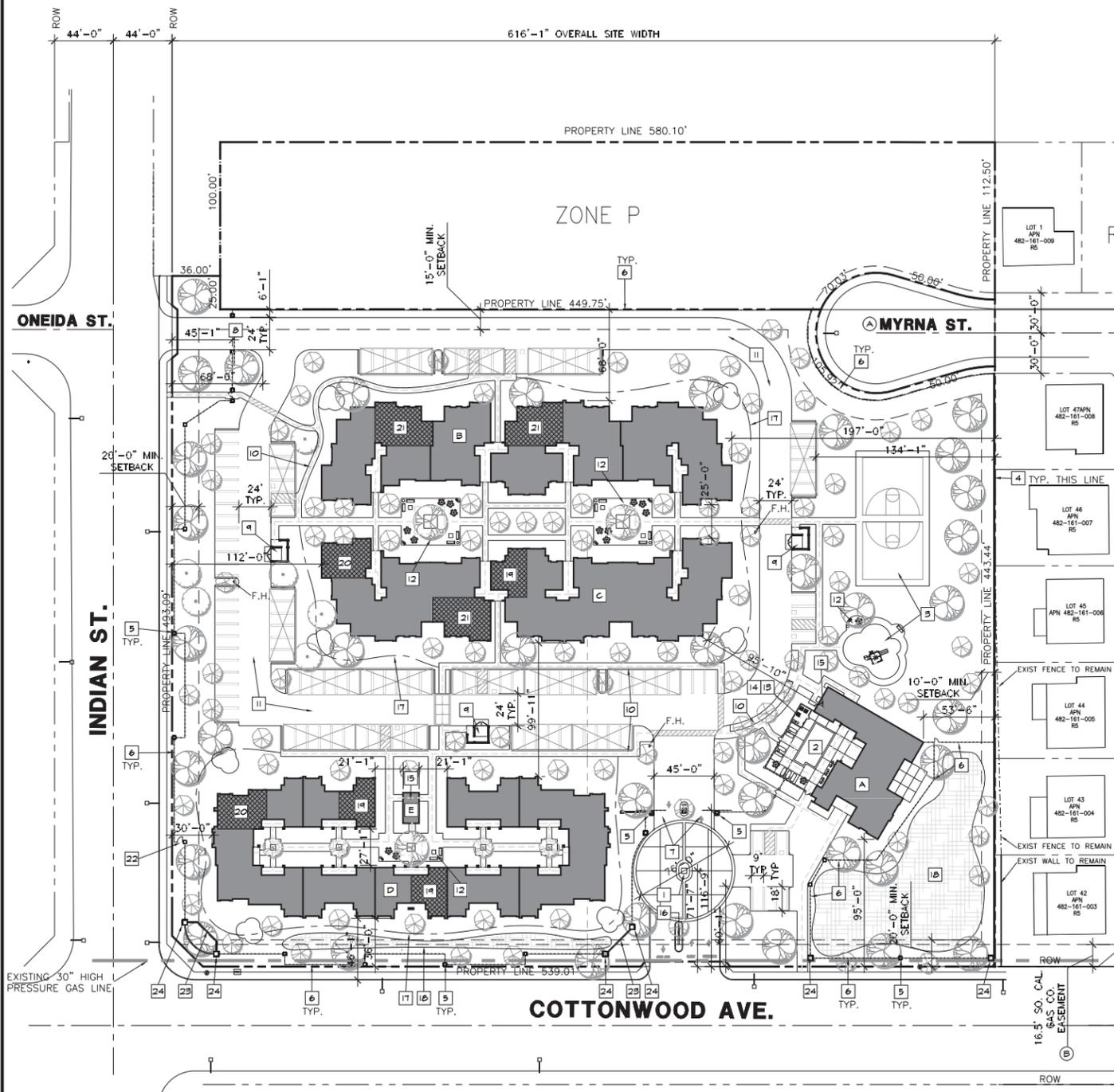
**Affordable Housing Parking Reduction:**

|                                    |                  |               |
|------------------------------------|------------------|---------------|
| One Bedroom                        | (.5) Spaces x 24 | (12) Spaces   |
| Two Bedroom                        | (.5) Spaces x 29 | (14.5) Spaces |
| Three Bedroom                      | (.5) Spaces x 28 | (14) Spaces   |
| Total Affordable Parking Reduction |                  | 40.5 Spaces   |
| Net Parking Required               |                  | 118 Spaces    |

**Parking Provided:**

|   |                   |
|---|-------------------|
| Covered Standard Spaces                 | 75 Spaces         |
| Covered Accessible Assigned Spaces      | 8 Spaces          |
| Open Standard Spaces                    | 30 Spaces         |
| Open Accessible Spaces per 9.11.040D-12 | 5 Spaces          |
| <b>Total Parking Spaces Provided</b>    | <b>118 Spaces</b> |

Note: All standard spaces are 9' wide x 18' deep



## SCHEMATIC SITE PLAN

SCALE 1"=40'  
GRAPHIC SCALE



**Accessibility Notes**  
10% minimum of rental units shall be fully accessible  
5% minimum of rental units shall be equipped with features for persons with vision or hearing disabilities  
All ground floor units and units on floors served by an elevator shall be adaptable to fully accessible  
----- Indicates accessible path of travel

**Easement Notes**

- Easement to Bear Valley Irrigation Company for irrigation purposes per book 175, page 304 recorded 4-11-1893 - not plottable from record
- ⓐ Easement for Myrna Street for street purposes per PM 30/20 as shown
- ⓑ Easement to the Southern California Gas Company for gas line purposes per book 1171, page 393, recorded 5-10-1950

derra  
495 E. Rincon Street, Suite 204  
Corona, CA 92879  
Ph: 951.268.1650 Fax: 951.268.1651

- A 5-1-19 LAND USE APPLICATION SUBMITTAL
- B 6-24-19 STAFF COMMENTS - LAND USE APPLICATION RE-SUBMITTAL
- C 8-14-19 STAFF COMMENTS - LAND USE APPLICATION RE-SUBMITTAL
- D 9-11-19 STAFF COMMENTS - LAND USE APPLICATION RE-SUBMITTAL

Revisions

A Proposed Affordable Housing Community

## The Courtyards at Cottonwood Family Apartments

Northeast Corner of Cottonwood Ave. & Indian St.  
Plot Plan (PEN 19-0110)

**Attachment: Site Plan [Revision 1] (3772 : PEN19-0110 CC)**



**SCHEMATIC SITE PLAN**

NORTH  
SCALE: 1"=40'

0 20' 40' 80'  
GRAPHIC SCALE

|                  |                   |
|------------------|-------------------|
| Job No.<br>1891A | Date<br>12/29/18  |
| Drawn By<br>WGA  | Checked By<br>WGA |

Plot Plan (PEN 19-0110)

Sheet Title  
Color Site Plan

- A 5-1-19 LAND USE APPLICATION SUBMITTAL
- B 6-24-19 STAFF COMMENTS - LAND USE APPLICATION RE-SUBMITTAL
- C 8-14-19 STAFF COMMENTS - LAND USE APPLICATION RE-SUBMITTAL
- D 9-11-19 STAFF COMMENTS - LAND USE APPLICATION RE-SUBMITTAL

### Revisions

A Proposed Affordable Housing Community

## The Courtyards at Cottonwood Family Apartments

Northeast Corner of Cottonwood Ave. & Indian St.  
Plot Plan (PEN 19-0110)

Attachment: Building Elevations [Revision 1] (3772 : PEN19-0110 CC)

|                  |                   |
|------------------|-------------------|
| Job No.<br>1891A | Date<br>12/29/18  |
| Drawn By<br>WGA  | Checked By<br>WGA |

Plot Plan (PEN 19-0110)

Sheet Title  
Building Type 1 Elevations

| EXTERIOR CEMENT PLASTER FINE SAND FINISH      |  | EXTERIOR PAINT   |  |
|---|--|--|--|
| ST-01 MERLEX P-100 GLACIER WHITE              |  | P-01 DUNN EDWARDS EXTERIOR LATEX - SATIN DE 6133 - OLD BOOT        |  |
| ST-02 MERLEX P-450 CAFE MOCHA                 |  | P-02 DUNN EDWARDS EXTERIOR LATEX - SEMI GLOSS DE6350 - DARK ENGINE |  |
| ST-03 MERLEX P-3721 CAVIAR                    |  |  |  |
| ST-04 MERLEX P-105 OATMEAL                    |  |  |  |
| STONE VENEER                                  |  | ROOF TILE  |  |
| V-01 ELDERADO STONE RIDGECREST MOUNTAIN LEDGE |  | RT-01 BORAL SAXONY 900 SHAKE CHARCOAL BROWN BLEND - IFBCJ1132      |  |



**PARTIAL FRONT ELEVATION**



**PARTIAL FRONT ELEVATION**



**RIGHT SIDE ELEVATION**

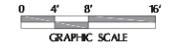


**PARTIAL COURTYARD ELEVATION**



**PARTIAL COURTYARD ELEVATION**

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



**LEFT SIDE ELEVATION**

- A 5-1-19 LAND USE APPLICATION SUBMITTAL
- B 6-24-19 STAFF COMMENTS - LAND USE APPLICATION RE-SUBMITTAL
- C 8-14-19 STAFF COMMENTS - LAND USE APPLICATION RE-SUBMITTAL
- D 9-11-19 STAFF COMMENTS - LAND USE APPLICATION RE-SUBMITTAL

Revisions

A Proposed Affordable Housing Community  
**The Courtyards at Cottonwood Family Apartments**  
 Northeast Corner of Cottonwood Ave. & Indian St.  
 Plot Plan (PEN 19-0110)

Attachment: Building Elevations [Revision 1] (3772 : PEN19-0110 CC)

|                  |                   |
|------------------|-------------------|
| Job No.<br>1891A | Date<br>12/29/18  |
| Drawn By<br>WGA  | Checked By<br>WGA |

Plot Plan (PEN 19-0110)  
 Sheet Title  
 Building Type 2 Elevations



**PARTIAL FRONT ELEVATION**



**PARTIAL FRONT ELEVATION**



**LEFT SIDE ELEVATION**



**RIGHT SIDE (INDIAN ST.) ELEVATION**



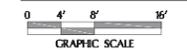
**PARTIAL REAR ELEVATION (COTTONWOOD AVE.)**

| EXTERIOR CEMENT PLASTER FINE SAND FINISH      | EXTERIOR PAINT   |
|---|--|
| ST-01 MERLEX P-100 GLACIER WHITE              | P-01 DUNN EDWARDS EXTERIOR LATEX - SATIN DE 6133 - OLD BOOT        |
| ST-02 MERLEX P-450 CAFE MOCHA                 | P-02 DUNN EDWARDS EXTERIOR LATEX - SEMI GLOSS DE6350 - DARK ENGINE |
| ST-03 MERLEX P-3721 CAVIAR                    |  |
| ST-04 MERLEX P-105 OATMEAL                    |  |
| STONE VENEER                                  | ROOF TILE  |
| V-01 ELDERADO STONE RIDGECREST MOUNTAIN LEDGE | RT-01 BORAL SAXONY 900 SHAKE CHARCOAL BROWN BLEND - IFBCJ1132      |



**PARTIAL REAR ELEVATION (COTTONWOOD AVE.)**

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



- A 5-1-19 LAND USE APPLICATION SUBMITTAL
- B 6-24-19 STAFF COMMENTS - LAND USE APPLICATION RE-SUBMITTAL
- C 8-14-19 STAFF COMMENTS - LAND USE APPLICATION RE-SUBMITTAL
- D 9-11-19 STAFF COMMENTS - LAND USE APPLICATION RE-SUBMITTAL

Revisions

A Proposed Affordable Housing Community  
**The Courtyards at Cottonwood Family Apartments**  
 Northeast Corner of  
 Cottonwood Ave. & Indian St.  
 Plot Plan (PEN 19-0110)  
**Attachment: Building Elevations [Revision 1] (3772 : PEN19-0110 CC)**

|                  |                   |
|------------------|-------------------|
| Job No.<br>1891A | Date<br>12/29/18  |
| Drawn By<br>WGA  | Checked By<br>WGA |

Plot Plan (PEN 19-0110)

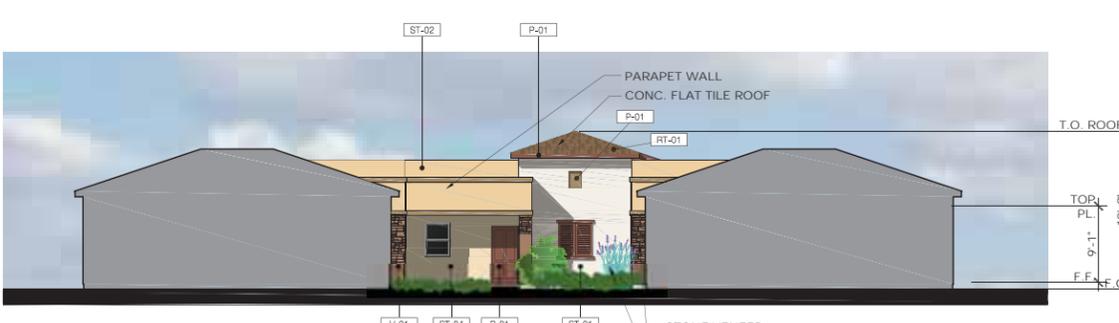
Sheet Title  
 Building Type 2  
 Courtyard Elevations



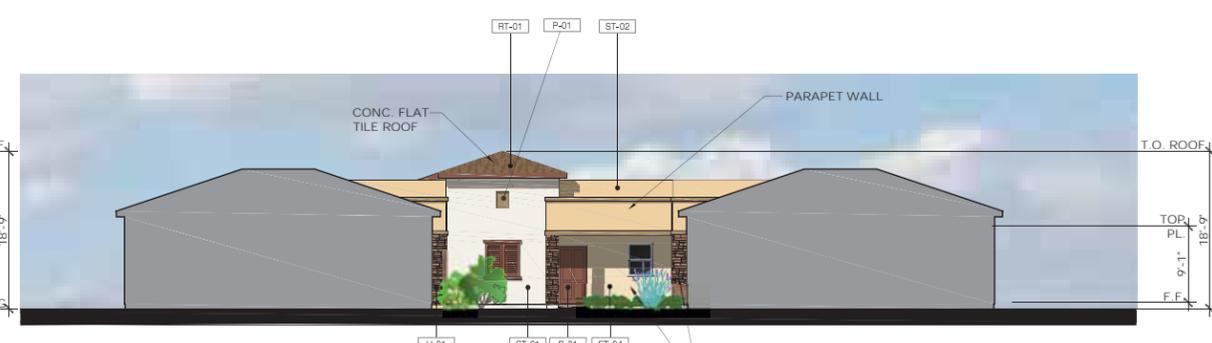
INTERIOR COURTYARD ELEVATION (SOUTH SIDE)



INTERIOR COURTYARD ELEVATION (NORTH SIDE)



INTERIOR COURTYARD ELEVATION (WEST END)



INTERIOR COURTYARD ELEVATION (EAST END) SCALE 1/8"=1'-0"



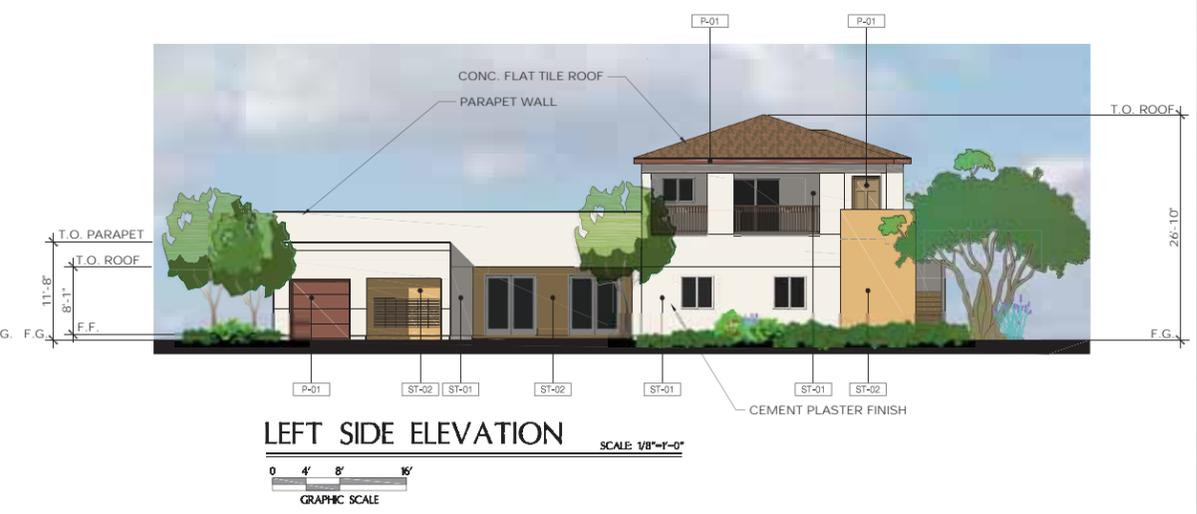
| EXTERIOR CEMENT PLASTER FINE SAND FINISH      | EXTERIOR PAINT   |
|---|--|
| ST-01 MERLEX P-100 GLACIER WHITE              | P-01 DUNN EDWARDS EXTERIOR LATEX - SATIN DE 6133 - OLD BOOT        |
| ST-02 MERLEX P-450 CAFE MOCHA                 | P-02 DUNN EDWARDS EXTERIOR LATEX - SEMI GLOSS DE6350 - DARK ENGINE |
| ST-03 MERLEX P-3721 CAVIAR                    |  |
| ST-04 MERLEX P-105 OATMEAL                    |  |
| STONE VENEER                                  | ROOF TILE  |
| V-01 ELDORADO STONE RIDGECREST MOUNTAIN LEDGE | RT-01 BORAL SAXONY 900 SHAKE CHARCOAL BROWN BLEND - IFBCJ1132      |

|   |  |
|---|--|
| A | 5-1-19 LAND USE APPLICATION SUBMITTAL                      |
| B | 6-24-19 STAFF COMMENTS - LAND USE APPLICATION RE-SUBMITTAL |
| C | 8-14-19 STAFF COMMENTS - LAND USE APPLICATION RE-SUBMITTAL |
| D | 9-11-19 STAFF COMMENTS - LAND USE APPLICATION RE-SUBMITTAL |

### Revisions

A Proposed Affordable Housing Community  
**The Courtyards at Cottonwood Family Apartments**  
 Northeast Corner of Cottonwood Ave. & Indian St.  
 Plot Plan (PEN 19-0110)

Attachment: Building Elevations [Revision 1] (3772 : PEN19-0110 CC)



| EXTERIOR CEMENT PLASTER FINE SAND FINISH      |                               | EXTERIOR PAINT  |  |
|---|-------------------------------|---|--|
| ST-01 MERLEX P-100 GLACIER WHITE              | ST-02 MERLEX P-450 CAFE MOCHA | P-01 DUNN EDWARDS EXTERIOR LATEX - SATIN DE 6133 - OLD BOOT   | P-02 DUNN EDWARDS EXTERIOR LATEX - SEMI GLOSS DE8350 - DARK ENGINE |
| ST-03 MERLEX P-3721 CAVIAR                    |                               |   |  |
| STONE VENEER                                  |                               | ROOF TILE   |  |
| V-01 ELDORADO STONE RIDGECREST MOUNTAIN LEDGE |                               | RT-01 BORAL SAXONY 900 SHAKE CHARCOAL BROWN BLEND - IFBCJ1132 |  |

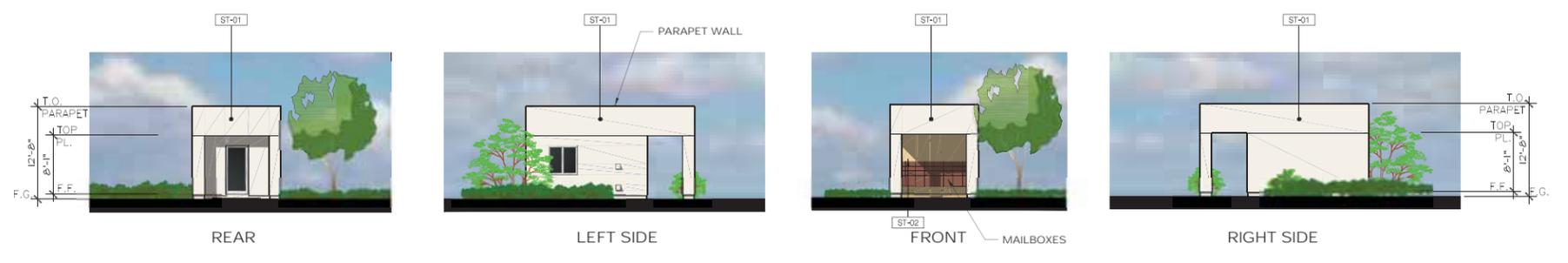
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| Job No. 1891A | Date 12/29/18  |
| Drawn By WGA  | Checked By WGA |

Plot Plan (PEN 19-0110)

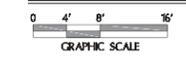
Sheet Title  
 Building Type 3 Elevations

|   |  |
|---|--|
| A | 5-1-19 LAND USE APPLICATION SUBMITTAL                      |
| B | 6-24-19 STAFF COMMENTS - LAND USE APPLICATION RE-SUBMITTAL |
| C | 8-14-19 STAFF COMMENTS - LAND USE APPLICATION RE-SUBMITTAL |
| D | 9-11-19 STAFF COMMENTS - LAND USE APPLICATION RE-SUBMITTAL |

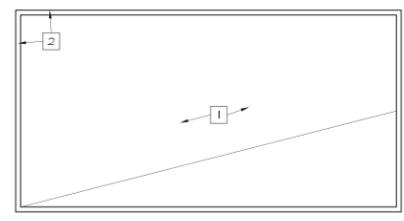
Revisions



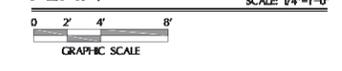
**BUILDING TYPE 4 ELEVATIONS**



SCALE 1/8"=1'-0"



**BUILDING TYPE 4 ROOF PLAN**



Roof Plan Key Notes

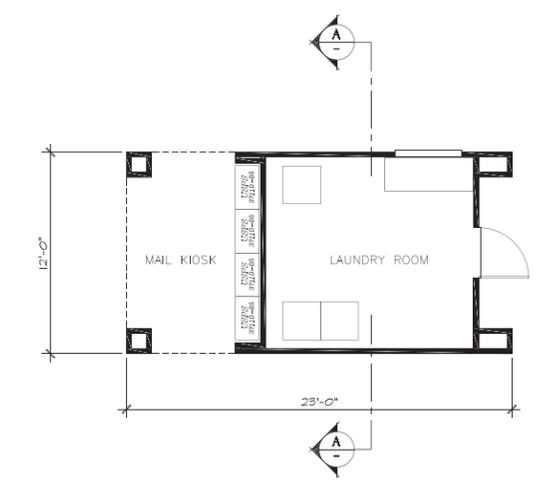
- 1 Built-Up flat roof with mineral cap sheet (1/4":12" min. slope)
- 2 Parapet wall



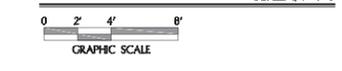
**BUILDING TYPE 4 SECTION A-A**



SCALE 1/4"=1'-0"



**BUILDING TYPE 4 FLOOR PLAN**



| EXTERIOR CEMENT PLASTER FINE SAND FINISH |                                  | EXTERIOR PAINT |  |
|--|----------------------------------|----------------|--|
|  | ST-01 MERLEX P-100 GLACIER WHITE |                | P-01 DUNN EDWARDS EXTERIOR LATEX - SATIN DE 6133 - OLD BOOT        |
|  | ST-02 MERLEX P-450 CAFE MOCHA    |                | P-02 DUNN EDWARDS EXTERIOR LATEX - SEMI GLOSS DE6350 - DARK ENGINE |
|  | ST-03 MERLEX P-3721 CAVIAR       |                |  |

A Proposed Affordable Housing Community  
**The Courtyards at Cottonwood Family Apartments**  
 Northeast Corner of Cottonwood Ave. & Indian St.  
 Plot Plan (PEN 19-0110)

Attachment: Building Elevations [Revision 1] (3772 : PEN19-0110 CC)

|                  |                   |
|------------------|-------------------|
| Job No.<br>1891A | Date<br>12/29/18  |
| Drawn By<br>WGA  | Checked By<br>WGA |

Plot Plan (PEN 19-0110)

Sheet Title  
 Building Type 4 Elevations

|   |  |
|---|--|
| A | 5-1-19 LAND USE APPLICATION SUBMITTAL                      |
| B | 6-24-19 STAFF COMMENTS - LAND USE APPLICATION RE-SUBMITTAL |
| C | 8-14-19 STAFF COMMENTS - LAND USE APPLICATION RE-SUBMITTAL |
| D | 9-11-19 STAFF COMMENTS - LAND USE APPLICATION RE-SUBMITTAL |

### Revisions

A Proposed Affordable Housing Community

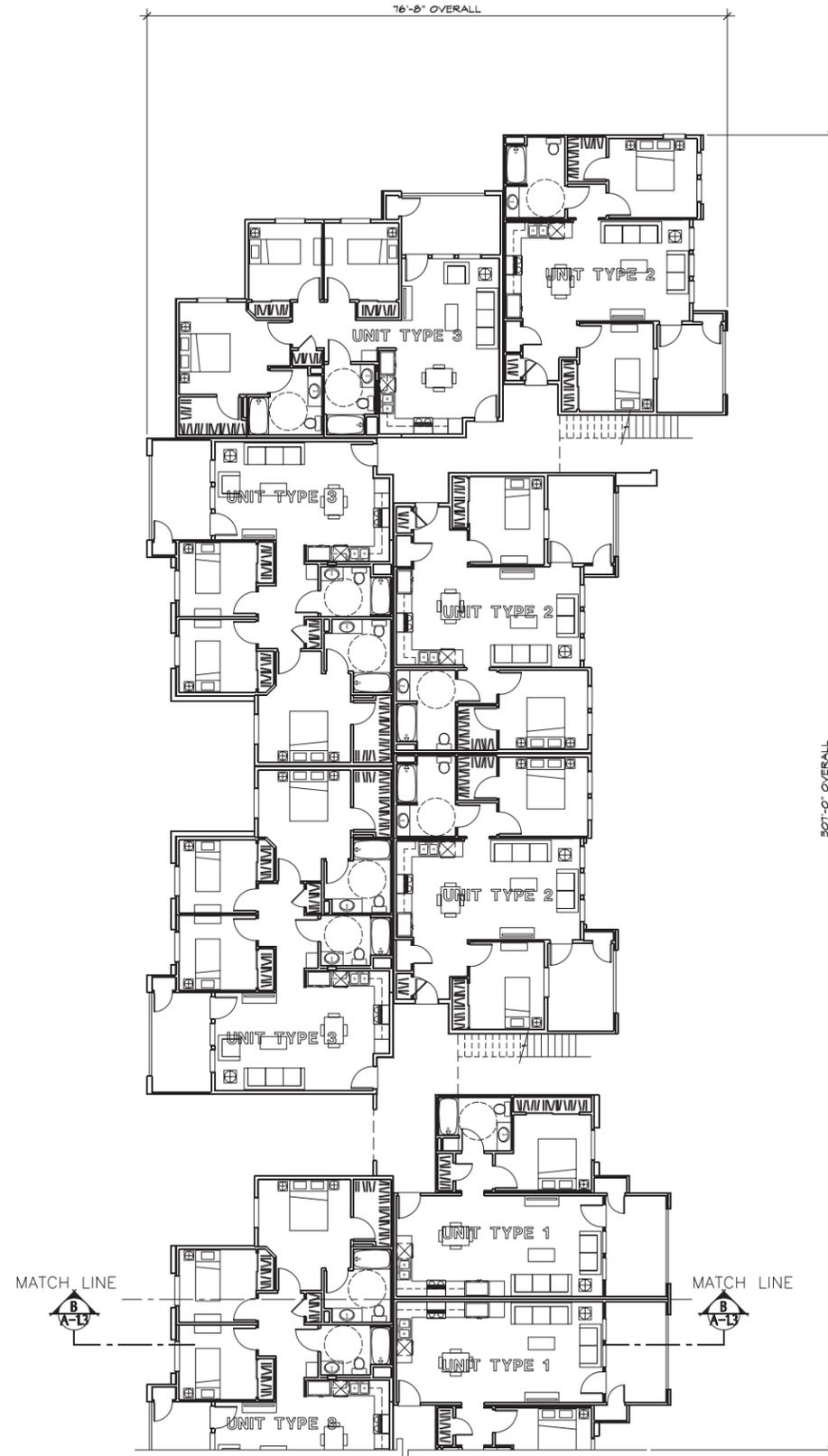
## The Courtyards at Cottonwood Family Apartments

Northeast Corner of Cottonwood Ave. & Indian St.  
 Plot Plan (PEN 19-0110)

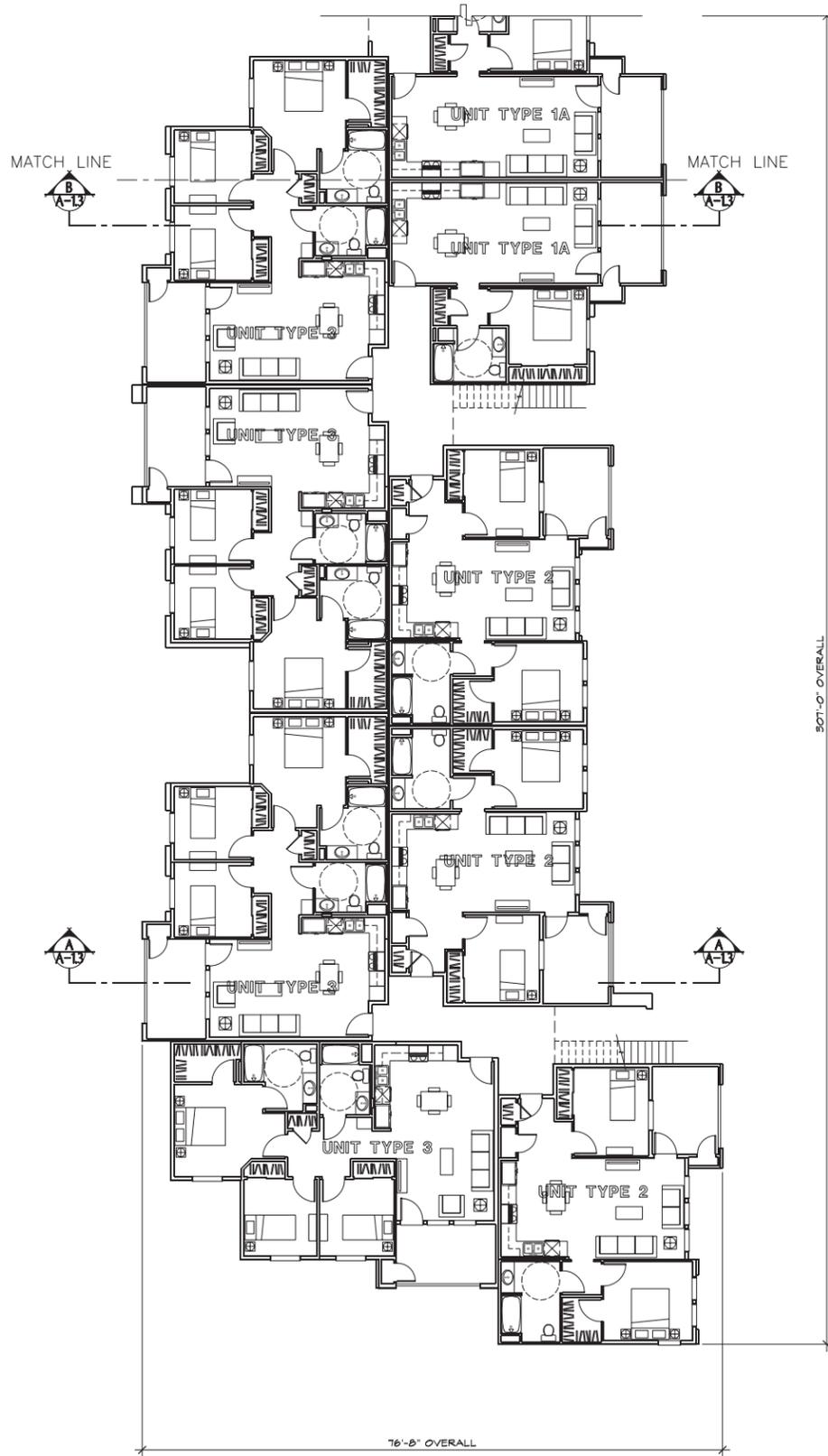
|                  |                   |
|------------------|-------------------|
| Job No.<br>1891A | Date<br>12/29/18  |
| Drawn By<br>WGA  | Checked By<br>WGA |

Plot Plan (PEN 19-0110)  
 Sheet Title  
 Building Type 1 First Floor Plan

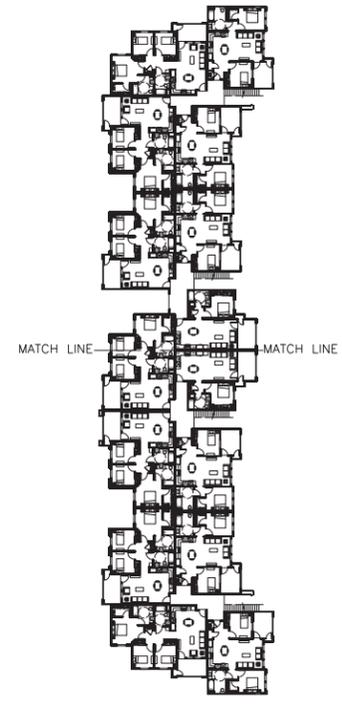
# A-1.0



**PARTIAL FIRST FLOOR PLAN**  
 SCALE 1/8"=1'-0"



**PARTIAL FIRST FLOOR PLAN**  
 SCALE 1/8"=1'-0"



ALLOWABLE AREA CALCULATION  
 TYPE V-B SINGLE R-2 OCCUPANCY SPRINKLED MULTISTORY BUILDING PER 2016 CBC, 506.2.3

ALLOWABLE AREA =  $[21000 + (7000 \times 0.41)] \times 2 = 47,740$  SQ. FT.

PROPOSED BUILDING AREA

|  |                |
|--|----------------|
| FIRST FLOOR =                          | 15,231 SQ. FT. |
| SECOND FLOOR =                         | 16,155 SQ. FT. |
| TOTAL BUILDING (TYPE VB - SPRINKLED) = | 31,386 SQ. FT. |

|   |  |
|---|--|
| A | 5-1-19 LAND USE APPLICATION SUBMITTAL                      |
| B | 6-24-19 STAFF COMMENTS - LAND USE APPLICATION RE-SUBMITTAL |
| C | 8-14-19 STAFF COMMENTS - LAND USE APPLICATION RE-SUBMITTAL |
| D | 9-11-19 STAFF COMMENTS - LAND USE APPLICATION RE-SUBMITTAL |

Revisions

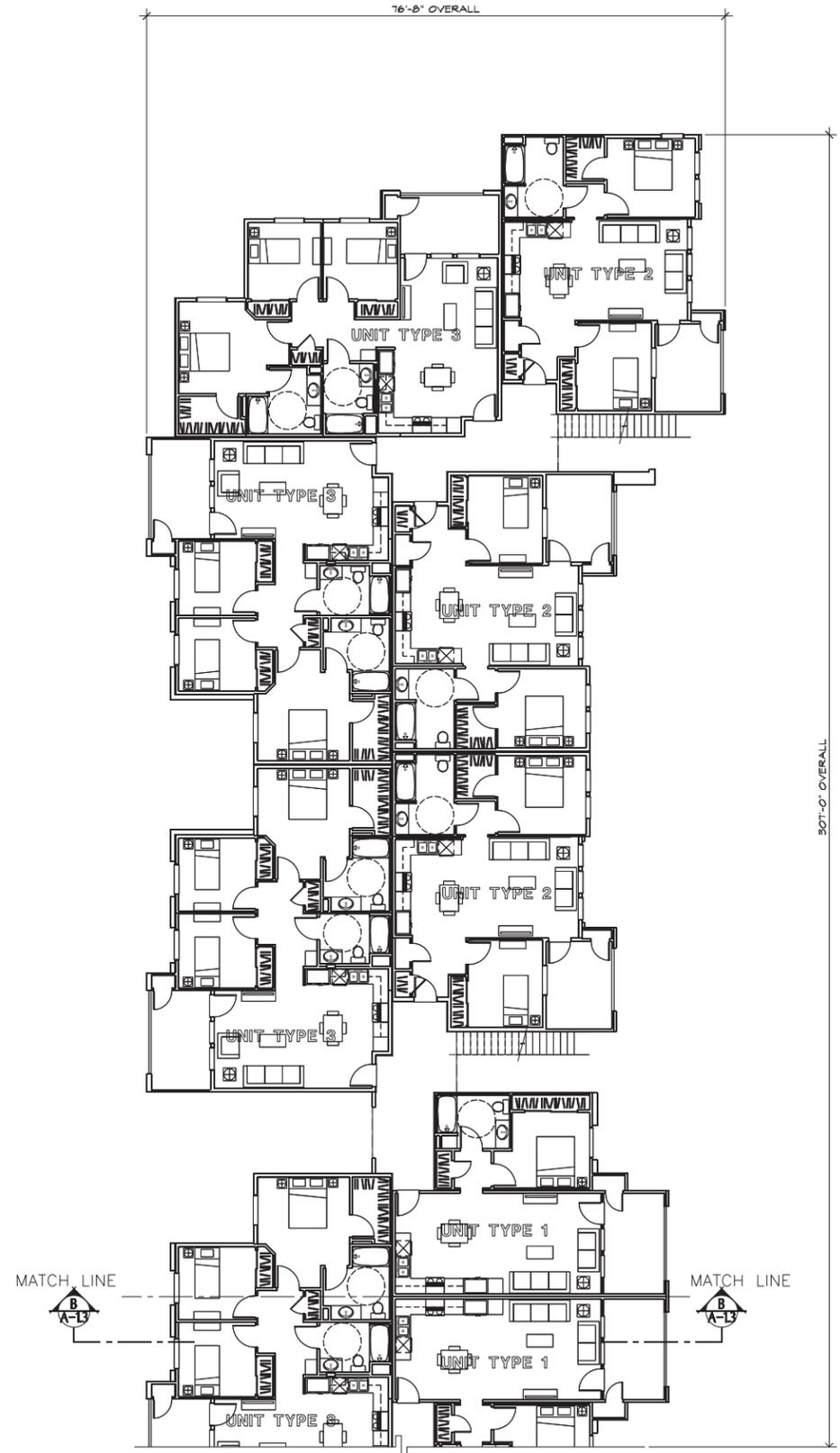
A Proposed Affordable Housing Community  
**The Courtyards at Cottonwood Family Apartments**  
 Northeast Corner of Cottonwood Ave. & Indian St.  
 Plot Plan (PEN 19-0110)

|                  |                   |
|------------------|-------------------|
| Job No.<br>1891A | Date<br>12/29/18  |
| Drawn By<br>WGA  | Checked By<br>WGA |

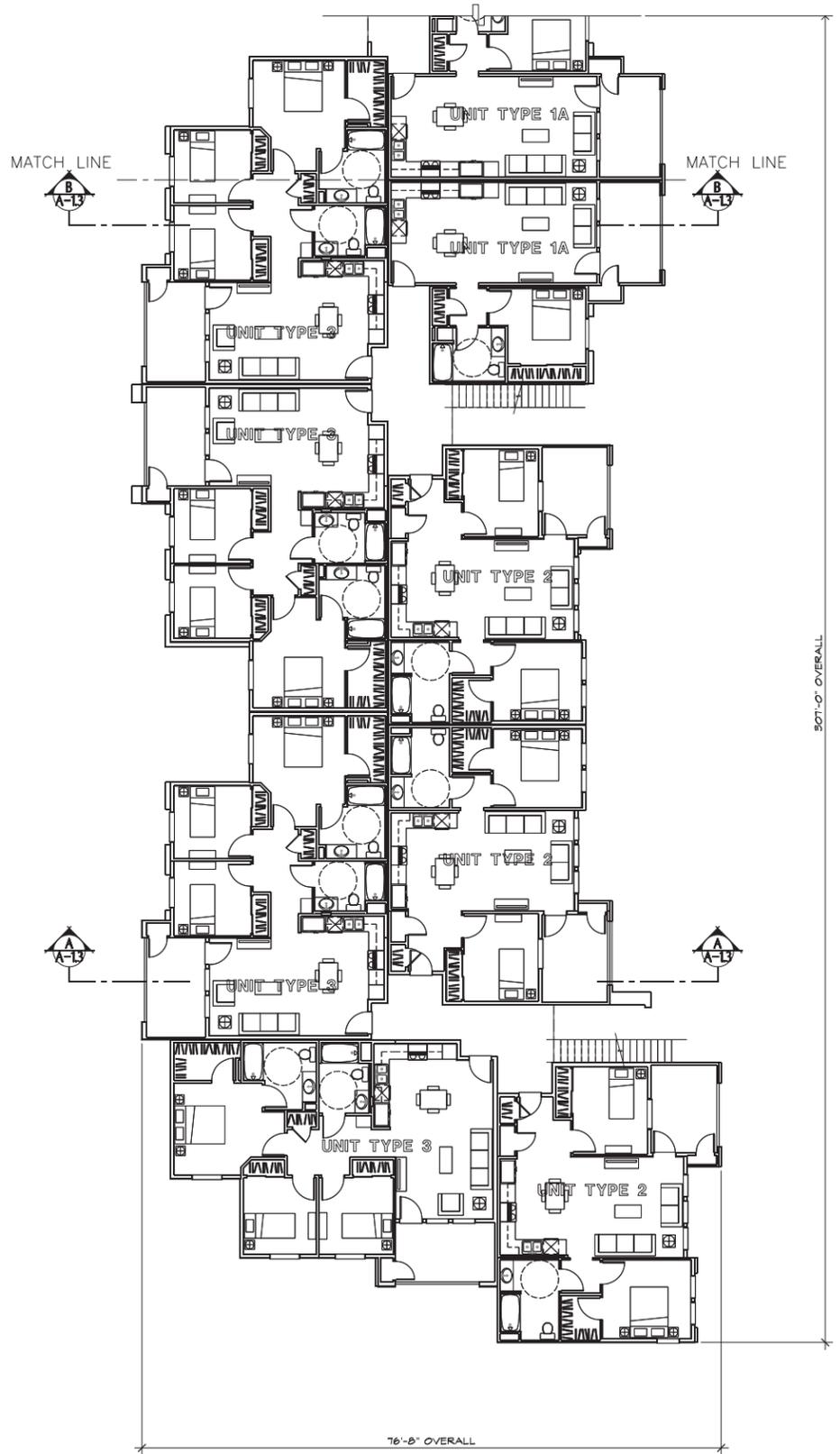
Plot Plan (PEN 19-0110)

Sheet Title  
 Building Type 1 Second Floor Plan

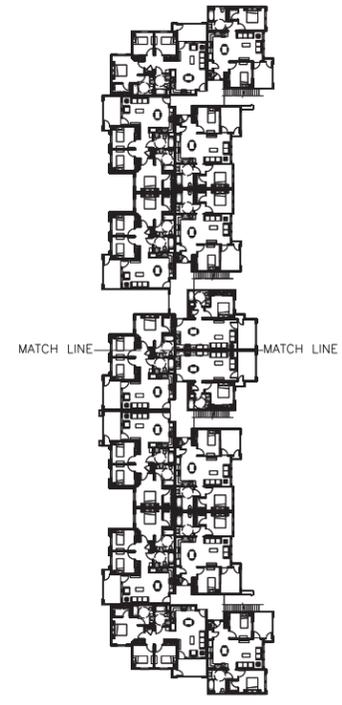
**A-1.1**



**PARTIAL SECOND FLOOR PLAN**  
 SCALE 1/8"=1'-0"



**PARTIAL SECOND FLOOR PLAN**  
 SCALE 1/8"=1'-0"



**Key Plan** NO SCALE

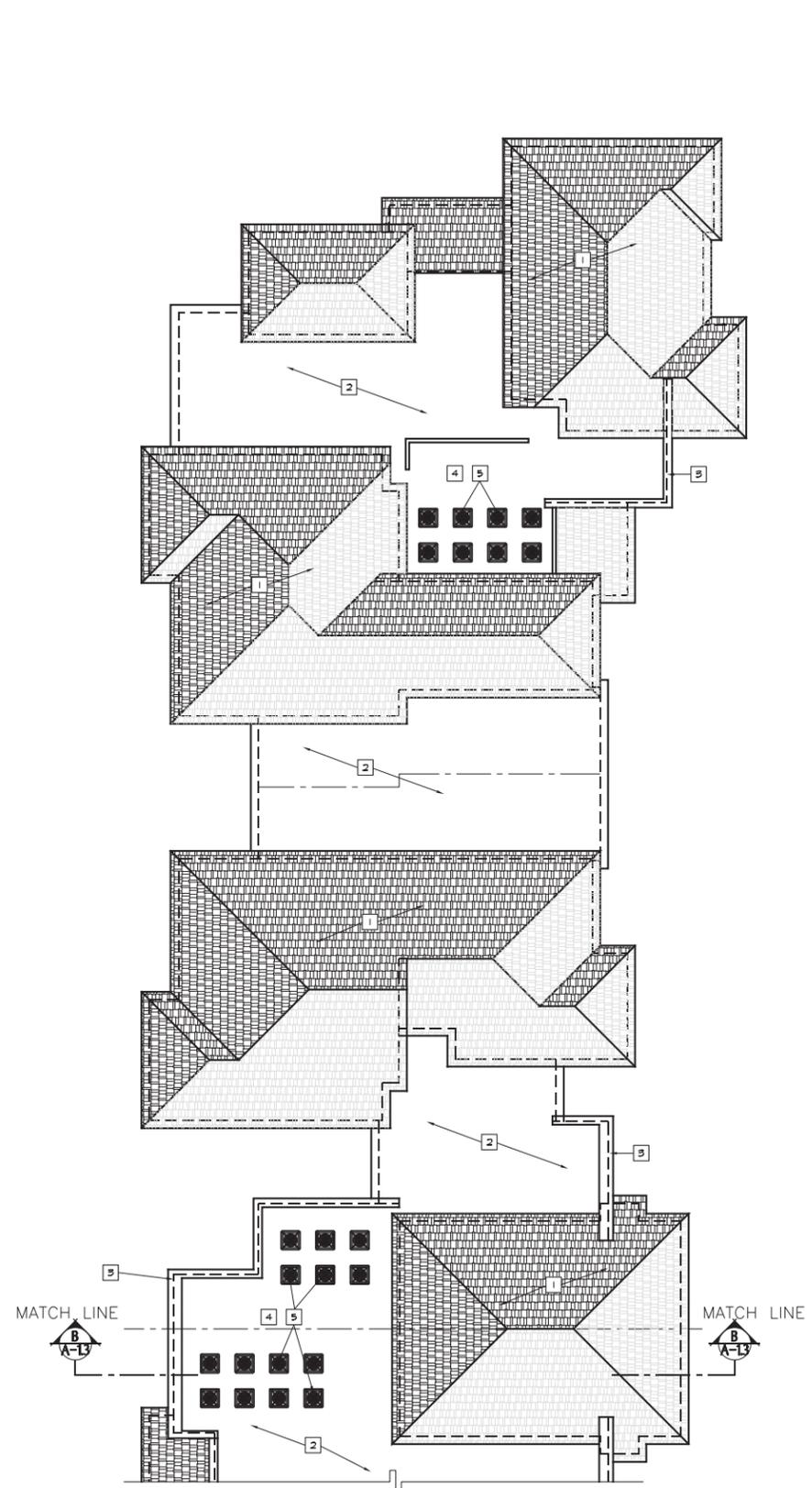
|   |  |
|---|--|
| A | 5-1-19 LAND USE APPLICATION SUBMITTAL                      |
| B | 6-24-19 STAFF COMMENTS - LAND USE APPLICATION RE-SUBMITTAL |
| C | 8-14-19 STAFF COMMENTS - LAND USE APPLICATION RE-SUBMITTAL |
| D | 9-11-19 STAFF COMMENTS - LAND USE APPLICATION RE-SUBMITTAL |

### Revisions

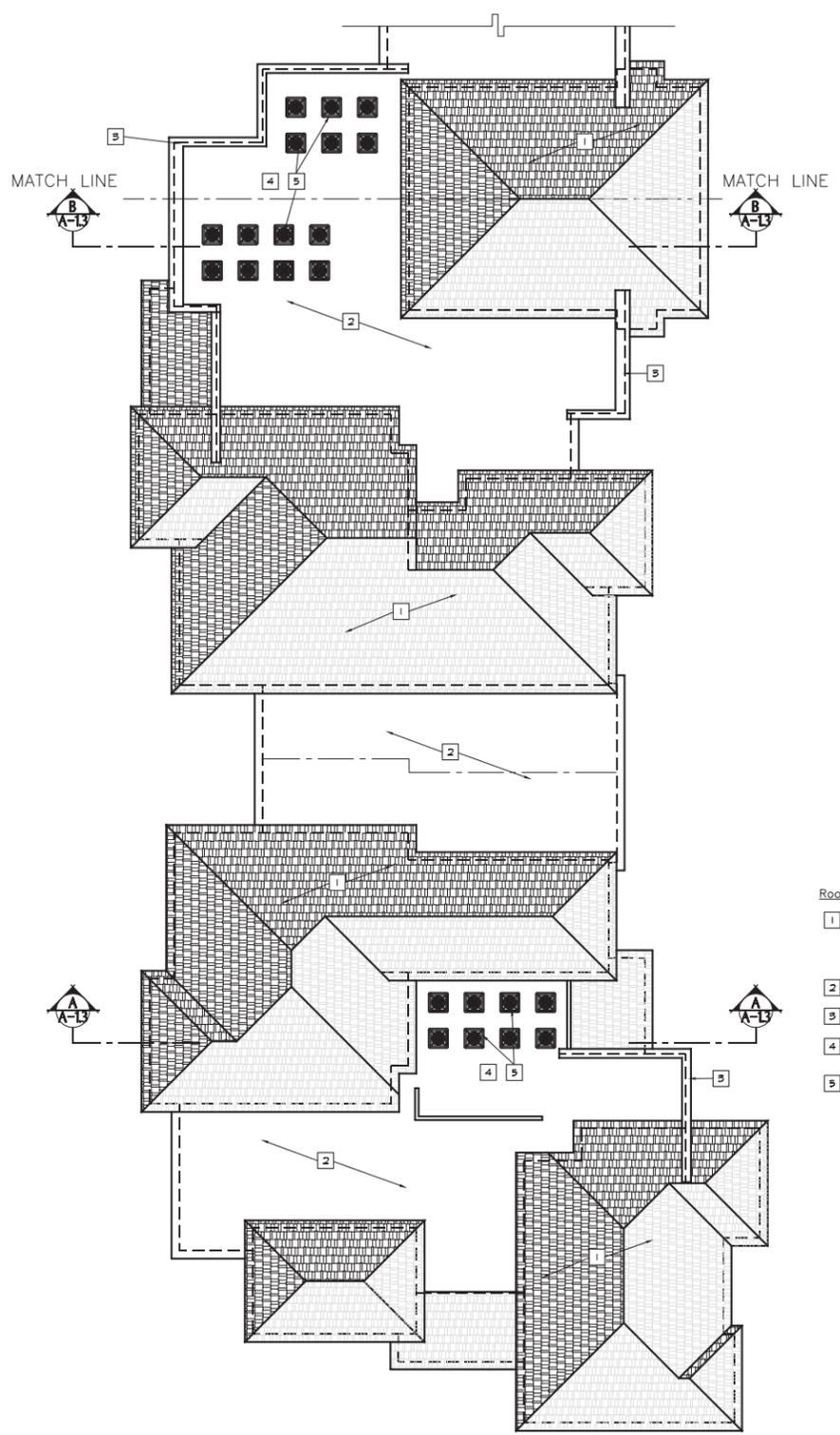
A Proposed Affordable Housing Community

## The Courtyards at Cottonwood Family Apartments

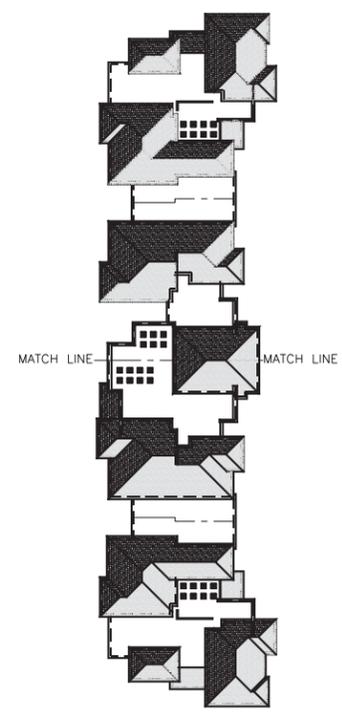
Northeast Corner of Cottonwood Ave. & Indian St.  
 Plot Plan (PEN 19-0110)



**PARTIAL ROOF PLAN**  
 SCALE 1/8"=1'-0"  
 GRAPHIC SCALE



**PARTIAL ROOF PLAN**  
 SCALE 1/8"=1'-0"  
 GRAPHIC SCALE  
 NORTH



**Key Plan** NO SCALE

- Roof Plan Key Notes**
- 1 Concrete flat tile roof (pitch = 4:12 typ.)  
 Manufacturer: Boral  
 Style: Saxony 900 Shake  
 Color: Charcoal Brown Blend
  - 2 Built-Up flat roof with mineral cap sheet (1/4" : 12" min. slope)
  - 3 Parapet wall
  - 4 Mechanical equipment well (all equipment to be concealed by parapet walls)
  - 5 Mechanical units concealed by parapet walls & roof lines

|                  |                   |
|------------------|-------------------|
| Job No.<br>1891A | Date<br>12/29/18  |
| Drawn By<br>WGA  | Checked By<br>WGA |

Plot Plan (PEN 19-0110)

Sheet Title  
 Building Type 1 Roof Plan

A-1.2

- A 5-1-19 LAND USE APPLICATION SUBMITTAL
- B 6-24-19 STAFF COMMENTS - LAND USE APPLICATION RE-SUBMITTAL
- C 8-14-19 STAFF COMMENTS - LAND USE APPLICATION RE-SUBMITTAL
- D 9-11-19 STAFF COMMENTS - LAND USE APPLICATION RE-SUBMITTAL

Revisions

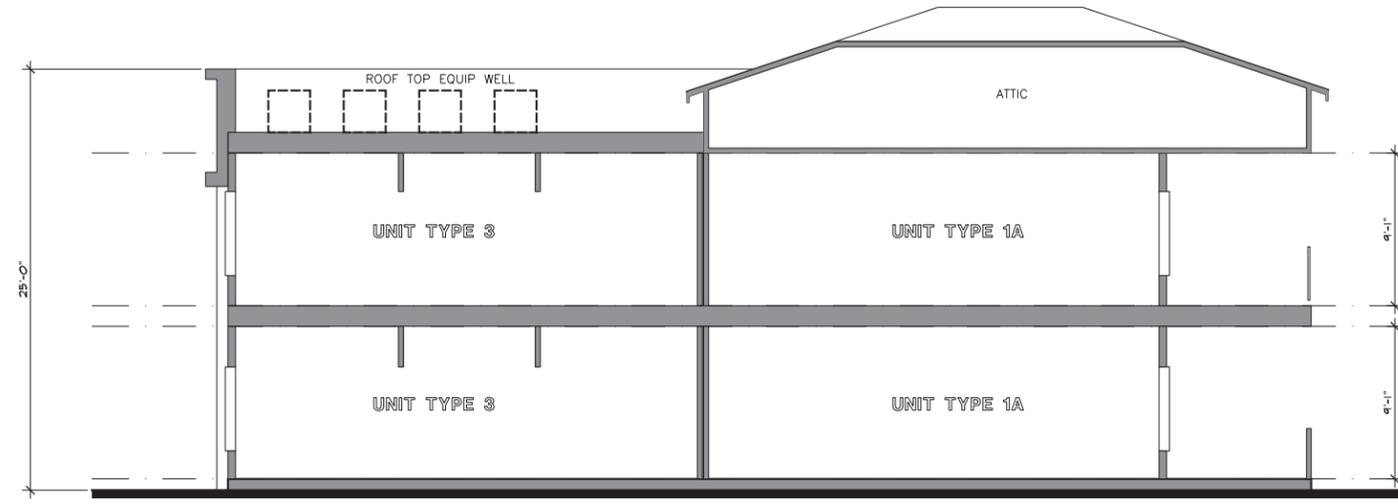
A Proposed Affordable Housing Community  
**The Courtyards at Cottonwood Family Apartments**  
 Northeast Corner of  
 Cottonwood Ave. & Indian St.  
 Plot Plan (PEN 19-0110)

|                  |                   |
|------------------|-------------------|
| Job No.<br>1891A | Date<br>12/29/18  |
| Drawn By<br>WGA  | Checked By<br>WGA |

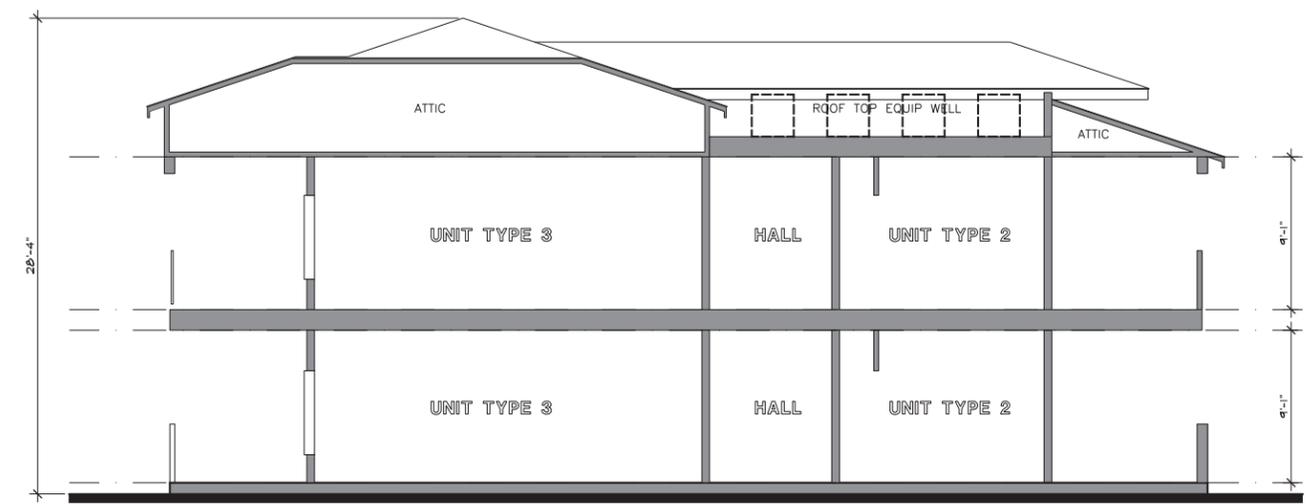
Plot Plan (PEN 19-0110)

Sheet Title  
 Building Type 1 Sections

**A-1.3**



**SECTION B-B** SCALE 1/4"=1'-0"  
 GRAPHIC SCALE



**SECTION A-A** SCALE 1/4"=1'-0"  
 GRAPHIC SCALE

- A 5-1-19 LAND USE APPLICATION SUBMITTAL
- B 6-24-19 STAFF COMMENTS - LAND USE APPLICATION RE-SUBMITTAL
- C 8-14-19 STAFF COMMENTS - LAND USE APPLICATION RE-SUBMITTAL
- D 9-11-19 STAFF COMMENTS - LAND USE APPLICATION RE-SUBMITTAL

### Revisions

A Proposed Affordable Housing Community

## The Courtyards at Cottonwood Family Apartments

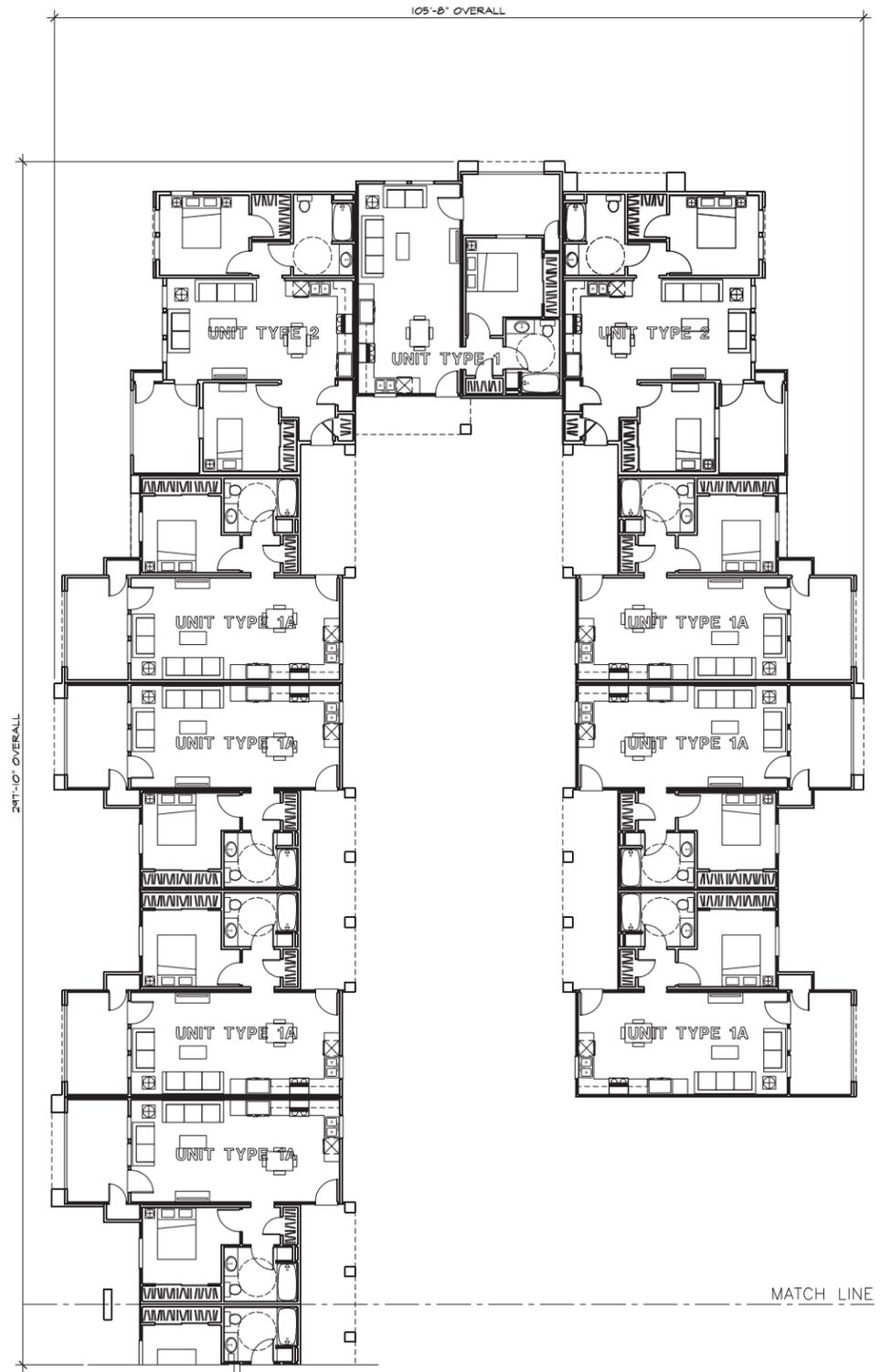
Northeast Corner of Cottonwood Ave. & Indian St.  
 Plot Plan (PEN 19-0110)

|                  |                   |
|------------------|-------------------|
| Job No.<br>1891A | Date<br>12/29/18  |
| Drawn By<br>WGA  | Checked By<br>WGA |

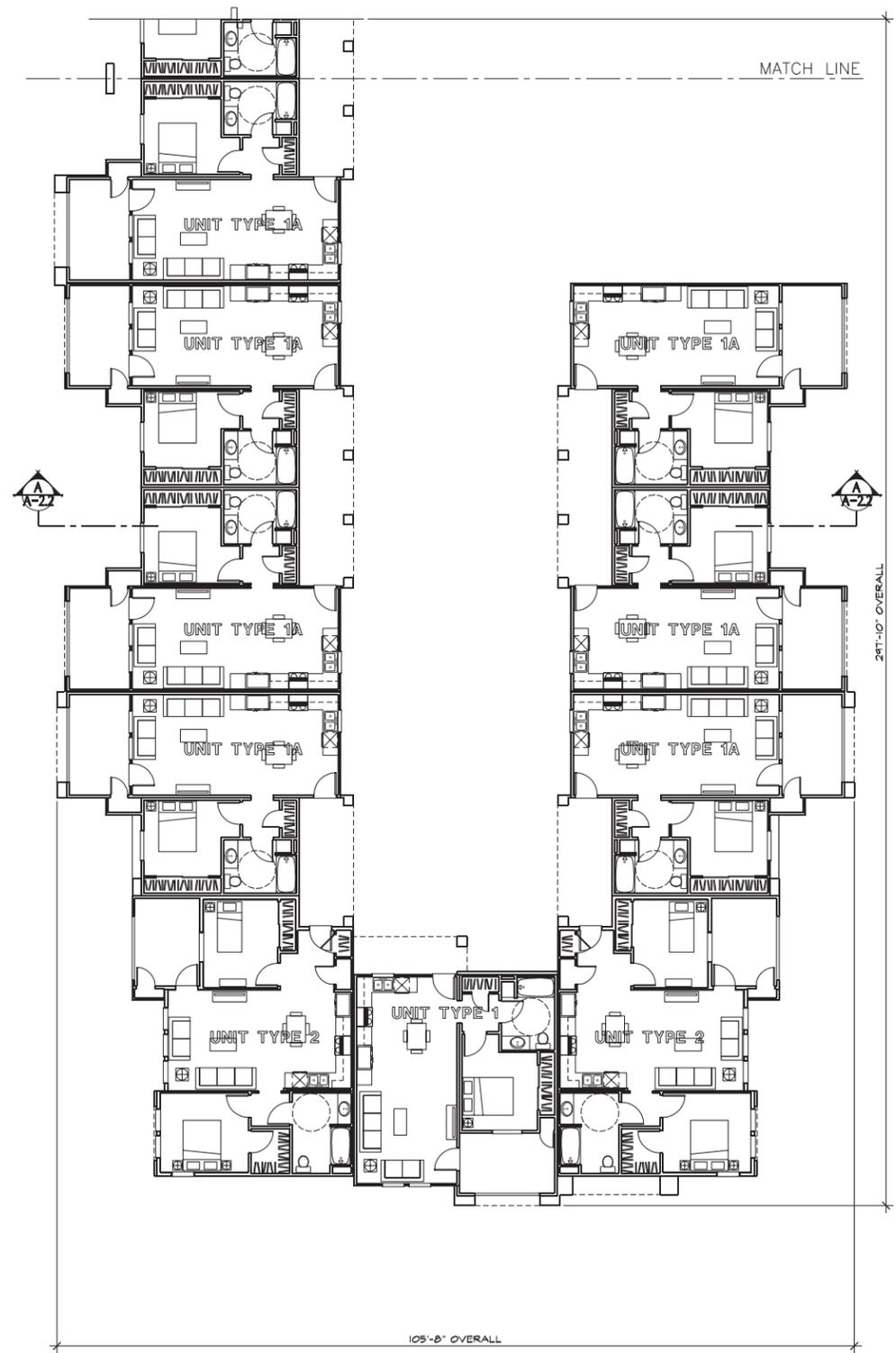
Plot Plan (PEN 19-0110)

Sheet Title  
**Building Type 2 Floor Plan**

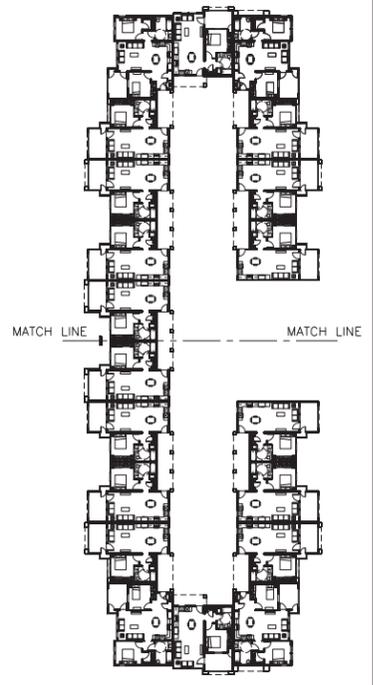
# A-2.0



**PARTIAL FLOOR PLAN**  
 SCALE: 1/8"=1'-0"  
 GRAPHIC SCALE



**PARTIAL FLOOR PLAN**  
 SCALE: 1/8"=1'-0"  
 GRAPHIC SCALE  
 NORTH



**Key Plan** NO SCALE

ALLOWABLE AREA CALCULATION  
 TYPE V-B SINGLE R-2 OCCUPANCY SPRINKLED SINGLE STORY BUILDING  
 PER 2016 CBC, 506.2.3

|  |                |
|--|----------------|
| ALLOWABLE AREA = PER TABLE 506.2       | 28,000 SQ. FT. |
| PROPOSED BUILDING AREA                 |                |
| TOTAL BUILDING (TYPE VB - SPRINKLED) = | 15,987 SQ. FT. |

Attachment: Floor, Roof and Section Plans [Revision 1] (3772 : PEN19-0110 CC)

|   |  |
|---|--|
| A | 5-1-19 LAND USE APPLICATION SUBMITTAL                      |
| B | 6-24-19 STAFF COMMENTS - LAND USE APPLICATION RE-SUBMITTAL |
| C | 8-14-19 STAFF COMMENTS - LAND USE APPLICATION RE-SUBMITTAL |
| D | 9-11-19 STAFF COMMENTS - LAND USE APPLICATION RE-SUBMITTAL |

### Revisions

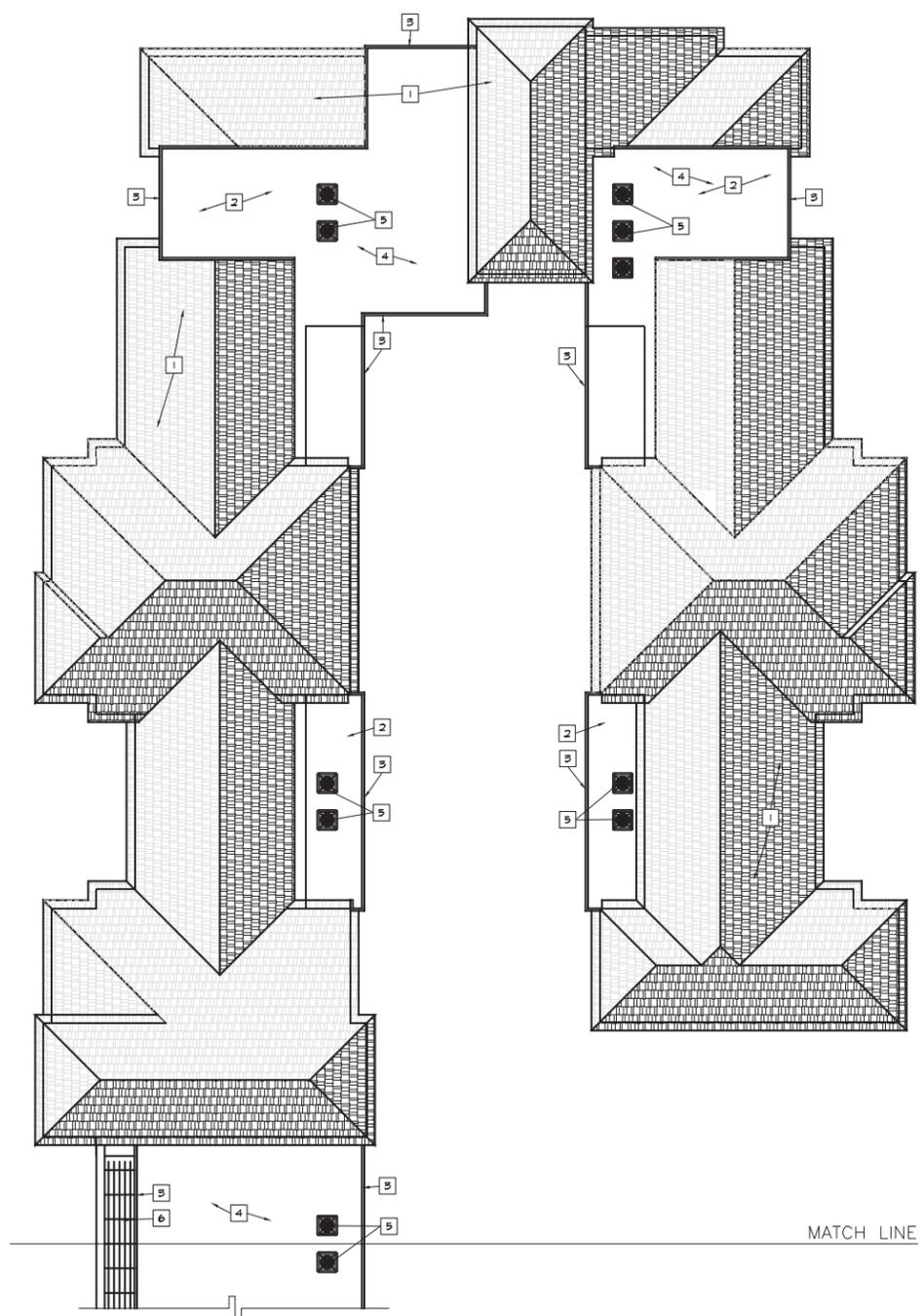
A Proposed Affordable Housing Community  
**The Courtyards at Cottonwood Family Apartments**  
 Northeast Corner of Cottonwood Ave. & Indian St.  
 Plot Plan (PEN 19-0110)

|                  |                   |
|------------------|-------------------|
| Job No.<br>1891A | Date<br>12/29/18  |
| Drawn By<br>WGA  | Checked By<br>WGA |

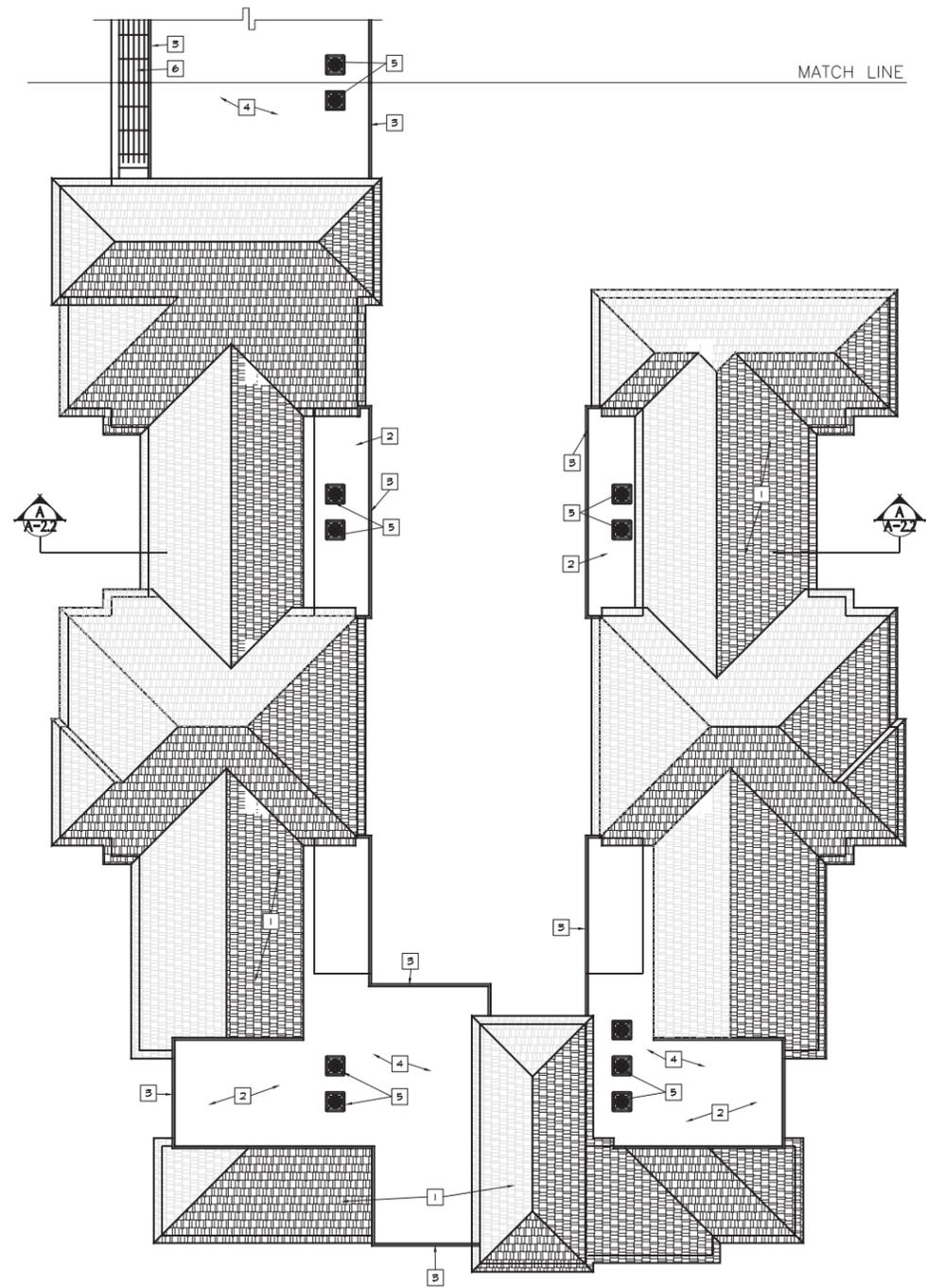
Plot Plan (PEN 19-0110)

Sheet Title  
**Building Type 2 Roof Plan**

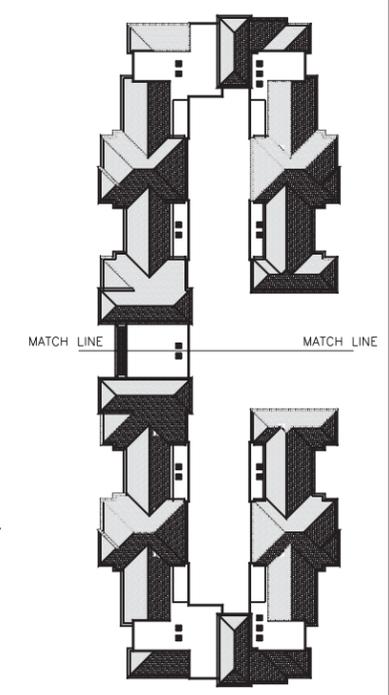
## A-2.1



**PARTIAL ROOF PLAN**  
 SCALE: 1/8"=1'-0"  
 GRAPHIC SCALE



**PARTIAL ROOF PLAN**  
 SCALE: 1/8"=1'-0"  
 GRAPHIC SCALE  
 NORTH



**Key Plan** NO SCALE

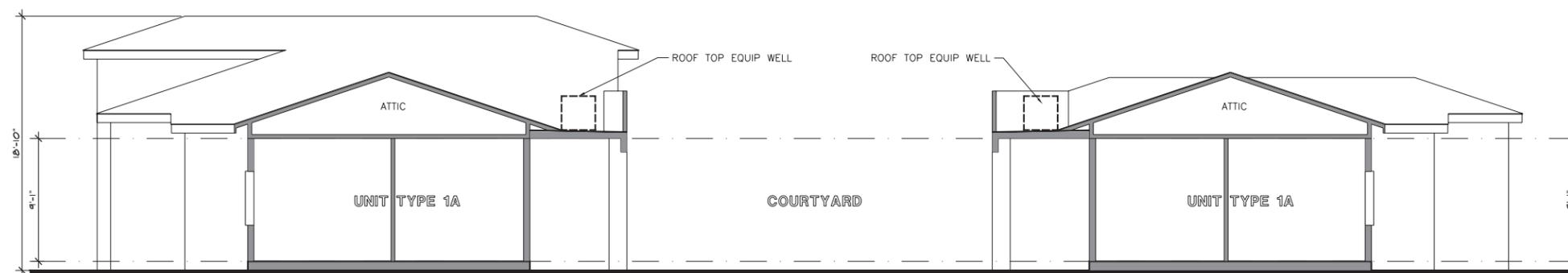
**Roof Plan Key Notes**

- 1 Concrete flat tile roof (pitch = 4:12 typ.)  
 Manufacturer: Boral  
 Style: Saxony 900 Shake  
 Color: Charcoal Brown Blend
- 2 Built-Up flat roof with mineral cap sheet (1/4" min. slope)
- 3 Parapet wall
- 4 Mechanical equipment well (all equipment to be concealed by parapet walls)
- 5 Mechanical units concealed by parapet walls & roof lines
- 6 Exposed wood trellis

- A 5-1-19 LAND USE APPLICATION SUBMITTAL
- B 6-24-19 STAFF COMMENTS - LAND USE APPLICATION RE-SUBMITTAL
- C 8-14-19 STAFF COMMENTS - LAND USE APPLICATION RE-SUBMITTAL
- D 9-11-19 STAFF COMMENTS - LAND USE APPLICATION RE-SUBMITTAL

Revisions

A Proposed Affordable Housing Community  
**The Courtyards at Cottonwood Family Apartments**  
 Northeast Corner of Cottonwood Ave. & Indian St.  
 Plot Plan (PEN 19-0110)



**SECTION A-A**  
 SCALE 1/4"=1'-0"  
 GRAPHIC SCALE

|                  |                   |
|------------------|-------------------|
| Job No.<br>1891A | Date<br>12/29/18  |
| Drawn By<br>WGA  | Checked By<br>WGA |

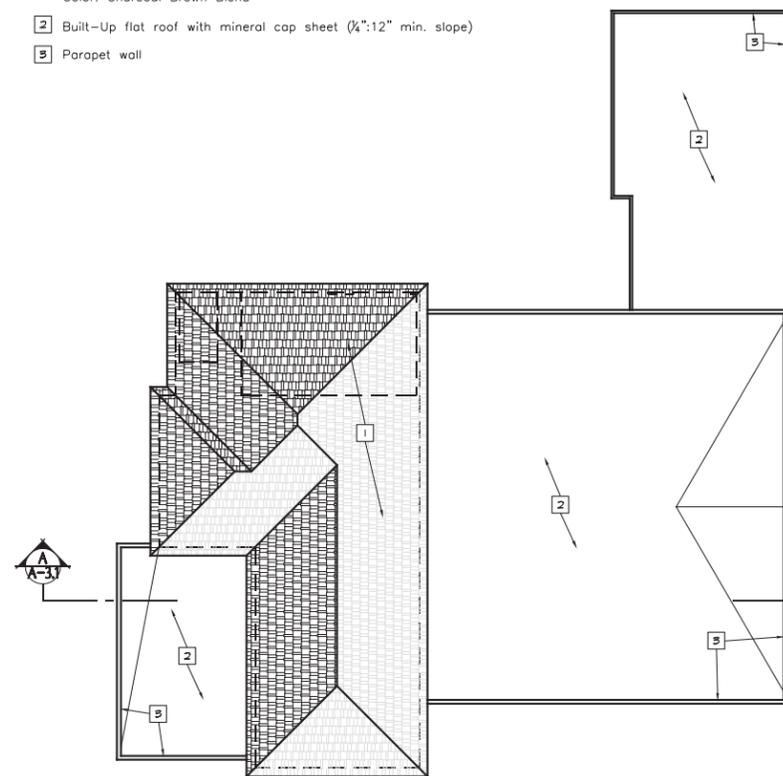
Plot Plan (PEN 19-0110)

Sheet Title  
 Building Type 2 Section

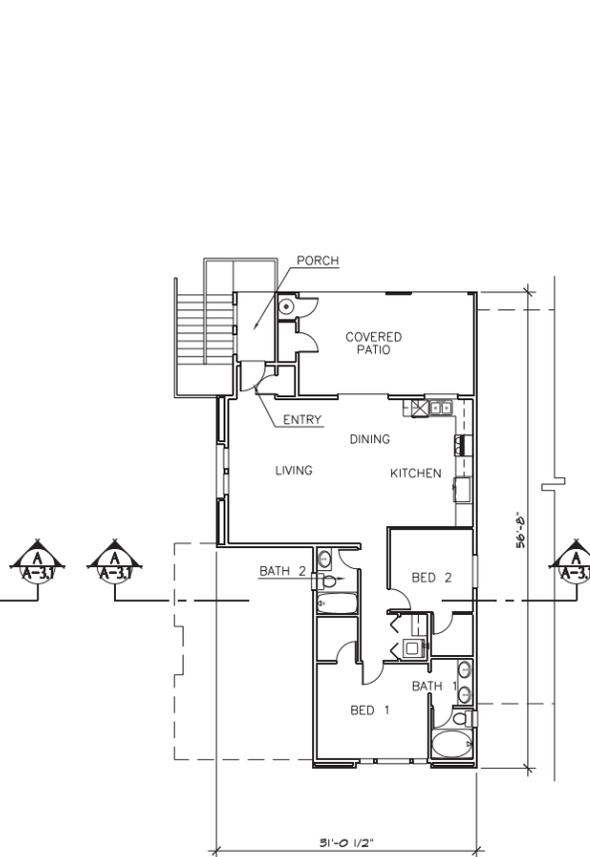
A-2.2

**Roof Plan Key Notes**

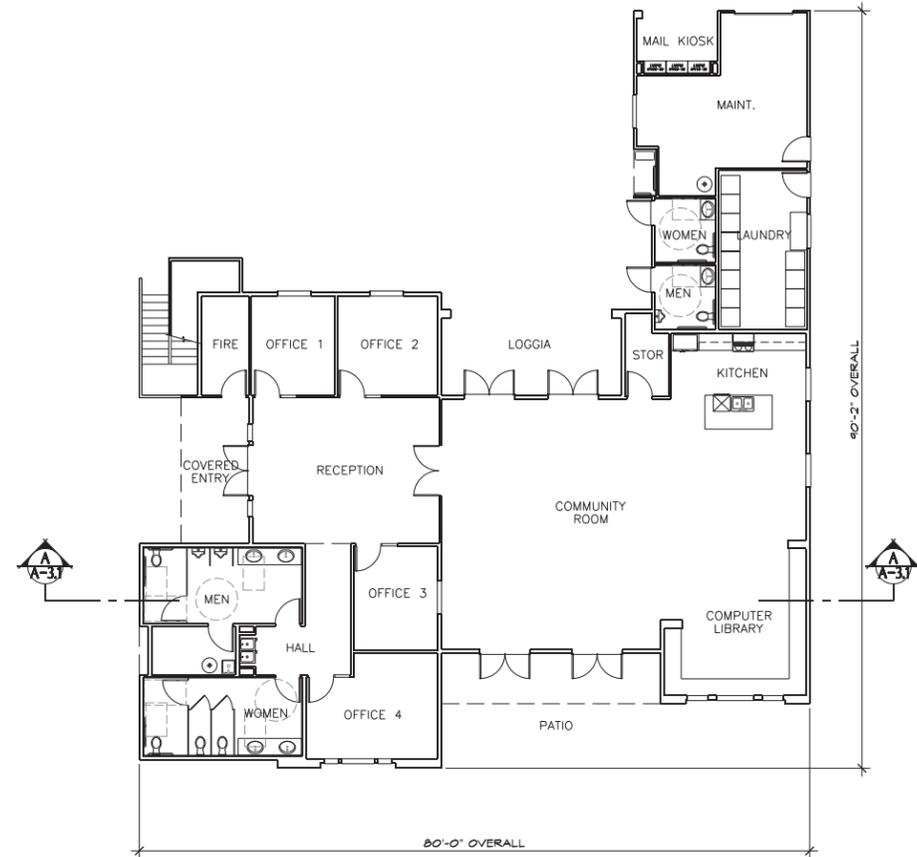
- 1 Concrete flat tile roof (pitch = 4:12 typ.)  
 Manufacturer: Boral  
 Style: Saxony 900 Shake  
 Color: Charcoal Brown Blend
- 2 Built-Up flat roof with mineral cap sheet (1/4" min. slope)
- 3 Parapet wall



**ROOF PLAN**  
 SCALE 1/8"=1'-0"  
 GRAPHIC SCALE



**MANAGER'S UNIT  
 SECOND FLOOR PLAN**  
 SCALE 1/8"=1'-0"  
 GRAPHIC SCALE



**FIRST FLOOR PLAN**  
 SCALE 1/8"=1'-0"  
 GRAPHIC SCALE



|                  |          |
|------------------|----------|
| Building Area    |          |
| First Floor      | 3,834 SF |
| Second Floor     | 1,006 SF |
| Total Building = | 4,840 SF |

|   |  |
|---|--|
| A | 5-1-19 LAND USE APPLICATION SUBMITTAL                      |
| B | 6-24-19 STAFF COMMENTS - LAND USE APPLICATION RE-SUBMITTAL |
| C | 8-14-19 STAFF COMMENTS - LAND USE APPLICATION RE-SUBMITTAL |
| D | 9-11-19 STAFF COMMENTS - LAND USE APPLICATION RE-SUBMITTAL |

**Revisions**

A Proposed Affordable Housing Community  
**The Courtyards at Cottonwood Family Apartments**  
 Northeast Corner of  
 Cottonwood Ave. & Indian St.  
 Plot Plan (PEN 19-0110)

|                  |                   |
|------------------|-------------------|
| Job No.<br>1891A | Date<br>12/29/18  |
| Drawn By<br>WGA  | Checked By<br>WGA |

Plot Plan (PEN 19-0110)

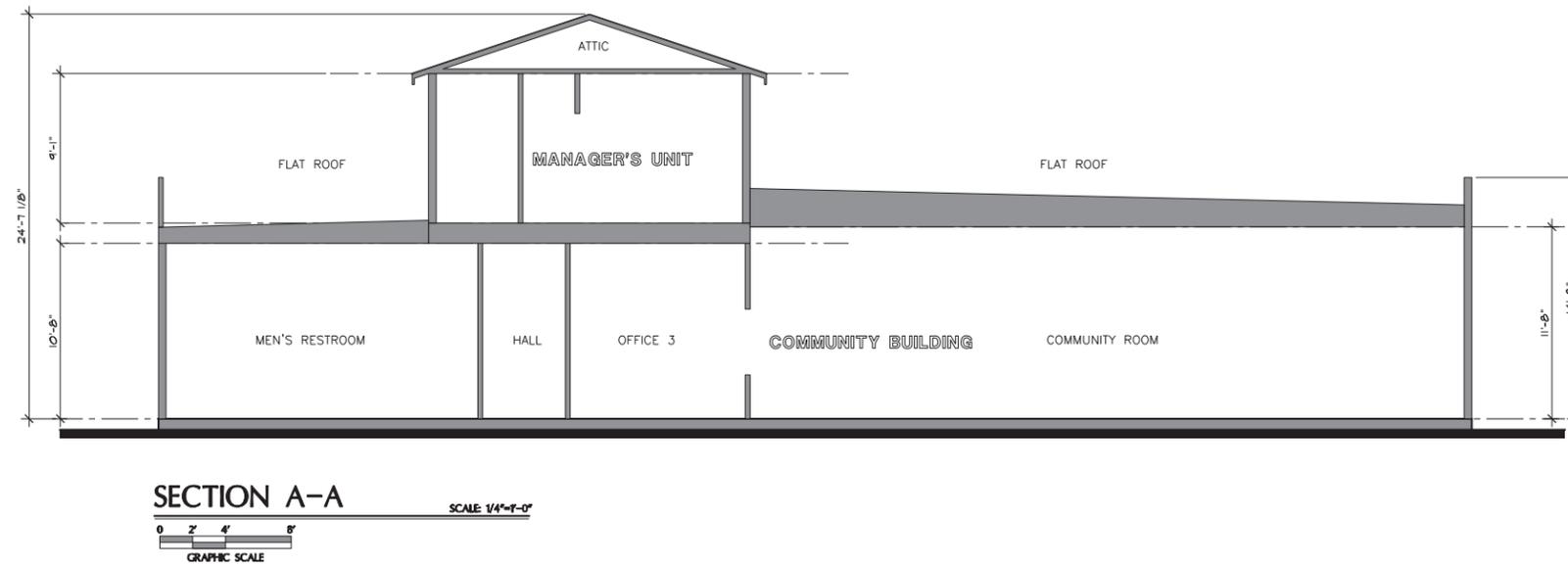
Sheet Title  
 Building Type 3 Plans

**A-3.0**

- A 5-1-19 LAND USE APPLICATION SUBMITTAL
- B 6-24-19 STAFF COMMENTS - LAND USE APPLICATION RE-SUBMITTAL
- C 8-14-19 STAFF COMMENTS - LAND USE APPLICATION RE-SUBMITTAL
- D 9-11-19 STAFF COMMENTS - LAND USE APPLICATION RE-SUBMITTAL

Revisions

A Proposed Affordable Housing Community  
**The Courtyards at Cottonwood Family Apartments**  
 Northeast Corner of  
 Cottonwood Ave. & Indian St.  
 Plot Plan (PEN 19-0110)

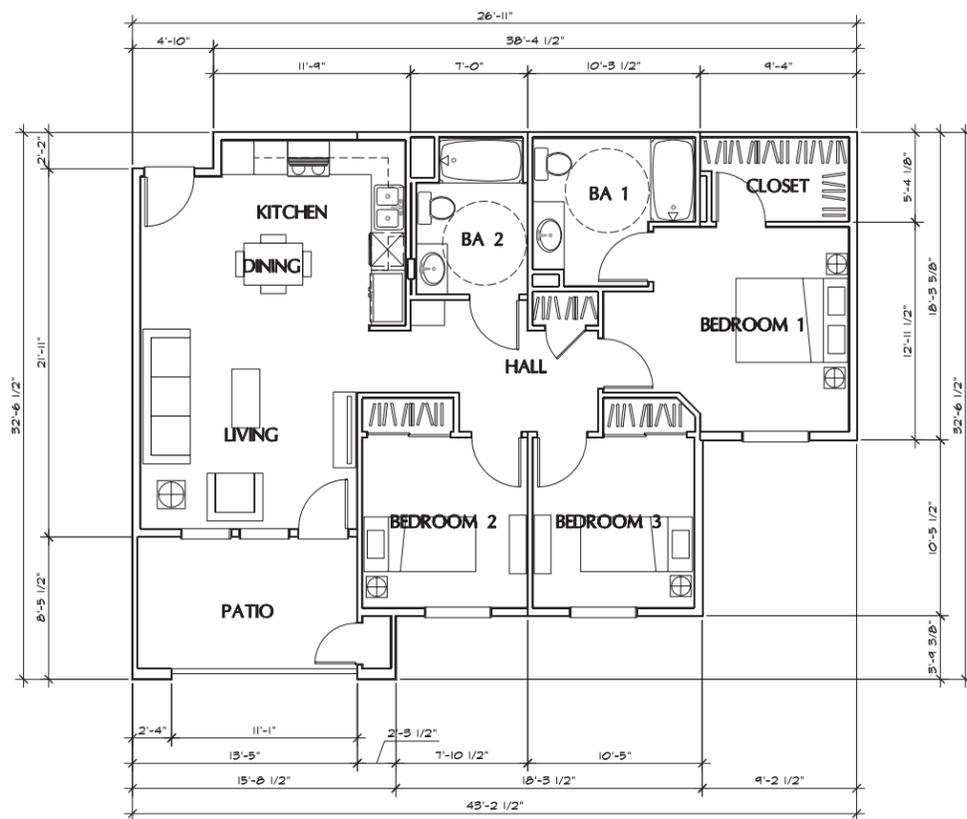


|                  |                   |
|------------------|-------------------|
| Job No.<br>1891A | Date<br>12/29/18  |
| Drawn By<br>WGA  | Checked By<br>WGA |

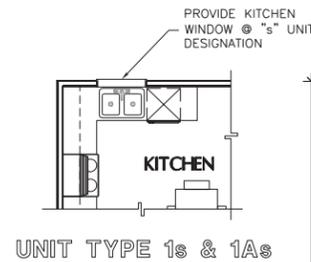
Plot Plan (PEN 19-0110)

Sheet Title  
 Building Type 3 Section

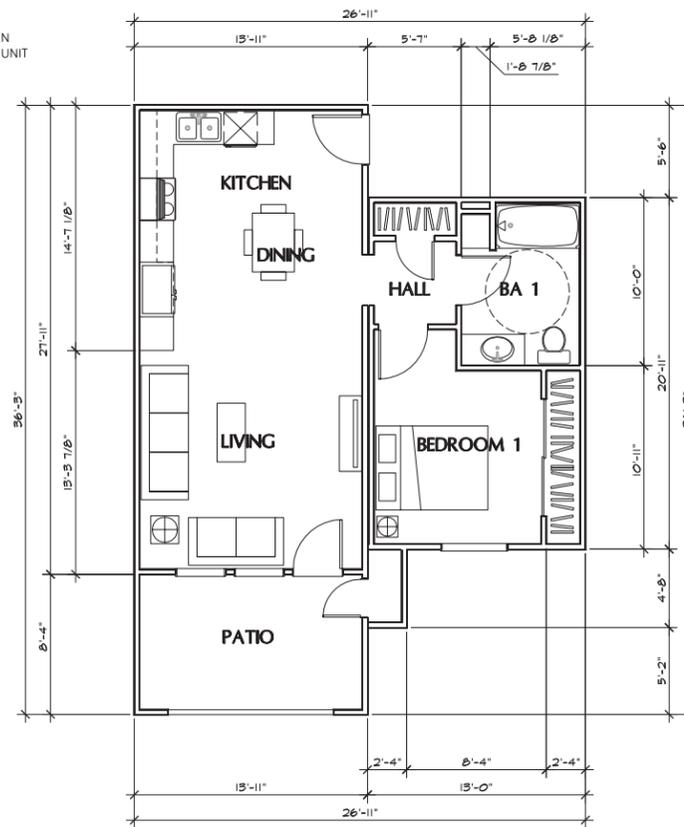
**A-3.1**



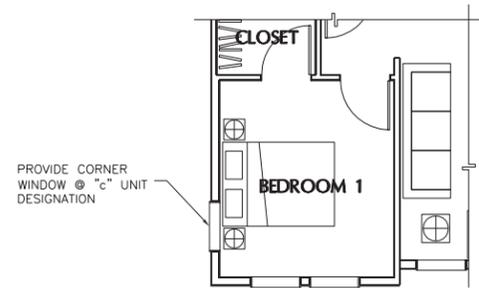
**UNIT TYPE 3**  
3 BED/2 BATH 1,009 SF



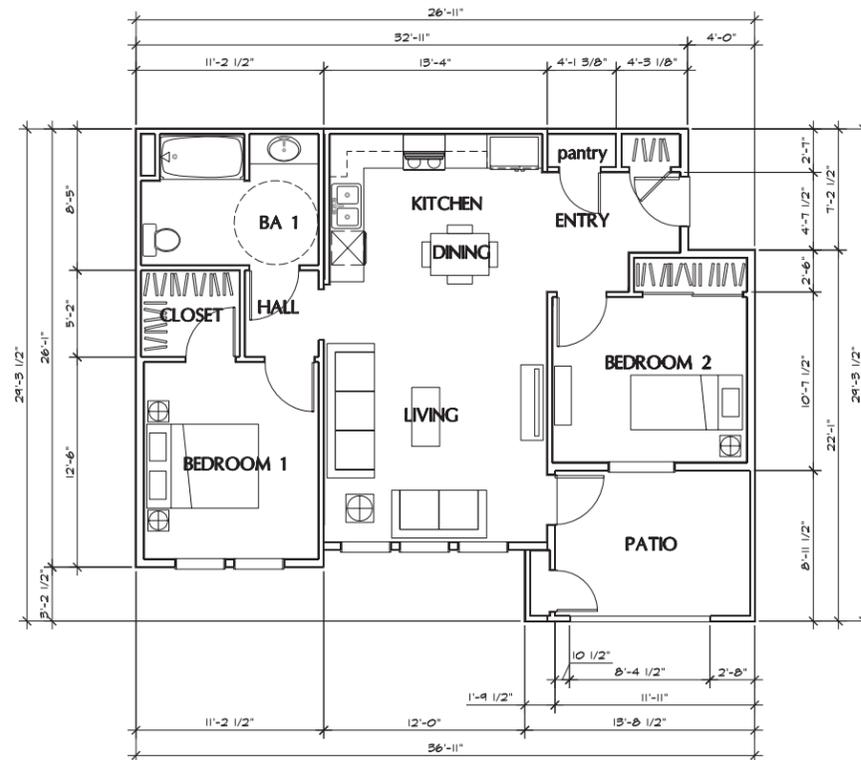
UNIT TYPE 1s & 1As



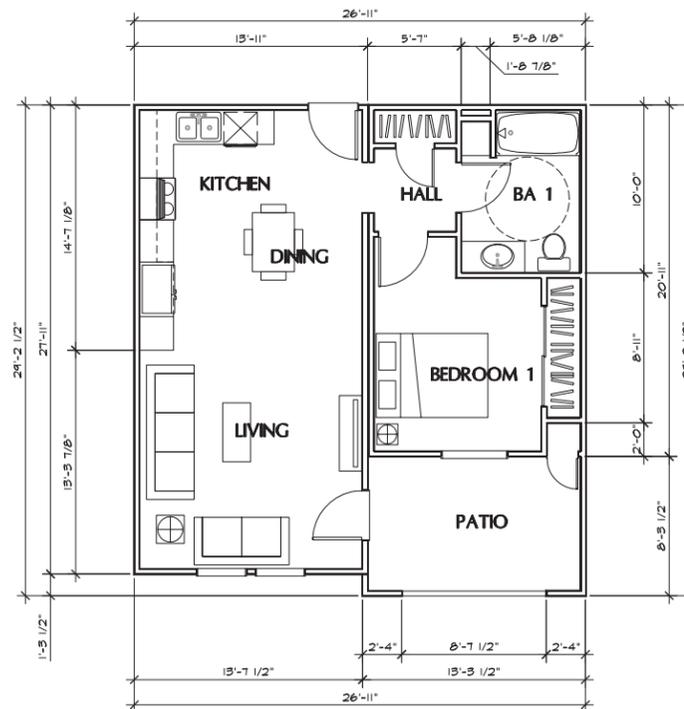
**UNIT TYPE 1A**  
1 BED/1 BATH 628 SF



UNIT TYPE 2c



**UNIT TYPE 2**  
2 BED/1 BATH 803 SF



**UNIT TYPE 1**  
1 BED/1 BATH 624 SF

**UNIT FLOOR PLANS**



SCALE: 1/4"=1'-0"

- A 5-1-19 LAND USE APPLICATION SUBMITTAL
- B 6-24-19 STAFF COMMENTS - LAND USE APPLICATION RE-SUBMITTAL
- C 8-14-19 STAFF COMMENTS - LAND USE APPLICATION RE-SUBMITTAL
- D 9-11-19 STAFF COMMENTS - LAND USE APPLICATION RE-SUBMITTAL

Revisions

A Proposed Affordable Housing Community  
**The Courtyards at Cottonwood Family Apartments**  
Northeast Corner of  
Cottonwood Ave. & Indian St.  
Plot Plan (PEN 19-0110)

|                  |                   |
|------------------|-------------------|
| Job No.<br>1891A | Date<br>12/29/18  |
| Drawn By<br>WGA  | Checked By<br>WGA |

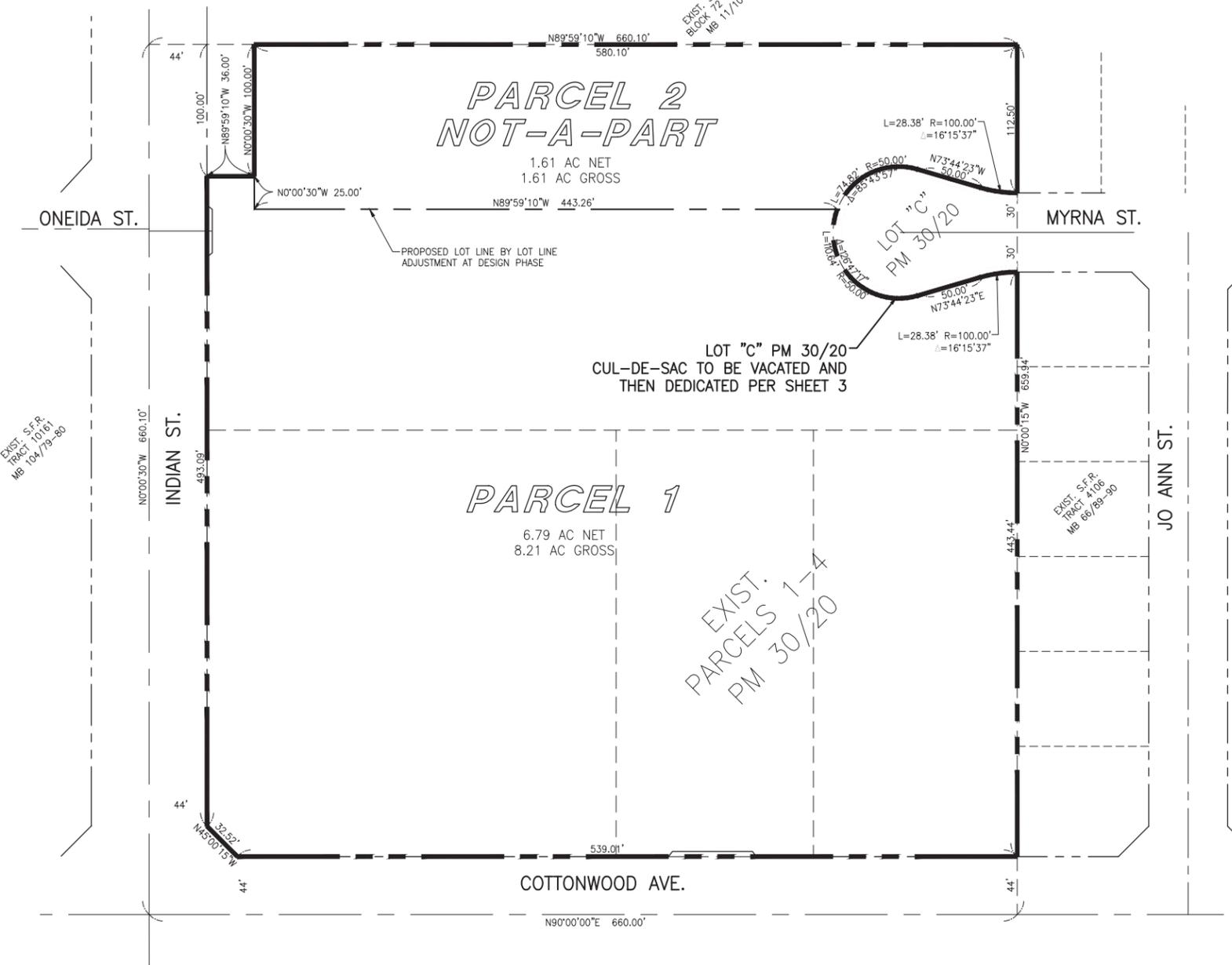
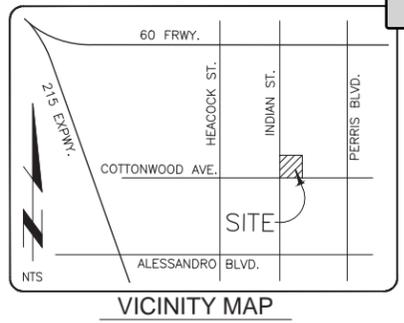
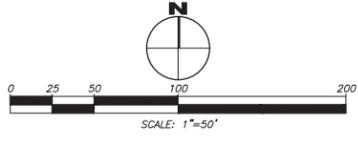
Plot Plan (PEN 19-0110)

Sheet Title  
Unit Plans

**A-5.0**

IN THE CITY OF MORENO VALLEY, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

# PRELIMINARY GRADING PLAN FOR COURTYARDS AT COTTONWOOD



**LEGAL DESCRIPTION**

PARCELS 1, 2, 3 AND 4 AND LETTERED LOT C OF PARCEL MAP 8073, IN THE CITY OF MORENO VALLEY, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 30 OF PARCEL MAPS, PAGE 20, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

**EASEMENT NOTES**

EASEMENT TO BEAR VALLEY IRRIGATION COMPANY FOR IRRIGATION PURPOSES PER BOOK 175, PAGE 304, RECORDED 4-11-1893. NOT PLOTTABLE FROM RECORD.  
 EASEMENT FOR MYRNA STREET FOR STREET PURPOSES PER PM 30/20 AS SHOWN.  
 EASEMENT TO THE SOUTHERN CALIFORNIA GAS COMPANY FOR GAS LINE PURPOSES PER BOOK 1171, PAGE 393, RECORDED 5-10-1950.

**PROJECT DESCRIPTION**

AN 81 UNIT GATED AFFORDABLE HOUSING PROJECT ON A 6.76 ACRE PARCEL INCLUDING TWO FAMILY APARTMENT BUILDINGS, ONE SENIOR APARTMENT BUILDING, ONE COMMUNITY BUILDING, ONE LAUNDRY BUILDING, ONE COMMUNITY POOL AND ONE COMMUNITY PARK. THE UNIT MIX INCLUDES 1, 2, AND 3 BEDROOM APARTMENTS RANGING IN SIZE FROM 606 SQUARE FEET TO 1002 SQUARE FEET.

**EARTHWORK ESTIMATE (RAW)**

|            |          |
|------------|----------|
| EXCAVATION | 1,500 CY |
| EMBANKMENT | 6,500 CY |

**PUBLIC UTILITIES**

|                 |                                       |                |
|-----------------|---------------------------------------|----------------|
| SEWER & WATER   | EASTERN MUNICIPAL WATER DISTRICT      | (951) 928-3777 |
| ELECTRICITY     | MORENO VALLEY ELECTRIC UTILITY        | (951) 413-3500 |
| GAS             | SOUTHERN CALIFORNIA GAS COMPANY       | (800) 427-2200 |
| TELEPHONE       | VERIZON                               | (951) 748-6656 |
| SCHOOL DISTRICT | MORENO VALLEY UNIFIED SCHOOL DISTRICT | (951) 571-7500 |

**GENERAL NOTES**

**OWNER / APPLICANT**

MORENO VALLEY HOUSING AUTHORITY  
 14177 FREDERICK ST.  
 MORENO VALLEY, CA 92552  
 PHONE: (951) 413-3021

**DEVELOPER**

RANCHO BELAGO DEVELOPERS, INC.  
 27700 KALMIA AVE.  
 RANCHO BELAGO, CA 92555  
 PHONE: (951) 686-6600  
 CONTACT: JAMES JERNIGAN  
 EMAIL: JJERNIGAN@RANCHOBELAGODEVELOPERS.COM

**ENGINEER**

WINCHESTER ASSOCIATES, INC.  
 DAVID J. SLAWSON  
 23640 TOWER STREET, SUITE 3  
 PO BOX 280  
 MORENO VALLEY, CA. 92556-0280  
 PHONE: (951) 924-5425  
 SLAWSON@WAI-ENG.COM

**ASSESSOR'S PARCEL No.**

482-161-021 THROUGH 024

**LAND USE AND ZONING**

|                       |        |
|-----------------------|--------|
| CURRENT GENERAL PLAN  | R5     |
| PROPOSED GENERAL PLAN | R5     |
| CURRENT ZONING        | R5     |
| PROPOSED ZONING       | R10    |
| EXISTING LAND USE     | OS     |
| PROPOSED LAND USE:    |        |
| PARCEL 1              | R10    |
| PARCEL 2              | PUBLIC |

**AREA AND DENSITY**

|   |      |
|---|------|
| TOTAL SITE AREA (PARCELS 1-4 AND LOT "C" OF PM 30/20) |      |
| GROSS ACREAGE   | 9.81 |
| NET ACREAGE   | 8.37 |
| PROPOSED DEVELOPMENT                                  |      |
| PROPOSED PARCEL 1: GROSS ACREAGE                      | 8.21 |
| NET ACREAGE   | 6.79 |
| PROPOSED PARCEL 2: GROSS ACREAGE                      | 1.61 |
| NET ACREAGE   | 1.61 |

**FLOOD HAZARD**

THE SUBJECT PROPERTY IS WITHIN FEMA FLOOD ZONE X, OUTSIDE OF THE 100 YEAR FLOODPLAIN PER FEMA FLOOD INSURANCE PANEL NO. 06065C0761G.

**THOMAS BROTHERS GUIDE**

PAGE 717 F-4

**TOPOGRAPHY**

OBTAINED FROM FIELD SURVEY CONDUCTED BY WINCHESTER ASSOCIATES, INC. ON 4-25-19.

**SCHOOL**

MORENO VALLEY UNIFIED SCHOOL DISTRICT

PRELIMINARY GRADING PLAN  
 PREPARED BY:

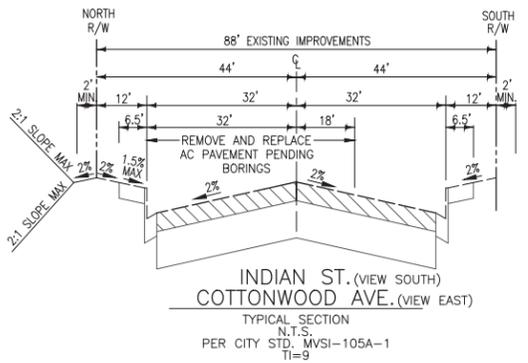
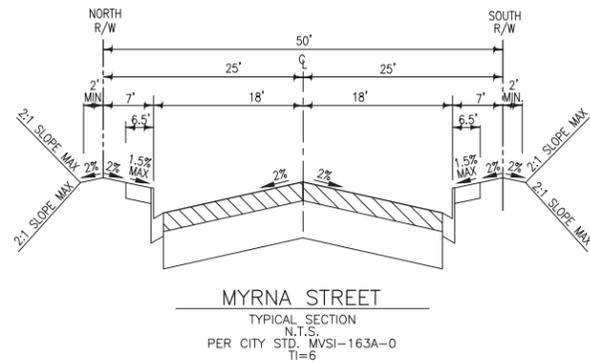
Winchester Associates, Inc.  
 ENGINEERING • LAND SURVEYING

23640 TOWER ST., SUITE 3  
 PO BOX 280  
 MORENO VALLEY, CA 92556-0280 PH: (951) 924-5425

DAVID J. SLAWSON PLS 4724  
 DATE OF PREPARATION: SEPTEMBER 13, 2019

PEN19-0110 SHEET 1 OF 3

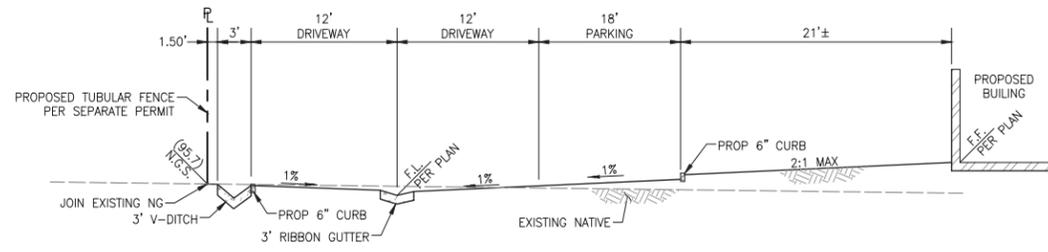
INDEX MAP  
 SCALE: 1"=50'



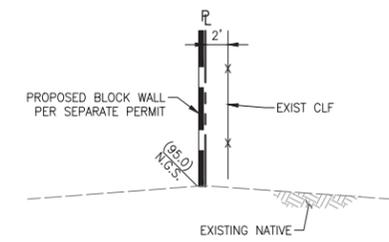
Attachment: Preliminary Grading Plan [Revision 1] (3772 : PEN19-0110 CC)

IN THE CITY OF MORENO VALLEY, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

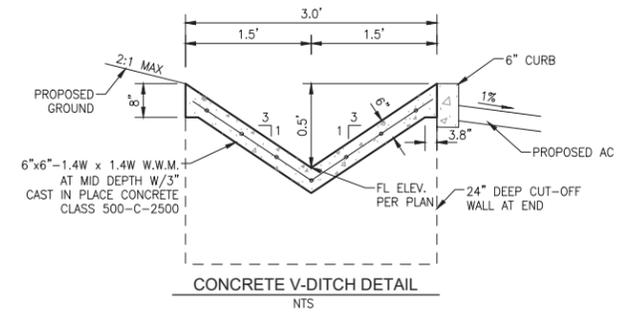
# PRELIMINARY GRADING PLAN FOR COURTYARDS AT COTTONWOOD



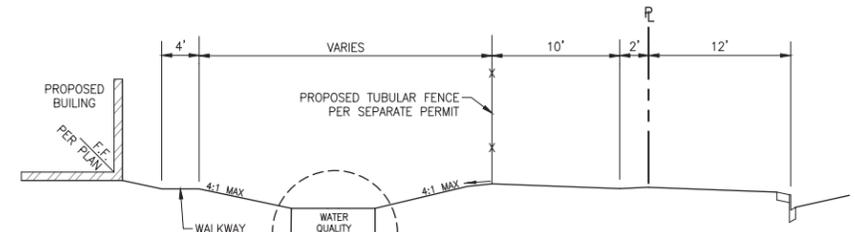
SECTION A  
NTS



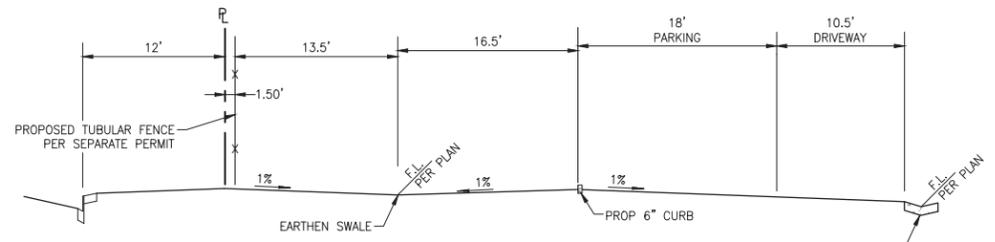
SECTION B  
NTS



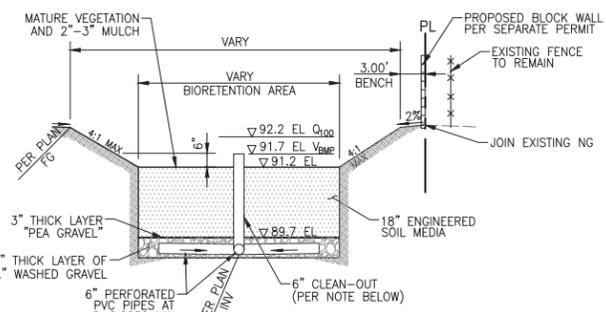
CONCRETE V-DITCH DETAIL  
NTS



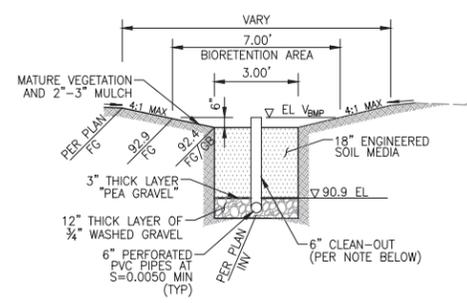
TYPICAL SECTION C  
NTS



TYPICAL SECTION D  
NTS



TYPICAL SECTION BIO-1 AREA  
NTS



TYPICAL DETAIL BIO-2 AREA  
NTS

### ABBREVIATIONS

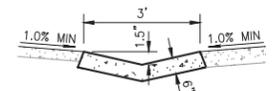
- (X.X) - EXISTING GROUND ELEVATION
- ⊙ - AT
- & - AND
- AC - ASPHALT CONCRETE
- AB - AGGREGATE BASE
- BC - BEGINNING CURVE
- B.S.L. - BUILDING SETBACK LIMIT
- CAB - CRUSHED AGGREGATE BASE
- CF - CURB FACE
- CL - CENTERLINE
- CLF - CHAIN LINK FENCE
- CONC - CONCRETE
- CONST - CONSTRUCT
- C&G - CURB AND GUTTER
- DWG - DRAWING
- DWY - DRIVEWAY
- E - EAST
- EC - END CURVE
- EDB - EXTENDED DETENTION BASIN
- EL - ELEVATION
- EP - EDGE OF PAVEMENT
- EXIST - EXISTING
- EVA - EMERGENCY VEHICLE ACCESS
- FG - FINISH GRADE
- FF - FINISH FLOOR
- FL - FLOW LINE
- FS - FINISH SURFACE
- GFF - GARAGE FINISH FLOOR
- HP - HIGH POINT
- HOA - HOMEOWNER ASSOCIATION
- INV - INVERT
- LF - LINEAR FEET
- LT - LEFT
- LP - LOW POINT
- MH - MANHOLE
- MIN - MINIMUM
- No. - NUMBER
- % - PERCENT
- N - NORTH
- NG - NATURAL GROUND
- NTS - NOT TO SCALE
- PCC - PLAIN CEMENT CONCRETE
- PE - PAD ELEVATION
- PL - PROPERTY LINE
- PP - POWER POLE
- PVMT - PAVEMENT
- PUE - PUBLIC UTILITY EASEMENT
- RCP - REINFORCED CONCRETE PIPE
- RT - RIGHT
- R - RADIUS
- R/W - RIGHT OF WAY
- S - SEWER LINE
- S - SOUTH
- SF - SQUARE FEET
- SD - STORM DRAIN LINE
- ST - STREET
- STA - STATION
- STD - STANDARD
- SW - SIDEWALK
- SWR - SEWER LINE
- T - TANGENT LENGTH FOR CURVE
- TC - TOP OF CURB
- TG - TOP OF GRADE
- TF - TOP OF FOOTING
- TYP - TYPICAL
- TP - TOP OF PAVEMENT
- TW - TOP OF WALL
- W - WATER LINE
- W - WEST
- W/ - WITH
- WTR - WATER LINE
- X:1 - SLOPE OF ONE FOOT MEASURED VERTICALLY FOR EVERY "X" FEET MEASURED HORIZONTALLY

### LEGEND

- PROPERTY LINE
- RIGHT OF WAY
- EASEMENT
- EXISTING BLOCK WALL
- DAYLIGHT LINE
- XX --- PROPOSED CONTOUR
- RETAINING WALL
- GRADING LIMITS
- EXISTING CONTOUR
- 3 FT WIDE RIBBON GUTTER
- FLOWLINE
- EXISTING STORM DRAIN
- PROPOSED STORM DRAIN
- EXISTING SEWER LINE
- EXISTING WATER LINE
- CATCH BASIN
- EXISTING UTILITIES
- EXISTING STREET LIGHT
- PROPOSED STREET LIGHT
- TRASH ENCLOSURE (TE)
- EXISTING POWER POLES
- EXISTING MANHOLES
- STREET GRADE
- STORM DRAIN DROP INLET
- PROPOSED FIRE HYDRANT
- EXISTING FIRE HYDRANT
- PORTLAND CEMENT CONCRETE (PCC)
- PROPOSED AC

### NOTE:

INTEGRAL POUR OF GUTTER AND PARKING IS ACCEPTABLE.



RIBBON GUTTER  
NTS

### GENERAL NOTES

- ROOF DRAINS SHALL BE DIRECTED TO LANDSCAPE AREAS.
- BUILDING PADS TO EXTEND 5' MINIMUM FROM EXTERIOR BUILDING FOOTINGS.

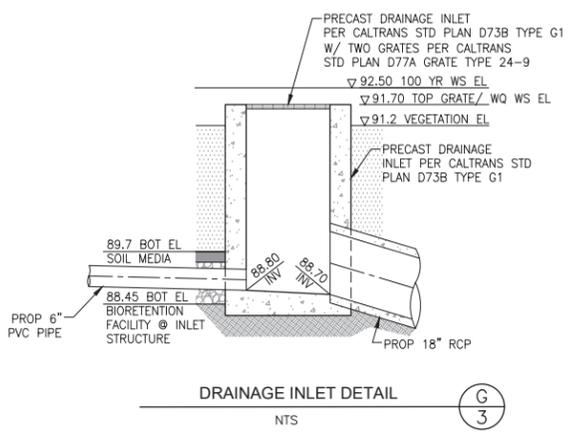
PRELIMINARY GRADING PLAN PREPARED BY:

**Winchester Associates, Inc.**  
ENGINEERING • LAND SURVEYING

23640 TOWER ST., SUITE 3  
PO BOX 280  
MORENO VALLEY, CA 92556-0280 PH: (951) 924-5425

DAVID J. SLAWSON PLS 4724  
DATE OF PREPARATION: SEPTEMBER 13, 2019

PEN19-0110 SHEET 2 OF 3



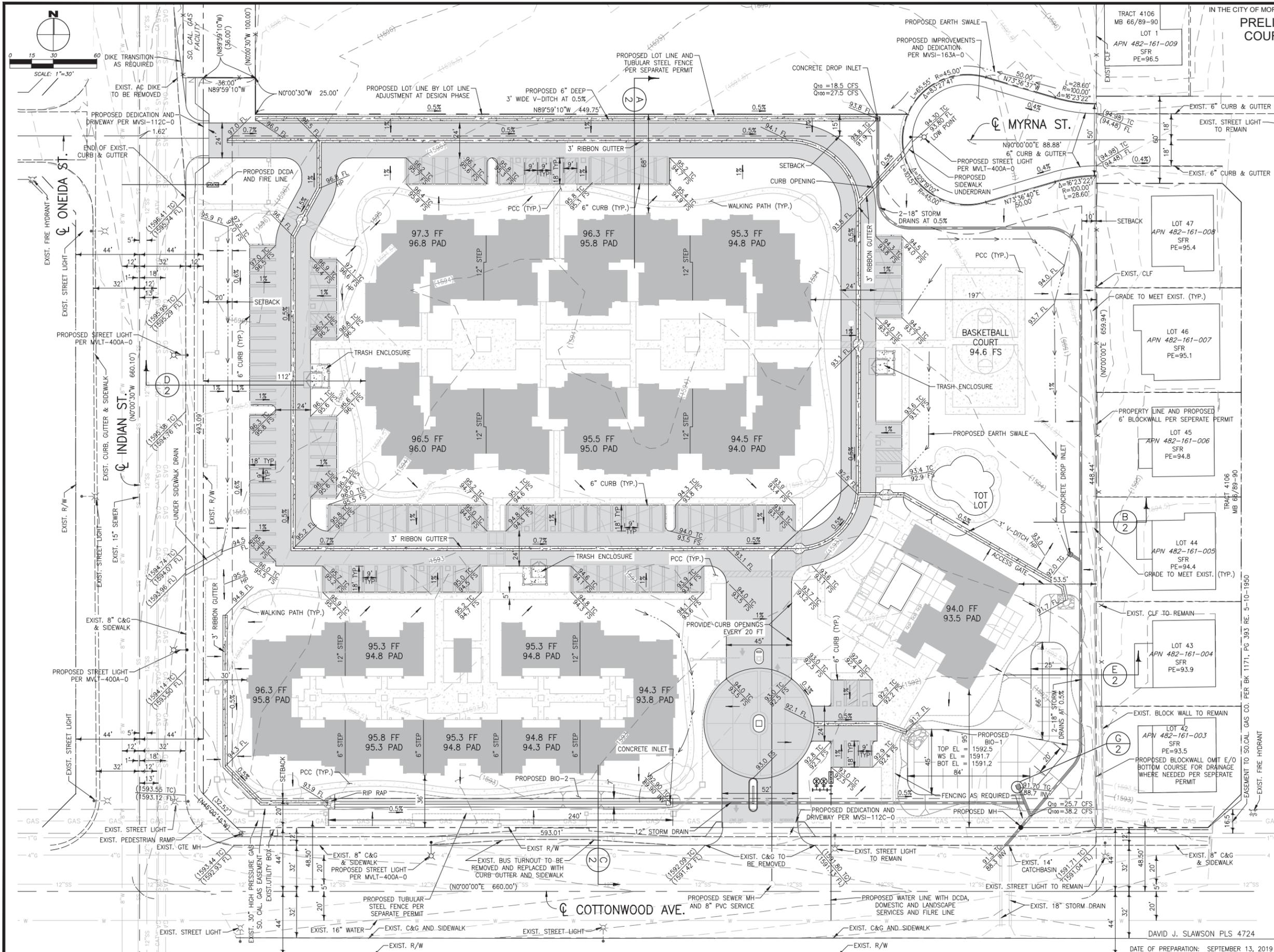
DRAINAGE INLET DETAIL  
NTS

### ENGINEERED SOIL MEDIA MINERAL COMPONENT RANGE REQUIREMENTS FOR WATER QUALITY FACILITY

| PERCENTAGE RANGE | COMPONENT |
|------------------|-----------|
| 70-80            | SAND      |
| 15-20            | SILT      |
| 5-10             | CLAY      |

Attachment: Preliminary Grading Plan [Revision 1] (3772 : PEN19-0110 CC)

PRELIMINARY GRADING PLAN FOR COURTYARDS AT COTTONWOOD



PRELIMINARY GRADING PLAN  
PREPARED BY:

**Winchester Associates, Inc.**  
ENGINEERING • LAND SURVEYING

23640 TOWER ST., SUITE 3  
PO BOX 280  
MORENO VALLEY, CA 92556-0280 PH: (951) 924-5425

DAVID J. SLAWSON PLS 4724

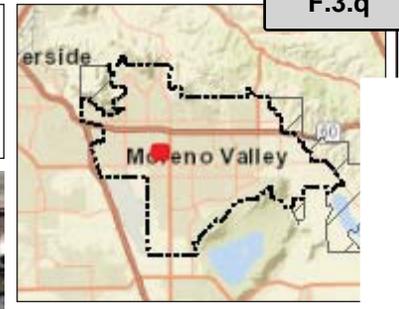
DATE OF PREPARATION: SEPTEMBER 13, 2019

PEN19-0110 SHEET 3 OF 3

Attachment: Preliminary Grading Plan [Revision 1] (3772 : PEN19-0110 CC)

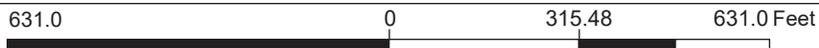


# Aerial Map Courtyards at Cottonwood



### Legend

- Master Plan of Trails
  - Bridge
  - Improved
  - Multiuse
  - Proposed
  - Regional
  - State
- Road Labels
- Parcels
- City Boundary
- Sphere of Influence
- World Street Map



WGS\_1984\_Web\_Mercator\_Auxiliary\_Sphere

Print Date: 9/24/2019

*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: Aerial Map [Revision 1] (3772 : PEN19-0110 CC)



## Report to City Council

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**TO:** Mayor and City Council Acting in its Capacity as Chairman and Commissioners of the Moreno Valley Housing Authority (HA)

**FROM:** Mike Lee, Economic Development Director

**AGENDA DATE:** November 5, 2019

**TITLE:** PUBLIC HEARING REGARDING PROPOSED SALE OF HOUSING AUTHORITY PROPERTY PER RESOLUTION HA 2019-03

---

### **RECOMMENDED ACTION**

#### **Recommendations: That the Housing Authority:**

1. Conduct a public hearing and determine if there are any protests to the sale of approximately 8.19 acres of real property listed below by Assessor's Parcel Number and authorize the sale of that property in absence of any protest.
  - 291-191-007
  - 291-191-008
  - 291-191-009
  - 291-191-010
  - 291-191-011
  - 291-191-012
  - 291-191-013
  - 291-191-025
  - 291-191-026
  - 291-191-027
  - 291-191-028
  - 291-191-029
  
2. In the event of a protest, overrule such protest with a four-fifths super majority vote consistent with Government Code Section 37425 and authorize the sale of the property.

### **SUMMARY**

This report recommends the sale of parcels owned by the Housing Authority with the proceeds to be used for advancement of low-income housing in the City.

## **DISCUSSION**

The subject parcels (Property) are generally located at the northeast corner of Alessandro Boulevard and Day Street. The total area is 8.19 acres (356,756.4 square feet). The parcels were originally acquired by the Community Redevelopment Agency of the City of Moreno Valley (RDA) with the intention of developing affordable multi-family residential units. Upon elimination of legislation that enabled redevelopment agencies in the State of California, these parcels were transferred to the City's Housing Authority.

The Property is not suitable for the construction of residential multi-family dwelling units due to its location within the March Air Reserve Base / Inland Port Airport Land Use Compatibility Plan protected area. Consequently, the sale of the property for commercial use would be appropriate, with the net funds to be dedicated to the Housing Authority for the maintenance and development of low-income housing in the City.

## **ALTERNATIVES**

1. Approve and direct the applicable recommended action as presented in this staff report. *Staff recommends this alternative, which will allow for the sale of the surplus properties identified by Assessor's Parcel Number:*  
 291-191-007  
 291-191-008  
 291-191-009  
 291-191-010  
 291-191-011  
 291-191-012  
 291-191-013  
 291-191-025  
 291-191-026  
 291-191-027  
 291-191-028  
 291-191-029
2. Do not approve nor direct the recommended actions as presented in this staff report. *Staff does not recommend this alternative, because it will delay the sale of the surplus property, and prolong the City's expenses in maintenance and weed abatement.*

## **FISCAL IMPACT**

If the City Council authorizes the sale of parcels owned by the Housing Authority, when the land sale occurs, the proceeds will be used by the Housing Authority for the maintenance and development of low-income housing in the City.

## **NOTIFICATION**

Publication of the attached Notice of Public Hearing consistent with State law and publication of this agenda consistent with the Brown Act.

## **PREPARATION OF STAFF REPORT**

Prepared By:  
Michele Patterson  
Economic Development Manager

Department Head Approval:  
Mike Lee  
Economic Development Director

Concurred By:  
Marshall Eyerman  
Chief Financial Officer/City Treasurer

## **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. Alessandro & Day Location Map
2. Alessandro & Day Public Hearing Notice

## **APPROVALS**

Budget Officer Approval            ✓ Approved                            10/30/19 5:31 PM

City Attorney Approval  
City Manager Approval

✓ Approved  
✓ Approved

10/24/19 5:22 PM  
10/24/19 5:46 PM

PROPOSED SALE OF HOUSING AUTHORITY PROPERTY  
Location Map

Northeast Corner of Alessandro Boulevard and Day Street



Attachment: Alessandro & Day Location Map (3808 : PUBLIC HEARING RE SALE OF HOUSING AUTHORITY PROPERTY)

**NOTICE OF PUBLIC HEARING**

**NOTICE IS HEREBY GIVEN THAT**, pursuant to Sections 50570 and 50572 of the California Government Code, the City Council (the "City Council") of the City of Moreno Valley (the "City"), acting in their capacity as the Board of Directors of the Moreno Valley Housing Authority, will hold a public hearing on November 5, 2019, at 6:00 P.M., at the regular meeting place of the City Council of the City, located at 14177 Frederick Street, Moreno Valley, California 92553, regarding the Board's intention to authorize the sale of the properties listed below with the proceeds being used for advancement of affordable housing in the City.

- APN 291-191-007
- APN 291-191-008
- APN 291-191-009
- APN 291-191-010
- APN 291-191-011
- APN 291-191-012
- APN 291-191-013
- APN 291-191-025
- APN 291-191-026
- APN 291-191-027
- APN 291-191-028
- APN 291-191-029

Any interested person may appear at said public hearing to address the City Council of the City on the foregoing matter.

Upon request and 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 48 hours before the meeting. The 48-hour notification will enable the City to make reasonable arrangements to ensure accessibility to this meeting.

Pat Jacquez-Nares  
CITY CLERK OF THE CITY OF MORENO VALLEY

|                                 |                  |                     |
|---------------------------------|------------------|---------------------|
| /s/Michele Patterson            | Press-Enterprise | October 25, 2019    |
| Michele Patterson               | Newspaper        | Date of Publication |
| Economic Development Manager    |                  |                     |
| Economic Development Department |                  |                     |

Attachment: Alessandro & Day Public Hearing Notice (3808 : PUBLIC HEARING RE SALE OF HOUSING AUTHORITY PROPERTY)



## Report to City Council

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**TO:** Mayor and City Council  
 Mayor and City Council Acting in its Capacity as  
 Chairman and Commissioners of the Moreno Valley  
 Housing Authority (HA)

**FROM:** Marshall Eyerman, Chief Financial Officer

**AGENDA DATE:** November 5, 2019

**TITLE:** RESOLUTIONS APPROVING A FUNDING ALLOCATION  
 AND SUPPORT FOR APPLICATION FOR LOW-INCOME  
 HOUSING AND DISPOSITION AND CONVEYANCE OF  
 PROPERTY BY AND BETWEEN CITY OF MORENO  
 VALLEY AND COTTONWOOD APARTMENTS I, LP

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### **RECOMMENDED ACTION**

#### **Recommendations: That the City Council and Housing Authority:**

1. Approve a Resolution of the City Council of the City of Moreno Valley, California approving a funding allocation and support for application for low-income housing tax credits to the California tax credit allocation committee for the Courtyard at Cottonwood apartments multifamily housing project.
2. Approve a Resolution approving the disposition and conveyance of property and support for application for low-income housing tax credits to the California tax credit allocation committee for the Courtyard at Cottonwood apartments multifamily housing project.

### **SUMMARY**

The Moreno Valley Housing Authority is currently working with Rancho Belago Developers Inc. toward the potential development of the Courtyards at Cottonwood. The proposed development shall consist of an 80-unit affordable multiple family residential development with 1 manager unit on property located at the northeast corner of the intersection of Cottonwood Avenue and Indian Avenue.

To provide funding for the development, the Developer intends to submit an application

to the California Debt Limit Allocation Committee (“CDLAC”) for a potential allocation of low-income housing tax credits. As part of this application process, resolutions must be provided by the City and the Housing Authority to demonstrate support of the project and the commitment of the development site. Approval of the two proposed resolutions shall represent such support by the City and the Housing authority. Once funding is approved, the final Development and Disposition Agreement/Affordable Housing Agreement (“DDA/AHA”) will be brought to City Council for approval prior to any development occurring.

The staff report was reviewed by the Finance Sub Committee at their October 22, 2019 meeting and recommended to move to City Council for review.

## **DISCUSSION**

In an effort to provide affordable low income housing within our community, the Housing Authority depends upon funding allocations through such programs as the HOME Investment Partnership Act (“HOME”) and the Neighborhood Stabilization Program (“NSP”). These program funds are provided to qualified developers for the construction of affordable housing projects to construct homes for the purpose of making housing available to those in the community who qualify as low and very low income households. The developer of these affordable housing units may also apply for and obtain an allocation for 4% federal low income housing tax credits with respect to Required Affordable Units as generally provided for under Section 42 of the Internal Revenue Code in connection with the production of affordable housing. The Developer will use multifamily housing bonds and shall be required to obtain authorization by the California Debt Limit Allocation Committee (“CDLAC”) for the issuance of multifamily housing bonds for financing the development.

An Exclusive Negotiation Agreement (“ENA”) was approved at the February 5, 2019 City Council Meeting to proceed with execution of project related documents toward a negotiated Development and Disposition Agreement/Affordable Housing Agreement. A general plan amendment for the project was reviewed and approved by the Planning Commission at the October 10, 2019 Planning Commission Meeting. Approval of the proposed resolutions will assist in helping to secure funding in order to construct the project, once the project details have been approved. Negotiations are moving forward to develop the DDA/AHA, along with the commitment of funds through HUD, and be brought before the Council in the near future for consideration.

To provide funding, property conveyance, and support for tax allocation credits through the California Debt Limit Allocation Committee (“CDLAC”), it is essential that the project site be committed for development of affordable housing units and resolutions approved by local jurisdictions (City and County), to accompany the application for consideration for bond authority through CDLAC and the right to apply for allocation of tax credits through the California Tax Credit Allocation Committee (“CTCAC”), which has a November 15, 2019, deadline for application submission.

## **ALTERNATIVES**

1. Approve the actions as set forth in the Recommended Actions. By approving the resolutions, this shall provide for the development of the project to provide for necessary housing for low and very low income households, which will help to address limited housing options for families and individuals with income limitations. ***Staff recommends this alternative.***
2. Do not approve the actions as set forth in the Recommended Actions. By not approving the resolutions, this may inhibit and/or delay the development of the project to provide for necessary housing for low and very low income households, which continues to limit housing options for families and individuals with income limitations. ***Staff does not recommend this alternative.***

## **FISCAL IMPACT**

The proposed scope of the project will result in some 81 apartment units. The Project's proposed funding sources include HOME Program funds, Low Income Housing Tax Credits (Tax Credits), and Neighborhood Stabilization Program (NSP) funds. The Site was originally purchased with former Redevelopment Housing Set-Aside funds and is currently restricted for the development of affordable housing units.

Proposed Funding for the project shall be brought back to the City Council at a later date for further consideration as part of the Development Disposition Agreement/Affordable Housing Agreement (DDA/AHA).

## **NOTIFICATION**

Posting of the Agenda.

## **PREPARATION OF STAFF REPORT**

Prepared By:  
Sharon Goodale  
Management Analyst

Department Head Approval:  
Marshall Eyeran  
Chief Financial Officer

## **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.

**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 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.

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.

Objective 1.5: Showcase Moreno Valley's unique assets.

**ATTACHMENTS**

- 1. Funding Resolution No 2019-xx City
- 2. Conveyance Resolution No 2019-xx HA

**APPROVALS**

|                         |                   |                  |
|-------------------------|-------------------|------------------|
| Budget Officer Approval | <u>✓ Approved</u> | 10/22/19 5:29 PM |
| City Attorney Approval  | <u>✓ Approved</u> | 10/24/19 5:30 PM |
| City Manager Approval   | <u>✓ Approved</u> | 10/28/19 8:08 AM |

RESOLUTION NO. 2019 - \_\_\_\_

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MORENO VALLEY, CALIFORNIA, APPROVING FUNDING ALLOCATION AND SUPPORT FOR APPLICATION FOR LOW-INCOME HOUSING TAX CREDITS TO THE CALIFORNIA TAX CREDIT ALLOCATION COMMITTEE FOR THE COURTYARDS AT COTTONWOOD APARTMENTS MULTIFAMILY HOUSING PROJECT

WHEREAS, the CITY OF MORENO VALLEY, a municipal corporation (“City”), is the recipient of funds derived from the HOME Investment Partnership Act (“HOME”) Program, which was enacted under Title II of the Cranston Gonzalez National Affordable Housing Act of 1990, as well as funds under the Neighborhood Stabilization Program (“NSP”);

WHEREAS, the COUNTY OF RIVERSIDE, a political subdivision of the State of California (“County”) is also the recipient of funds derived from the HOME Program;

WHEREAS, the County has identified the expansion of affordable rental housing stock for low-income households as a high housing priority through the County’s Five Year Consolidated Plan;

WHEREAS, the City is supportive of the development of affordable rental housing;

WHEREAS, Rancho Belago Developers, a California corporation and an affordable housing developer (“Developer”), proposes to develop and construct a multi-family affordable rental housing project for low-income family households consisting of eighty (80) affordable rental units and one (1) residential manager’s unit (“Project”) on a portion of approximately 6.76 acres of vacant land located at the northeast corner of Cottonwood Avenue and Indian Street, in the City of Moreno Valley, County of Riverside, State of California, identified as Assessor’s Parcel Numbers 482-161-021, 482-161-022, 482-161-023, 482-161-024 (“Property”).

WHEREAS, the Moreno Valley Housing Authority, a public body, corporate and politic (“MVHA”) holds fee title to the Property;

WHEREAS, an Exclusive Negotiation Agreement (“ENA”) was approved at the February 5, 2019 City Council Meeting to proceed with commencing execution of project related documents toward a negotiated Development and Disposition Agreement (“DDA”)

WHEREAS, a general plan amendment and zone change for the Project was reviewed and approved by the Planning Commission at the October 10, 2019 Planning Commission Meeting.

Resolution No. 2019-\_\_\_\_  
Date Adopted: November \_\_, 2019

Attachment: Funding Resolution No 2019-xx City [Revision 2] (3799 : RESOLUTIONS APPROVING A FUNDING ALLOCATION AND SUPPORT

WHEREAS, Developer has proposed to the County that eleven (11) of the units will be restricted to households whose incomes do not exceed 50% of the Riverside County Area Median Income;

WHEREAS, Developer has proposed to the City and MVHA that Developer will develop eighty one (81) rental dwelling units of which eighty (80) will be enforceably restricted to households of limited income at affordable rents as more fully described in a pro forma submitted by Developer to City and MVHA;

WHEREAS, Developer has submitted an application to County requesting financial assistance in the amount of \$1,000,000 in HOME funds ("County Allocation"). The County Allocation is needed to fill an existing Project financing gap in the amount of \$1,000,000;

WHEREAS, Developer has further requested that the City infuse financial assistance consisting of \$1,000,000 of HOME funds ("City HOME Allocation") and \$3,500,000 of NSP funds ("City NSP Amount"), and that MVHA convey to Developer the Property for development of affordable rental housing;

WHEREAS, the California Debt Limit Allocation Committee ("CDLAC") was created to set and allocate California's annual debt ceiling, and administer the State's tax-exempt bond program to issue the debt;

WHEREAS, the California Tax Credit Allocation Committee ("TCAC") allocates low-income housing tax credits to eligible affordable housing projects that receive an award of bond authority from CDLAC to raise project equity through the sale of tax benefits to investors;

WHEREAS, Developer intends to submit an application to CDLAC for bond authority and the right to apply for non-competitive low-income housing tax credits, the sales proceeds of which will be used to finance the development and construction of the Project;

WHEREAS, the application deadline to be considered for bond authority through CDLAC for right to apply for allocation of tax credits through TCAC is November 15, 2019;

WHEREAS, to complete the application process, Developer must provide a resolution from the local jurisdictions, including the County, supporting the Project;

WHEREAS, the City desires to approve an allocation of funding in the approximate amount of \$1,000,000 HOME funds and the City NSP Amount to be used to pay a portion of the costs to develop and construct the Project on the Property, subject to Developer's satisfaction of certain conditions precedent for the benefit of the City and the MVHA; and

WHEREAS, the City desires to support the Developer's application to

2  
Resolution No. 2019-\_\_\_\_\_  
Date Adopted: November \_\_, 2019

Attachment: Funding Resolution No 2019-xx City [Revision 2] (3799 : RESOLUTIONS APPROVING A FUNDING ALLOCATION AND SUPPORT

CDLAC/TCAC for an allocation of low-income housing tax credits.

NOW THEREFORE, BE IT RESOLVED, FOUND, DETERMINED AND ORDERED by the City Council of the City of Moreno Valley ("City Council"), in regular session assembled on November \_\_, 2019, in the meeting room of the City Council located on the 1st floor of City Hall, 14177 Frederick Street, Moreno Valley, California, as follows:

- 1) That the City Council hereby finds and declares that the above recitals are true and correct and incorporated as though set forth herein.
- 2) The City Council supports the Developer's application to CDLAC/TCAC for an allocation of low-income housing tax credits, the sale proceeds of which will be used to finance the development and construction of a multi-family affordable rental housing project consisting of 80 affordable rental units and 1 residential manager's unit, on real property located on a portion of approximately 6.76 acres of vacant land located at the northeast corner of Cottonwood Avenue and Indian Street, in the City of Moreno Valley, County of Riverside, State of California, identified as Assessor's Parcel Numbers 482-161-021, 482-161-022, 482-161-023, 482-161-024.
- 3) Subject to any restrictions on the use HOME funds and NSP funds, and further subject to terms of a disposition and development agreement which will contain provisions customary to such agreements of the City and the MVHA that provide for the development of affordable rental housing assisted by the City and/or the MVHA, and based upon the agreement of the MVHA to make the Property available to Developer, the City Council agrees to provide financial assistance to the Developer the maximum amount of \$1,000,000 of HOME funds and NSP funds in the amount of up to \$3,500,000, for construction of eligible activities on the Project, subject to the satisfaction of the following conditions precedent:
  - a. Borrower: Rancho Belago Developers, a California corporation and an affordable housing developer, or a limited partnership created by Rancho Belago Developers for the specific purpose of selling tax credits and

3  
 Resolution No. 2019-\_\_\_\_  
 Date Adopted: November \_\_, 2019

Attachment: Funding Resolution No 2019-xx City [Revision 2] (3799 : RESOLUTIONS APPROVING A FUNDING ALLOCATION AND SUPPORT

- developing, constructing and owning the Project where Rancho Belago Developers is the general partner/managing member;
- b. Project Name: Courtyards at Cottonwood Apartments;
  - c. City HOME Loan Amount: Not to exceed One Million Dollars (\$1,000,000), with interest at the rate of one percent (1%) simple interest or, if greater, the rate of interest charged by the County;
  - d. City NSP Loan Amount: Not to exceed Three Million Five Hundred Thousand Dollars (\$3,500,000), with interest at the rate of one percent (1%) simple interest or, if greater, the rate of interest charged by the County;
  - e. Affordability Period: 55 years from recordation of the Notice of Completion in the official records of the County of Riverside;
  - f. Term of the City HOME Loan and the City NSP Loan: 55 years;
  - g. Repayment: Loan payments derived from the Project's residual receipts;
  - h. Entitlements and Governmental Approvals: Secure any and all required land use entitlements, permits and approvals which may be required for construction of the Project, including, but not limited to compliance with the California Environmental Quality Act and the National Environmental Policy Act;
  - i. Other Financing: the City HOME loan and NSP loan are expressly conditioned upon the Developer's ability to secure sufficient equity capital or firm and binding commitments for financing necessary to undertake the development and construction of the Project. All financing contemplated or projected with respect to the Project shall be, or have been, approved in form and substance by the City Council. Other financing sources for the Proposed Project include a \$27,896,086 in bond and tax credit proceeds,

4  
Resolution No. 2019-\_\_\_\_  
Date Adopted: November \_\_, 2019

\$2,000,000 City or MVHA land contribution, \$848,188 City of Moreno Valley fee waivers, and \$1,390,177 deferred developer fee;

- j. Monitoring Fee: Payment of annual compliance monitoring fee to City in the amount of \$8,000. Monitoring fee to be adjusted annually, not to exceed an increase in the Consumer Price Index (CPI); and
  - k. Successful negotiation of a disposition and development agreement and an affordable housing agreement including the HOME and NSP loans by City as described above, approved as to form by legal counsel engaged by City and MVHA for such purpose, approved by the City Council and executed by all required parties.
- 4) The City Council' commitment to provide the loan of City HOME and City NSP funds is subject to the satisfaction of the conditions precedent set forth herein, is valid until December 31, 2020, and shall thereafter have no force or effect, unless a disposition and development agreement related to the financing of the Project (approved as to form by the City Attorney or other legal counsel engaged by the City and MVHA for such purpose) have been approved and executed by the City Council and the Developer.

APPROVED AND ADOPTED this \_\_\_\_ day of November, 2019.

\_\_\_\_\_  
Mayor of the City of Moreno Valley

ATTEST:

\_\_\_\_\_  
City Clerk

APPROVED AS TO FORM:

Resolution No. 2019-5  
Date Adopted: November \_\_, 2019

Attachment: Funding Resolution No 2019-xx City [Revision 2] (3799 : RESOLUTIONS APPROVING A FUNDING ALLOCATION AND SUPPORT

---

City Attorney

Resolution No. 2019-6  
Date Adopted: November \_\_, 2019

Attachment: Funding Resolution No 2019-xx City [Revision 2] (3799 : RESOLUTIONS APPROVING A FUNDING ALLOCATION AND SUPPORT

**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-  7    
Date Adopted: November \_\_, 2019

Attachment: Funding Resolution No 2019-xx City [Revision 2] (3799 : RESOLUTIONS APPROVING A FUNDING ALLOCATION AND SUPPORT

RESOLUTION NO. HA 2019 - \_\_\_\_

A RESOLUTION OF THE BOARD OF DIRECTORS OF THE MORENO VALLEY HOUSING AUTHORITY, CALIFORNIA, APPROVING THE DISPOSITION AND CONVEYANCE OF PROPERTY AND SUPPORT FOR APPLICATION FOR LOW-INCOME HOUSING TAX CREDITS TO THE CALIFORNIA TAX CREDIT ALLOCATION COMMITTEE FOR THE COURTYARDS AT COTTONWOOD APARTMENTS MULTIFAMILY HOUSING PROJECT

WHEREAS, the CITY OF MORENO VALLEY, a municipal corporation ("City"), is the recipient of funds derived from the HOME Investment Partnership Act ("HOME") Program, which was enacted under Title II of the Cranston Gonzalez National Affordable Housing Act of 1990, as well as funds under the Neighborhood Stabilization Program ("NSP");

WHEREAS, the COUNTY OF RIVERSIDE, a political subdivision of the State of California ("County") is also the recipient of funds derived from the HOME Program;

WHEREAS, the County has identified the expansion of affordable rental housing stock for low-income households as a high housing priority through the County's Five Year Consolidated Plan;

WHEREAS, the City is supportive of the development of affordable rental housing;

WHEREAS, Rancho Belago Developers, a California corporation and an affordable housing developer ("Developer"), proposes to develop and construct a multi-family affordable rental housing project for low-income family households consisting of eighty (80) affordable rental units and one (1) residential manager's unit ("Project") on a portion of approximately 6.76 acres of vacant land located at the northeast corner of Cottonwood Avenue and Indian Street, in the City of Moreno Valley, County of Riverside, State of California, identified as Assessor's Parcel Numbers 482-161-021, 482-161-022, 482-161-023, 482-161-024 ("Property").

WHEREAS, the MORENO VALLEY HOUSING AUTHORITY, a public body, corporate and politic ("MVHA") holds fee title to the Property;

WHEREAS, an Exclusive Negotiation Agreement ("ENA") was approved at the February 5, 2019 City Council Meeting to proceed with commencing execution of project related documents toward a negotiated Development and Disposition Agreement ("DDA")

WHEREAS, a general plan amendment and zone change for the Project was

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reviewed and approved by the Planning Commission at the October 10, 2019 Planning Commission Meeting.

WHEREAS, in consideration of MVHA entering into the Authority Deed, Developer shall comply with and cause the use of the Property to conform to the Authority Deed, the City Covenants, the Authority Regulatory Agreement, disposition and development agreement, and affordable housing agreement throughout the Required Covenant Period.

WHEREAS, conveyance of the Property shall be subject to certain conditions and limitations and subject to the prior satisfaction of the City Conditions Precedent.

WHEREAS, Developer has proposed to the County that eleven (11) of the units will be restricted to households whose incomes do not exceed 50% of the Riverside County Area Median Income;

WHEREAS, Developer has proposed to the City and the MVHA that Developer will develop eighty one (81) rental dwelling units of which eighty (80) will be enforceably restricted to households of limited income at affordable rents as more fully described in a pro forma submitted by Developer to City and MVHA;

WHEREAS, Developer has submitted an application to County requesting financial assistance in the amount of \$1,000,000 in HOME funds ("County Allocation"). The County Allocation is needed to fill an existing Project financing gap in the amount of \$1,000,000;

WHEREAS, Developer has further requested that the City infuse financial assistance consisting of \$1,000,000 of HOME funds ("City HOME Allocation") and \$3,500,000 of NSP funds ("City NSP Amount"), and that MVHA convey to Developer the Property for development of affordable rental housing;

WHEREAS, the California Debt Limit Allocation Committee ("CDLAC") was created to set and allocate California's annual debt ceiling, and administer the State's tax-exempt bond program to issue the debt;

WHEREAS, the California Tax Credit Allocation Committee ("TCAC") allocates low-income housing tax credits to eligible affordable housing projects that receive an award of bond authority from CDLAC to raise project equity through the sale of tax benefits to investors;

WHEREAS, Developer intends to submit an application to CDLAC for bond authority and the right to apply for non-competitive low-income housing tax credits, the sales proceeds of which will be used to finance the development and construction of the Project;

WHEREAS, the application deadline to be considered for bond authority through CDLAC for right to apply for allocation of tax credits through TCAC is November 15,

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2019;

WHEREAS, to complete the application process, Developer must provide a resolution from the local jurisdictions, including the County, supporting the Project;

WHEREAS, the City has indicated to MVHA that the City desires to approve an allocation of funding in the approximate amount of \$1,000,000 HOME funds and the City NSP Amount to be used to pay a portion of the costs to develop and construct the Project on the Property, subject to Developer's satisfaction of certain conditions precedent for the benefit of the City and the MVHA; and

WHEREAS, the MVHA desires to support the Developer's application to CDLAC/TCAC for an allocation of low-income housing tax credits.

NOW THEREFORE, BE IT RESOLVED, FOUND, DETERMINED AND ORDERED by the Governing Board of the Moreno Valley Housing Authority ("Board"), in regular session assembled on November \_\_, 2019, in the meeting room of the Board located on the 1st floor of City Hall, 14177 Frederick Street, Moreno Valley, California, as follows:

- 1) That the Board hereby finds and declares that the above recitals are true and correct and incorporated as though set forth herein.
- 2) The Board supports the Developer's application to CDLAC/TCAC for an allocation of low-income housing tax credits, the sale proceeds of which will be used to finance the development and construction of a multi-family affordable rental housing project consisting of 80 affordable rental units and 1 residential manager's unit, on real property located on a portion of approximately 6.76 acres of vacant land located at the northeast corner of Cottonwood Avenue and Indian Street, in the City of Moreno Valley, County of Riverside, State of California, identified as Assessor's Parcel Numbers 482-161-021, 482-161-022, 482-161-023, 482-161-024.
- 3) Subject to any restrictions on the use HOME funds and NSP funds, and further subject to terms of a disposition and development agreement which will contain provisions customary to such agreements of the City and the MVHA that provide for the development of affordable rental housing assisted by the City and/or the MVHA, the Board agrees to convey the Property to Developer and to provide

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financial assistance to the Developer the maximum amount of \$1,000,000 of HOME funds and NSP funds in the amount of up to \$3,500,000, for construction of eligible activities on the Project, subject to the satisfaction of the following conditions precedent:

- a. Borrower: Rancho Belago Developers, a California corporation and an affordable housing developer, or a limited partnership created by Rancho Belago Developers for the specific purpose of selling tax credits and developing, constructing and owning the Project where Rancho Belago Developers is the general partner/managing member;
- b. Project Name: Courtyards at Cottonwood Apartments;
- c. City HOME Loan Amount: Not to exceed One Million Dollars (\$1,000,000), with interest at the rate of one percent (1%) simple interest or, if greater, the rate of interest charged by the County;
- d. City NSP Loan Amount: Not to exceed Three Million Five Hundred Thousand Dollars (\$3,500,000), with interest at the rate of one percent (1%) simple interest or, if greater, the rate of interest charged by the County;
- e. Affordability Period: 55 years from recordation of the Notice of Completion in the official records of the County of Riverside;
- f. Term of the City HOME Loan and the City NSP Loan: 55 years;
- g. Repayment: Loan payments derived from the Project's residual receipts;
- h. Entitlements and Governmental Approvals: Secure any and all required land use entitlements, permits and approvals which may be required for construction of the Project, including, but not limited to compliance with the California Environmental Quality Act and the National Environmental Policy Act;

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- i. Other Financing: the City HOME loan and NSP loan are expressly conditioned upon the Developer's ability to secure sufficient equity capital or firm and binding commitments for financing necessary to undertake the development and construction of the Project. All financing contemplated or projected with respect to the Project shall be, or have been, approved in form and substance by the City Council and the Board. Other financing sources for the Proposed Project include a \$27,896,086 in bond and tax credit proceeds, up to \$2,000,000 City or MVHA land contribution, \$848,188 City of Moreno Valley fee waivers, and \$1,390,177 deferred developer fee;
  - j. Monitoring Fee: Payment of annual compliance monitoring fee to City in the amount of \$8,000. Monitoring fee to be adjusted annually, not to exceed an increase in the Consumer Price Index (CPI); and
  - k. Successful negotiation of a disposition and development agreement and an affordable housing agreement including the HOME and NSP loans by City as described above, approved as to form by legal counsel engaged by City and MVHA for such purpose, approved by the City Council and executed by all required parties.
- 4) The Board' commitment with respect to the disposition of the Property is subject to the satisfaction of the conditions precedent set forth herein, is valid until December 31, 2020, and shall thereafter have no force or effect, unless a disposition and development agreement related to the financing of the Project (approved as to form by the General Counsel to the MVHA or other legal counsel engaged by the City and MVHA for such purpose) have been approved and executed by the Board, the City Council and the Developer.

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APPROVED AND ADOPTED this \_\_\_\_ day of November, 2019.

\_\_\_\_\_  
Mayor of the City of Moreno Valley

ATTEST:

\_\_\_\_\_  
City Clerk

APPROVED AS TO FORM:

\_\_\_\_\_  
City Attorney

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**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)

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## Report to City Council

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**TO:** Mayor and City Council

**FROM:** Thomas M. DeSantis, City Manager

**AGENDA DATE:** November 5, 2019

**TITLE:** DESTINATION MOVAL: TOWN CENTER (DEVELOPMENT CONCEPT FOR CITY-OWNED PROPERTY AT THE NORTHWEST CORNER OF NASON STREET AND ALESSANDRO BOULEVARD)

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### **RECOMMENDED ACTION**

#### **Recommendation: That the City Council:**

1. Direct staff to move forward with *Destination MoVal: Town Center* by seeking proposals for a Public Private Partnership to develop City-Owned property on the corner of Nason Street and Alessandro Boulevard.

### **SUMMARY**

This report proposes the first phase of the *Destination MoVal* program through which Moreno Valley will continue to emerge as a premier community where residents and businesses thrive.

This program inaugurates the next phase in our City's evolution by energizing a sense of place that will draw residents and visitors to key areas of our community. Specifically, *Destination MoVal: Town Center* would focus investment and creative energy to develop an exciting downtown-like area on approximately 60 acres of City-owned property at the Northwest Corner of Nason Street and Alessandro Boulevard.

This initiative would mark the most creative civic undertaking in the City's history...which would begin by imagining all that is possible and bringing these plans to life in the center of our City.

Staff recommends approval to seek proposals for a potential Public Private Partnership to create an area that will energize this key portion of the Nason Corridor with a

destination development that will attract visitors from across the City and the Inland region.

## **DISCUSSION**

The Momentum MoVal strategic plan's first priority is to "Meet the current and emerging needs of Moreno Valley by expanding the local economy." Initiative 1.4.4 directs the City to determine the highest/best use of the City's property at Nason Street and Alessandro Boulevard, explore an urban village concept and to complete the land use analysis component of the Nason Street Corridor Study.

To date, efforts have focused upon completing the overall Nason Corridor Study with funding provided by the Southern California Association of Governments (SCAG). While these efforts have touched upon the City's 60-acre property within the Nason Corridor, SCAG-funded studies have generated development concepts focused on transit, infrastructure, non-motorized transit and housing density considerations in a larger area comprising more than 2,100 acres. The information prepared through this process can provide a helpful resource as the City considers the next phase of this effort - - development of the City's 60 acres to meet the community's long-term need for a Town Center development nearer Moreno Valley's geographic center.

Following a series of discussions with Mayor over the past year, it is recommended that the Council now direct staff to take the next step toward developing a Town Center on the City's acreage which will also serve as a catalyst for development of the nearby Medical Corridor as envisioned in the City's Economic Development Action Plan.

Initially purchased in 1985 as a potential Civic Center site, the property is ideally suited for use as a Town Center that will serve as a dynamic area that will attract residents (and visitors) to a high quality work/shop/recreate experience in a downtown-like atmosphere. Development of a complimentary residential component to the overall project will enhance availability of high quality living options while infusing the area with residents drawn to high-end amenities in a vibrant setting.

Staff recommends pursuing development options through a Public Private Partnership, where the City would contribute its acreage to a project that would be developed consistent with the Council's vision, at private expense. The recommended process would be for staff to issue a Request for Proposals under those terms, seeking creative concepts for mixed use projects that may include the following key components:

### Civic uses

City offices or services

Library (new main Library or satellite branch)

Police sub-station

College/University satellite presence

Performing Arts component – Indoor and/or Outdoor (key priority)

### Commercial Space

Plaza setting with water feature  
Restaurants/Coffee Shop  
Entertainment  
Retail

Professional Uses

Class A and B Office  
Medical  
Research & Development

Housing

Apartments and/or condos (perhaps above businesses or nearby, might include Lofts)

Parking

Parking structure

Staff would then work with the Economic Development Sub-Committee to evaluate proposals and make recommendations for Council consideration which could include brief presentations by development teams whose proposals were ranked highest during initial review and evaluations. The Council could ultimately select one or more finalists with whom staff would pursue negotiations on an Agreement to develop the Town Center project.

If this approach is approved by the Council, the proposed timeline for this effort is envisioned as follows (depending upon the responses received):

|                  |   |
|------------------|---|
| Late 2019        | Issue RFP   |
| Spring 2020      | Staff Evaluation of Development Proposals                   |
| Spring 2020      | Economic Development Sub-Committee Review & Recommendations |
| Late Spring 2020 | City Council Deliberation and Direction                     |

*Destination MoVal: Town Center* marks the debut of an expansive program which will similarly energize other key areas of the City (near the Town Center as well as in other geographic areas) to continue Moreno Valley's development as Inland Southern California's premier community.

**ALTERNATIVES**

1. Direct staff to move forward with *Destination MoVal: Town Center* by seeking proposals for a Public Private Partnership to develop City-Owned property on the corner of Nason Street and Alessandro Boulevard. *Staff recommends this alternative.*

2. Provide alternate direction.

## **FISCAL IMPACT**

There is no fiscal impact associated with the recommended action.

## **NOTIFICATION**

Publication of Agenda

## **PREPARATION OF STAFF REPORT**

Prepared & Approved By:  
Thomas M. DeSantis  
City Manager

## **CITY COUNCIL GOALS**

**Public Facilities and Capital Projects.** Ensure that needed public facilities, roadway improvements, and other infrastructure improvements are constructed and maintained.

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

**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

Objective 1.1: Proactively attract high-quality businesses.

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.

Objective 1.5: Showcase Moreno Valley's unique assets.

Objective 3.2: Expand the library’s technology program to enhance job readiness in our community.

**ATTACHMENTS**

None

**APPROVALS**

|                         |                   |                   |
|-------------------------|-------------------|-------------------|
| Budget Officer Approval | <u>✓ Approved</u> | 10/07/19 1:54 PM  |
| City Attorney Approval  | <u>✓ Approved</u> | 10/25/19 11:59 AM |
| City Manager Approval   | <u>✓ Approved</u> | 10/28/19 9:28 AM  |