
Subject: Barry Foster, Bob Gutierrez, Jesse Molina
Location: Jesse's office

Start: Thu 1/8/2009 1:30 PM
End: Thu 1/8/2009 2:30 PM

Recurrence: (none)

Meeting Status: Meeting organizer

Organizer: Jesse Molina
Required Attendees: Barry Foster; Bob Gutierrez

Subject: CDBG Funding Recommendations / Molina
Location: Council/Attny Conference Room

Start: Mon 3/16/2009 9:00 AM
End: Mon 3/16/2009 10:00 AM

Recurrence: (none)

Meeting Status: Meeting organizer

Organizer: Jesse Molina
Required Attendees: Isa Rojas; Bob Gutierrez; Barry Foster; Michele Patterson
Resources: Council/Attny Conference Room

Contact: Kathi [REDACTED]

3/4/09 (cm)

Subject: Sunnymead Mutual Water Property
Location: Council/Attny Conference Room

Start: Thu 9/10/2009 1:30 PM
End: Thu 9/10/2009 2:00 PM

Recurrence: (none)

Meeting Status: Meeting organizer

Organizer: Robin Hastings
Required Attendees: Rick Hartmann; Jesse Molina; Barry Foster; Chris Vogt
Resources: Council/Attny Conference Room

9/8/09: Moved meeting to 1:30 p.m. due to a meeting being scheduled in the morning. (jc)

9/1/09: Added Jesse and removed Robin from the meeting. as Mr. Hall stated if Robin wanted to attend, she could; but he didn't state it was mandatory that she be there. (jc)

8/27/09: Bill Hall confirmed if the property isn't sold by then. [REDACTED] (jc)

Mr. Hall is the CEO of Sunnymead Mutual Water. He stated Sunnymead Mutual Water has ten acres for sale that includes the flood control channel that the city is working on moving. He stated the property is appraised at \$3.75M, but they are asking \$1.4M to settle a lien. He stated he sold the property in 2002, and the person dug it out for 3 ½ years, and he asked for an extension. Mr. Hall stated he wouldn't grant anymore extensions, the gentleman filed a lawsuit, and the Judge granted him \$789,000 in damages. He stated they don't have the money to pay for the damages unless they can get a \$1M bond to appeal it, or if he can come up with a buyer. He stated the gentleman might get the land for free if he can't come up with a solution.

Subject: Traffic Signal at Davis/Ironwood
Location: Council/Attny Conference Room

Start: Wed 2/10/2010 1:30 PM
End: Wed 2/10/2010 2:00 PM

Recurrence: (none)

Meeting Status: Meeting organizer

Organizer: Jesse Molina
Required Attendees: Bill Bopf; Bob Hansen; Barry Foster; Chris Vogt
Resources: Council/Attny Conference Room

2/2/10: Meeting updated due to a conflict w/another meeting request (cm)

2/1/10: Meeting updated to include City Manager and City Attorney

Council Member Molina advised that the traffic signal was not addressed during the Ironwood Ave. Improvements discussion at the January 19 Study Session. He requested to meet with Chris Vogt and Barry Foster.

2/1/10 (cm)

Subject: Traffic Signal at Davis/Ironwood
Location: Council/Attny Conference Room

Start: Wed 2/10/2010 1:30 PM
End: Wed 2/10/2010 2:00 PM

Recurrence: (none)

Meeting Status: Meeting organizer

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Resources: Council/Attny Conference Room

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2/1/10: Meeting updated to include City Manager and City Attorney

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2/1/10 (cm)

Subject: Senior/Disabled Facilities
Location: Jesse's office

Start: Tue 5/4/2010 10:30 AM
End: Tue 5/4/2010 11:00 AM

Recurrence: (none)

Meeting Status: Meeting organizer

Organizer: Jesse Molina
Required Attendees: Barry Foster

Council Member Molina requested to meet with Barry Foster to discuss proposed senior/disabled facilities to be located on Fir Ave. and Atwood Ave.

5/4/10 (cm)

Subject: CDBG Funding Recommendations / Molina
Location: Council/Attny Conference Room

Start: Mon 3/16/2009 9:00 AM
End: Mon 3/16/2009 10:00 AM

Recurrence: (none)

Meeting Status: Meeting organizer

Organizer: Jesse Molina
Required Attendees: Isa Rojas; Bob Gutierrez; Barry Foster; Michele Patterson
Resources: Council/Attny Conference Room

Contact: Kathi [REDACTED]

3/4/09 (cm)

Subject: Sunnymead Mutual Water Property
Location: Council/Attny Conference Room

Start: Thu 9/10/2009 1:30 PM
End: Thu 9/10/2009 2:00 PM

Recurrence: (none)

Meeting Status: Meeting organizer

Organizer: Robin Hastings
Required Attendees: Rick Hartmann; Jesse Molina; Barry Foster; Chris Vogt
Resources: Council/Attny Conference Room

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Meeting Status: Meeting organizer

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Required Attendees: Chris Vogt; Jesse Molina; Barry Foster; Rick Hartmann
Resources: Council/Attny Conference Room

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2/1/10 (cm)

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Location: Council/Attny Conference Room

Start: Wed 2/10/2010 1:30 PM
End: Wed 2/10/2010 2:00 PM

Recurrence: (none)

Meeting Status: Meeting organizer

Organizer: Jesse Molina
Required Attendees: Bill Bopf; Barry Foster; Bob Hansen; Chris Vogt
Resources: Council/Attny Conference Room

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2/1/10: Meeting updated to include City Manager and City Attorney

Council Member Molina advised that the traffic signal was not addressed during the Ironwood Ave. Improvements discussion at the January 19 Study Session. He requested to meet with Chris Vogt and Barry Foster.

2/1/10 (cm)

Subject: Opportunities to Enhance the MV Auto Mall
Location: Jesse's Office

Start: Thu 5/13/2010 10:30 AM
End: Thu 5/13/2010 11:00 AM

Recurrence: (none)

Meeting Status: Meeting organizer

Organizer: Jesse Molina
Required Attendees: Barry Foster

5/12/10: Meeting rescheduled from 11 a.m. to 10:30 a.m., as Barry had a conference call come up that he must participate in. (cm)

5/6/10: jc)

From: Kandace Baptiste
Sent: Thursday, May 06, 2010 2:32 PM
To: Juliene Clay
Subject: Cleaned up a bit :)

Hi Cindy,

Can you please assist with coordinating these meetings. Barry needs to set meetings with each Council Member during next two weeks (before he goes to ICSC - Las Vegas) to discuss opportunities to enhance the MV Auto Mall. These meetings should be 30 minutes and are to be 1 on 1 meetings with Barry and the Council Member.

Also, an agenda item is scheduled for May 25, Barry will be out of town prior to that at ICSC but is flying back in time for the City Council meeting on 5/25. If a Council Member's schedule does not allow for a meeting within the next two weeks, a meeting with that Council Member will not be able to happen prior to Council consideration.

Thank you so much.

Kandace

Subject: Property Purchases with code and/or building violations
Location: Conference Room - Council/Atty

Start: Tue 11/15/2011 9:00 AM
End: Tue 11/15/2011 10:00 AM

Recurrence: (none)

Meeting Status: Meeting organizer

Organizer: Jesse Molina
Required Attendees: Jesse Molina; Barry Foster; Michelle Dawson; Albert Brady; Anne Schneider; Paul Early
Resources: Conference Room - Council/Atty

Mayor Pro Tem Molina requested to calendar on a future agenda how to address property purchases with code and/or building violations. The assistant city manager suggested discussing at the staff level prior to agendaing the item.

11/8/11 (cm)

Subject: Lunch at Zapata's
Location: 13373 Perris Blvd., Suite F503-504

Start: Tue 12/20/2011 11:30 AM
End: Tue 12/20/2011 1:00 PM
Show Time As: Out of Office

Recurrence: (none)

Meeting Status: Meeting organizer

Organizer: Jesse Molina
Required Attendees: Jesse Molina; Barry Foster; Henry T. Garcia; John Anderson

11/29/11: Mayor Pro Tem Molina has requested lunch at Zapata's to see the panhandling that occurs in the area and how it negatively impacts the business, and also to show what Zapata's has done with the business. There is a CRM, MV-12914-8K GK, regarding the panhandling in the area. (jc)

Subject: MVCC Wake-Up Moreno Valley - [6:30a serve breakfast]
Location: Ayers Hotel, 12631 Memorial Way

Start: Wed 3/28/2012 7:00 AM
End: Wed 3/28/2012 8:30 AM
Show Time As: Out of Office

Recurrence: (none)

Meeting Status: Meeting organizer

Organizer: Richard Stewart

1/13/12 (cm)

Subject: Substandard Housing Policy
Location: Conference Room - Council/Atty

Start: Wed 5/16/2012 11:00 AM
End: Wed 5/16/2012 11:30 AM

Recurrence: (none)

Meeting Status: Accepted

Organizer: Marcelo Co
Required Attendees: Jesse Molina; Bob Hansen; Paul Early; Barry Foster; Albert Brady

5/9/12 (cm)

Subject: Molina - CDBG / HOME Grant Funding
Location: Conference Room - City Manager

Start: Thu 2/14/2013 9:00 AM
End: Thu 2/14/2013 9:30 AM

Recurrence: (none)

Meeting Status: Meeting organizer

Organizer: Jesse Molina

Required Attendees: Jesse Molina; Barry Foster; Dante G. Hall; Isa Rojas; Henry T. Garcia; Keyneica Jones

Optional Attendees: Cathy Parada

Resources: Conference Room - City Manager

2/6/13: Meeting location moved to the City Manager's Conference Room (cm)

Contact: Isa Rojas

2/5/13 (cm)

From: Jane Halstead
Sent: Tuesday, October 22, 2013 3:45 PM
To: Cindy Miller; Jane Halstead; Jesse Molina; Michele Patterson; Richard Stewart; Richard Stewart; Tom Owings; Victoria Baca; Yxstian Gutierrez
Cc: Michelle Dawson; Tom DeSantis; Suzanne Bryant; 'Tom Owings (towings123@gmail.com)'; 'Victoriabaca2000 (victoriabaca2000@gmail.com)'
Subject: Federal Grand Jury Subpoenas Served to the Custodian of Records

Mayor Owings & Members of the Council:

Investigators for the FBI delivered to the City Clerk the following subpoenas for records:


1. All documents relating to the following development projects in Moreno Valley: Any development by Ridge Property; Project Numbers P08-133; PA08-0098; PA10-0017, PA08-0097; and PA09-0022.
2. All documents relating to the following development projects in Moreno Valley: All Moreno Valley Properties and Highland Fairview Projects, including Skechers; and City of Moreno Valley project numbers PA07-0090; PA-07-0088; PA-07-0090; and PA-07-0091
3. All documents relating to the following development projects in Moreno Valley: The Aquabella project, including project numbers P11-029, PA-04-0005, PA04-0069, PA-04-0070 and PA-04-0082
4. All documents relating to Victoria Baca
5. All documents relating to the hiring, employment, and termination of Paul J. Early
6. All documents relating to Iddo Benzeevi
7. All documents relating to Tom Owings
8. All documents relating to Dr. Yxstian Gutierrez
9. All documents relating to development construction projects currently awaiting approval by the Moreno Valley City Council
10. All documents relating to pending or completed infrastructure projects in City Council District 3 of the City of Moreno Valley
11. All documents relating to the hiring, employment, and termination of Henry Garcia as City Manager
12. All documents relating to the hiring, employment, and termination of Barry Foster as Moreno Valley's Director of Economic Development
13. All documents relating to development construction projects approved by the Moreno Valley City Council
14. All documents relating to pending development construction projects currently pending approval of the Moreno Valley Planning Commission
15. All documents relating to the following development projects in Moreno Valley: Projects associated with the World Logistic Centers, including the Moreno Valley project numbers PA-12-0010, PA-12-0011, PA-12-0012, PA12-0013, PA-12-0014, PA-12-0015
16. All documents relating to development construction projects approved by the Moreno Valley Planning Commission
17. All documents relating to the following development projects in Moreno Valley: Projects associated with the company Prologis, including Moreno Valley project numbers P07-0081, PA-0081, PA-0084, PA-0142, PA-0158 and PA-0162
18. All documents relating to the following development projects in Moreno Valley: The Economic Development Action Plan approved by the City Council on April 26, 2011
19. All documents relating to Victoria Baca
20. All documents relating to Jesse Molina
21. All documents relating to Michael Geller
22. All documents relating to Richard Stewart
23. All documents relating to Marcelo Co
24. All documents relating to Jerry Stephens
25. All documents relating to the hiring, employment, and termination of Anne Schneider

26. All documents relating to Highland Fairview Corporation

Let me know if you have any questions.

Thank you.

Jane Halstead, CMC
City Clerk
City of Moreno Valley
14177 Frederick Street
Moreno Valley, CA 92552


F:(951)413-3009

W: www.moreno-valley.ca.us

janeh@moval.org

From: Michelle Dawson
Sent: Tuesday, October 22, 2013 4:58 PM
To: Everyone
Subject: Update on investigation, subpoenas, etc.

City staff: I want to continue updating you on what little I do know about the investigation that began last May with the search warrants served at the residences of our Council Members (the ones in office at that time) and others. Subpoenas were delivered to the Clerk's Office today for documents related to the items listed below (most of which, the Clerk indicates, have already been provided to them). In addition, I was served with a subpoena to appear before a grand jury next Wednesday, as was Tom DeSantis. Our testimony is being requested just as witnesses.

Also, some in the media have tried to make an issue of an item on tonight's Council agenda; it is a routine update by the City Clerk of the City's record retention policy. This is done every few years to keep current with technological advancements and to comply with State law. Other cities do this as a routine update as well. Prior year updates were approved by the Council in 2003 and again in 2007. An outside consultant has been working on this update for over one year, obviously well before any investigation began. Tonight's item is on the consent calendar, as was the previous update. The City Clerk will be pulling this item from the agenda and preparing a comprehensive report to present to the City Council at a later date when the consultant can attend and provide information regarding this routine update. I don't know if the record retention update prompted today's influx of subpoenas, but as always the Clerk's Office and City staff will comply fully in providing copies of these items.

I apologize for any distraction and thank you for your continued hard work serving the City of Moreno Valley.
--Michelle

Items subpoenaed today included the following:

1. All documents relating to the following development projects in Moreno Valley: Any development by Ridge Property; Project Numbers P08-133; PA08-0098; PA10-0017, PA08-0097; and PA09-0022.
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23. All documents relating to Marcelo Co
24. All documents relating to Jerry Stephens
25. All documents relating to the hiring, employment, and termination of Anne Schneider
26. All documents relating to Highland Fairview Corporation

Subject: CDBG Review w/Council Member Stewart & Staff
Location: Council/Attny Conference Room

Start: Thu 3/15/2007 5:00 PM
End: Thu 3/15/2007 5:30 PM

Recurrence: (none)

Meeting Status: Meeting organizer

Organizer: Richard Stewart
Required Attendees: Richard Stewart; Mitch Slagerman; Barry Foster; Keyneica Jones
Resources: Council/Attny Conference Room

Subject: Proposed Lowe's
Location: Council/Attny Conference Room

Start: Mon 3/31/2008 1:00 PM
End: Mon 3/31/2008 1:30 PM

Recurrence: (none)

Meeting Status: Meeting organizer

Organizer: Richard Stewart
Required Attendees: Richard Stewart; Barry Foster
Resources: Council/Attny Conference Room

3/31/08: Per Council Member Stewart's request, meeting moved from 11:30 a.m. to 1 p.m. (cm)

Attendees: Council Member Stewart, Barry Foster, and Dan Patterson

Contact: Kandace [REDACTED]

3/25/08 (cm)

Dan Patterson
D.K. Patterson, Inc.
7161 Indiana Avenue, Suite A
Riverside, CA 92504

[REDACTED]
dkpmgmt@aol.com

Subject: Opportunities to Enhance the MV Auto Mall
Location: Council/Attny Conference Room

Start: Thu 5/13/2010 1:00 PM
End: Thu 5/13/2010 1:30 PM

Recurrence: (none)

Meeting Status: Meeting organizer

Organizer: Richard Stewart
Required Attendees: Richard Stewart; Barry Foster
Resources: Council/Attny Conference Room

5/6/10: (jc)

From: Kandace Baptiste
Sent: Thursday, May 06, 2010 2:32 PM
To: Juliene Clay
Subject: Cleaned up a bit :)

Hi Cindy,

Can you please assist with coordinating these meetings. Barry needs to set meetings with each Council Member during next two weeks (before he goes to ICSC - Las Vegas) to discuss opportunities to enhance the MV Auto Mall. These meetings should be 30 minutes and are to be 1 on 1 meetings with Barry and the Council Member.

Also, an agenda item is scheduled for May 25, Barry will be out of town prior to that at ICSC but is flying back in time for the City Council meeting on 5/25. If a Council Member's schedule does not allow for a meeting within the next two weeks, a meeting with that Council Member will not be able to happen prior to Council consideration.

Thank you so much.

Kandace

Subject: Stewart - CDBG & HOME Grant Funding
Location: Conference Room - Council/Atty

Start: Thu 3/10/2011 4:00 PM
End: Thu 3/10/2011 4:30 PM

Recurrence: (none)

Meeting Status: Meeting organizer

Organizer: Richard Stewart
Required Attendees: Richard Stewart; Henry T. Garcia; Barry Foster; Michele Patterson; Isa Rojas
Resources: Conference Room - Council/Atty

3/8/11: Meeting on 3/10 rescheduled from 1 p.m. to 4 p.m. (cm)

3/7/11: Meeting rescheduled from 3/8 to 3/10. Mayor Stewart will be coming from a meeting being held at the CRC that is scheduled to adjourns at 1 p.m. I will also advise Mayor Stewart that staff has a 1:30 p.m. meeting with another council member. (cm)

3/4/11 (cm)

Contact: Isa [REDACTED]

Subject: K. Hovnanian
Location: Conference Room - City Manager
Start: Tue 11/8/2011 11:00 AM
End: Tue 11/8/2011 12:00 PM
Recurrence: (none)
Meeting Status: Meeting organizer
Organizer: Richard Stewart
Required Attendees: Richard Stewart; Barry Foster; John Terell
Resources: Conference Room - City Manager

Meeting scheduled per Barry Foster's request

Attendees: Mayor Stewart, Barry Foster, John Terell, Steve Cameron, Mike Canfield, and possibly Jay Pruitt and Scott Oldham

Contact: Scott Oldham [REDACTED]

11/3/11 (cm)

Subject: Palm Communities - Dan Horn, Mitch Slagerman
Location: Conference Room - City Manager

Start: Wed 5/9/2012 10:30 AM
End: Wed 5/9/2012 11:00 AM

Recurrence: (none)

Meeting Status: Meeting organizer

Organizer: Richard Stewart
Required Attendees: Bob Hansen; Henry T. Garcia; Barry Foster
Resources: Conference Room - City Manager

Executive Team meeting will adjourn by 10:30 a.m. to accommodate this meeting request.

Subject: MARB Issues with Sunnymead Blvd. Hotels
Location: Conference Room - City Manager

Start: Thu 11/29/2012 3:00 PM
End: Thu 11/29/2012 4:00 PM

Recurrence: (none)

Meeting Status: Meeting organizer

Organizer: Richard Stewart
Required Attendees: Michelle Dawson; Joel Ontiveros; Barry Foster
Optional Attendees: Joel Ontiveros
Resources: Conference Room - City Manager

11/29/12: Confirmed today with the following: (jc)

Confirmed with Col. McCoy's office [REDACTED]
Confirmed with Chief Ontiveros' office [REDACTED]
Confirmed with LaQuinta Inn – Kalpesh Patel [REDACTED]
Confirmed with Holiday Inn Express – Andre Goodrich [REDACTED]
Confirmed with Comfort Inn – Karen Chang [REDACTED]
Confirmed with Best Western – Carolyn [REDACTED]

11/14/12: Rescheduled per Richard's calendar conflict. Confirmed with Col. McCoy's office [REDACTED]. (jc)

OTHER ATTENDEES:

Holiday Inn Express – Andre Goodrich [REDACTED] (Confirmed on 11/14/12)
Comfort Inn – Karen Chang [REDACTED] (Confirmed on 11/14/12)
LaQuinta Inn – Kalpesh Patel [REDACTED] (Confirmed on 11/14/12)
Best Western – Carolyn [REDACTED] (Confirmed 11/14/12-cm)

11/8/12: Rescheduled per Col. McCoy's request as he is flying to Ohio on 11/14/12. Confirmed with Col. McCoy's office [REDACTED]. (jc)

OTHER ATTENDEES:

Holiday Inn Express – Andre Goodrich [REDACTED] (Confirmed on 11/13/12)
Comfort Inn – Karen Chang [REDACTED] (Confirmed on 11/12/12)
LaQuinta Inn – Kalpesh Patel [REDACTED]
Best Western – Carolyn [REDACTED] (Confirmed 11/13/12)

10/25/12: Confirmed with Col. McCoy (Major Anna Ruiz [REDACTED] and Kandace for Chief Ontiveros [REDACTED]) (jc)

From: Barry Foster
Sent: Tuesday, March 12, 2013 12:54 PM
To: Cindy Miller
Cc: Richard Stewart; richstew27@gmail.com; Jane Halstead; Juliene Clay; Ewa Lopez; Kathy Gross
Subject: Re: Kendra Doel, Ralphs [REDACTED]

Talked to Kendra (VP of PR) with Ralphs. She confirmed what we had been speculating for months--that Ralphs (Kroger) will be closing the Ralphs store in Sunnymead Ranch. This location has been significantly underperforming since it opened and has been losing over \$1 million annually. Slight uptick in sales with closing of Albertson's but not much towards becoming anywhere near profitable. Lease will expire in July 1. Owner of the center (family trust) had been discussing a rent reduction but not enough to make the store cash flow. Kroger (parent company of Ralphs) has made decision to not extend the lease and will close the store after close of business on Friday May 17. This decision by Kroger (Ralphs) is not subject to negotiation....Employees of the store will be informed of the closing tomorrow (Wednesday 3/13).

Kroger/Ralphs are pleased with the performance of their Food For Less stores in Moreno Valley, but has no plans for any new Ralphs stores anywhere in the Inland Region.

Staff will continue to market the closed Albertson's-along with the soon to be vacant Ralphs store. Options include Stater Bros. (maybe another run at Albertson's location if acquisition price is decreased), new WalMart grocery store concept being rolled out in SoCal, Cardenas, Aldi (coming to CA in summer 2014) or independent grocery store concepts.

I would speculate that the news of Ralphs closing will hit the press on Wednesday or Thursday.

Barry Foster

On Mar 12, 2013, at 11:15 AM, "Cindy Miller" <cindym@moval.org> wrote:

Ms. Doel called to speak with Council Member Stewart. She stated she is available for any questions regarding the Sunnymead Ranch Ralph's store.

Barry, I asked if I could also provide her contact information to you - she said she would also like to speak with you should you have any questions

Thanks,

Cindy

*Cindy A. Miller
Executive Assistant to Mayor / City Council
City Council Office*

MV00242940

City of Moreno Valley
14177 Frederick St.
P.O. Box 88005
Moreno Valley, CA 92552-0805

F: 951.413.3760
E: cindym@moval.org
w: www.moval.org

Subject: MJPA
Location: City Mgr Conference Room

Start: Mon 2/5/2007 4:45 PM
End: Mon 2/5/2007 5:45 PM

Recurrence: (none)

Meeting Status: Accepted

Organizer: Charles White
Required Attendees: Charles White; Richard Stewart; Bob Gutierrez; Rick Hartmann; Linda Guillis; John Terell; Barry Foster

Importance: High

1/31/07: meeting requested by the City Manager to occur prior to the next MJPA meeting (Wed. 2/7). Kg

Subject: Sunnymead Blvd. Sign Program w/Staff
Location: Council/Attny Conference Room

Start: Mon 7/28/2008 1:30 PM
End: Mon 7/28/2008 2:00 PM

Recurrence: (none)

Meeting Status: Meeting organizer

Organizer: Richard Stewart
Required Attendees: Richard Stewart; Bob Gutierrez; Barry Foster; Mitch Slagerman
Resources: Council/Attny Conference Room

Contact: Kandace [REDACTED]

7/22/08 (cm)

Subject: Richard Stewart/Barry Foster
Location: Boompa's, 23579 Sunnymead Ranch Parkway (Ralph's Shopping Center)

Start: Mon 9/22/2008 12:45 PM
End: Mon 9/22/2008 2:00 PM
Show Time As: Out of Office

Recurrence: (none)

Meeting Status: Meeting organizer

Organizer: Richard Stewart
Required Attendees: Richard Stewart; Barry Foster

-----Original Message-----

From: richard stewart [<mailto:richstew27@gellerandstewart.com>]
Sent: Monday, September 22, 2008 8:12 AM
To: Cindy Miller
Subject: Re: FW: Boompa's Meeting

Tell Barry I will meet him at BOOMPA'S at 12:45PM.

If NOT O.K. have hime call me on my cell after 10AM today.

Cindy Miller wrote:

>
>
>-----Original Message-----
>From: Barry Foster
>Sent: Tuesday, September 16, 2008 10:05 PM
>To: Richard Stewart
>Cc: Kandace Baptiste; Cindy Miller
>Subject: Boompa's Meeting
>
>Richard
>
>Next week I can do a late lunch on Monday at 12.30 pm (I've got a
>meeting from 11 am till noon with Robertson's/Gateway). I can't do
>Tuesday, but could do a lunch on Wednesday before I head down to Long
>Beach. Let me know or have Cindy work with Kandace.
>
>Barry

Subject: Palm Communities - Dan Horn, Mitch Slagerman
Location: Conference Room - City Manager

Start: Wed 5/9/2012 10:30 AM
End: Wed 5/9/2012 11:00 AM

Recurrence: (none)

Meeting Status: Meeting organizer

Organizer: Richard Stewart
Required Attendees: Bob Hansen; Henry T. Garcia; Barry Foster
Resources: Conference Room - City Manager

Executive Team meeting will adjourn by 10:30 a.m. to accommodate this meeting request.

Subject: Andy Melendez - Development of Day St.
Location: Conference Room - Council/Atty

Start: Thu 1/24/2013 9:00 AM
End: Thu 1/24/2013 10:00 AM

Recurrence: (none)

Meeting Status: Meeting organizer

Organizer: Tom Owings
Required Attendees: John Terell; Barry Foster; Dante G. Hall; 'towings123@gmail.com'; Victoria Baca
Resources: Conference Room - Council/Atty

Council Member Baca will also be attending

Mayor Owings requested a meeting be scheduled with John Terell and Andy Melendrez, Council Member City of Riverside, to discuss the development of Day St.

Contact: Sarah [REDACTED]

1/7/13 (cm)

Subject: Owings/Foster/Brady re: Code Compliance
Location: Conference Room - City Manager

Start: Mon 2/11/2013 3:00 PM
End: Mon 2/11/2013 4:00 PM

Recurrence: (none)

Meeting Status: Meeting organizer

Organizer: Tom Owings
Required Attendees: Albert Brady; Barry Foster; towings123@gmail.com; Michelle Dawson
Resources: Conference Room - City Manager

Mayor Owings requested to meet with Al Brady to have a general discussion regarding Code Compliance.

1/29/13 (cm)

Subject: Barry Wallerstein, Ian MacMillan - AQMD
Location: Conference Room - City Manager

Start: Mon 2/25/2013 2:00 PM
End: Mon 2/25/2013 3:00 PM

Recurrence: (none)

Meeting Status: Meeting organizer

Organizer: Tom Owings
Required Attendees: towings123@gmail.com; John Terell; Barry Foster; Michelle Dawson; Tom DeSantis
Resources: Conference Room - City Manager

2/12/13: Mayor Owings requested to invite Michelle Dawson and Tom DeSantis (cm)

2/8/13: Barry and John invited to participate in the meeting (cm)

Ian MacMillan spoke at the January 22, City Council meeting regarding Item E-1, March Business Center. Mayor Owings requested a meeting be scheduled with Mr. MacMillan

Thanks for helping to set up the meeting between AQMD Executive Officer Barry Wallerstein and staff and Mayor Owings.

Regards,
Ian MacMillan

Program Supervisor - CEQA Intergovernmental Review
South Coast Air Quality Management District
21865 Copley Drive
Diamond Bar, CA 91765


imacmillan@aqmd.gov

Subject: MVCC Board Retreat
Location: Chamber Office, 12625 Frederick St., Suite E-3

Start: Sat 3/16/2013 12:00 PM
End: Sat 3/16/2013 2:00 PM
Show Time As: Out of Office

Recurrence: (none)

Meeting Status: Meeting organizer

Organizer: Tom Owings
Required Attendees: Barry Foster; towings123@gmail.com

Contact: Oscar Valdepeña 697.4404

From: Cindy Miller
Sent: Tuesday, February 26, 2013 6:41 PM
To: Tom Owings; towings123@gmail.com
Cc: Jane Halstead; Juliene Clay; Ewa Lopez; Kathy Gross
Subject: MVCC Board Retreat

In the past, the Moreno Valley Chamber of Commerce has invited the Mayor to attend its annual Board Retreat for lunch and to interact/share with the Board. Please advise if you are would like to attend on **Saturday, March 16, Noon-2 p.m.**, at the Chamber offices.

Thanks,
Cindy

Subject: Corey Seale - Kaiser / Tom, Barry, Denise
Location: 27300 Iris Avenue

Start: Thu 4/25/2013 10:30 AM
End: Thu 4/25/2013 11:30 AM
Show Time As: Out of Office

Recurrence: (none)

Meeting Status: Meeting organizer

Organizer: Tom Owings
Required Attendees: towings123@gmail.com; Barry Foster; Denise Bagley

3/26/13: (jc)

From: Denise Bagley
Sent: Tuesday, March 26, 2013 11:29 AM
To: Juliene Clay
Subject: Mayor's schedule

Please book a meeting for Thursday, April 25th from 9:00 a.m. to 10 a.m. at the Moreno Valley Ranch Golf Club for the Mayor, Barry Foster and me with Jeff Johnson, Golf Pro and Manager of the facility.

Please also reserve 10:30 a.m. to 11:30 a.m. that same morning and I will try to get a meeting with Corey Seale at Kaiser.

Thank you,

Denise

Subject: [11:45 am] Aldi w/Barry Foster, Henry Garcia, & Dennis Rice
Location: Meet Henry @ City Hall to carpool to Mission Inn, Riverside

Start: Tue 4/9/2013 11:00 AM
End: Tue 4/9/2013 1:30 PM
Show Time As: Out of Office

Recurrence: (none)

Meeting Status: Meeting organizer

Organizer: Tom Owings
Required Attendees: towings123@gmail.com

Per Barry lunch will be at 11:45 a.m. (cm)

On Mar 22, 2013, at 12:09 PM, "Barry Foster" <barryf@moval.org> wrote:

> The Aldi team and their site selector-Raymond Walker will be here on Tuesday April 9 to discuss Aldi placing their new Western DC & regional office at WestRidge in eastern MV. The Ridge site in MV is one of two finalist sites Aldi is looking (not sure where the other location is in the Inland Region). I have know Ray Walker for awhile and the Aldi Development Director has met with MV staff three times over the past year as they have narrowed their site selection down. We have established a great working relationship with Raymond and Aldi.

>

> On Tuesday 4/9 Dennis Rice and his development team will meet with Aldi from 8 am until 11:30 am at the Mission Inn in Downtown Riverside. At 11:45 am, I would like to have Mayor Owings, Henry Garcia and myself join Dennis Rice and the Aldi team for lunch at the Mission Inn. After lunch we'll drive back to Moreno Valley for a 1:45 to 3:30 pm meeting with the Moreno Valley Development Services staff that will include Barry Foster, Denise Bagley John Terell, Mark Sambito, Randy Metz & Jeannette Olko.

>

> Please let me know if you can block out from 11 am until 1:30 pm for the lunch. You're also welcome to join the afternoon Development Services meeting if you like.

>

> Thanks

>

>

> Barry Foster

Subject: Quail Ranch Golf Course Ribbon Cutting
Location: Meet @ City Hall to travel to 15960 Gilman Springs Road

Start: Tue 4/2/2013 1:30 PM
End: Tue 4/2/2013 2:30 PM
Show Time As: Out of Office

Recurrence: (none)

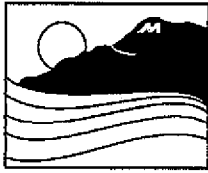
Meeting Status: Meeting organizer

Organizer: Tom Owings
Required Attendees: Barry Foster; towings123@gmail.com

4/1/13: Mike Hamilton called back to confirm. (jc)

4/1/13: Left a voicemail for Jeff Berris [REDACTED] and Mike Hamilton [REDACTED] confirming Tom's attendance and requesting an address. (jc)

M O R E N O



V A L L E Y

CITY OF MORENO VALLEY
Community & Economic Development Department
Building & Safety Division

MEMORANDUM

To: Barry Foster, Community and Economic Development Director
From: Anne Schneider, PE, Building Official
Date: January 24, 2013
Subject: Response of the Building and Safety Division to CRM

This is the partial text of the CRM we received Tuesday January 22, 2013.

Please investigate on behalf of Mayor Owings and advise the outcome.

Mr. Fisher submitted a letter (attached) regarding a dispute with Building and Safety regarding the building permits for a "guest house" located at 13850 Belia Ct.

Text of letter is attached separately.

Here is the proposed response.

Anne Schneider, PE, Building Division Manager/Building Official on 01/24/13: Building & Safety received a complaint of substandard conditions at 13850 Belia Ct. An inspection was conducted on November 26, 2012 and substandard living conditions were found to exist at the property.

A review was conducted of the permit history for the property with the following items noted. See attached map for identification of each structure on property.

Structure 1

Structure 1 is a 2812 square foot home with a detached 800 square foot garage and 592 square feet of patios & porches.

The property owner obtained a custom home approval from Planning, Plot Plan PP1946 and a Building permit, #9411845 from Building & Safety. (See attached copy). The home received final approval for occupancy on September 9, 1994.

Structure 2

Structure 2 is a 1000 square foot addition to Structure 1 that was permitted for a workshop and storage room, with plumbing and electrical installations but no mechanical (heating or air-conditioning) equipment under Building permit #9412845. (See attached copy). This area was specifically noted on the permit, which is signed by Mrs. Beverly Fisher, as "No second unit permit'd".

Structure 3

Structure 3 is a 2400 square foot home with an attached 500 square foot garage. The property owner obtained a custom home approval for a second unit on the property from Planning, Plot Plan PP2003 and a Building permit, #9414588 from Building & Safety. The "second unit" home received final approval for occupancy on April 28, 1995.

Per the Planning Division requirements, a maximum of two dwelling units are permitted at the property. A third unit is not permitted. The property owner was informed of this in writing at the time the permit for the "workshop and storage room" was issued and the room was in compliance with that requirement at the time of the final inspection in April of 1995.

The tenant renting the "workshop" provided access to the rental unit for inspection on November 26, 2012. The photographs taken during the inspection clearly show the use of the "workshop & storage room" as a separate dwelling unit. (See attached photos.) The photographs document construction done after the final inspection was completed. There have been no permits for this construction obtained.

On December 19, 2012, the property owner provided eviction paper work for the workshop unit to Building & Safety. The landlord initiated eviction proceedings against the tenant on November 28, 2012. The property owner provided a rental agreement showing that the space is being rented as a separate unit. Based on receipt of the eviction notice, further enforcement action against the property owner has been suspended until the hearing date of February 8, 2013 as shown in the eviction papers. As long as the property owner diligently continues with the eviction proceedings, further punitive action against the property owner is suspended. If the property owner fails to complete the eviction and allows the tenant to remain, the enforcement action will immediately resume.

The property owner must remove all illegal construction, including the entire kitchen, separate water heater system, new heating system and interior partitions constructed without permits.

No documentation that is contrary to these stated facts had been provided by the property owner. If he wishes to submit the information he believes clarifies the situation at the property, he is welcome to do so. He will be contacted and a request made to

submit any information that he feels is relevant to this issue. All information provided herein is from public records available to the property owner.

CITY COUNCIL
MORENO VALLEY
RECEIVED

13 JAN 19 AM 8: 41

District 3

Norman & Beverly Fisher
13850 Belia Ct.
Moreno Valley, Ca 92555
December 28, 2012

Tom Owings
City Council Dist 3
Moreno Valley, Ca

CRM MV-14669-P356

Sir

My wife and I are writing you to solicit your help in solving a dispute we are having with the Building and Safety Dept. We have spoken to a number of people both in the Building and Safety and Planning Departments with no resolution to the problem.

In 1994 my father had built the house we are living in now. In addition to this house he had built a small house attached to the rear of this house. The purpose of the rear house was for him to live there during the last years of his life and we could take care of him. He was the sole owner of the property and house. In 1996 he added my wife and I to the deed to make an easier transfer of title after his death. When he died in 1998 we became sole owners of the house.

After his passing I found a copy of the building permits and inspection records for both the main house and the rear unit. Both the building permit and inspection record labels the rear house a "Guest House" After his passing my wife and I rented out the rear house. We did not receive criteria concerning what a guest house can and cannot be used for.

Last month we gave the couple that were renting notice that we no longer wanted to rent to them. They became very vindictive and they did everything they could think of to get even with us. In fact it became so bad that we had to get a court ordered restraining order against the man. One thing this man did was call the building and safety department to complain about a number of things. The inspector came out and spoke to him. While he was there I tried to speak to him but he refused to talk to me. So my wife and I went down to the office and spoke to the person at the counter. We explained to her what we had and what was going on. She then told us that we cannot rent out a "guest house". We told her that we did not know and we are in the process of evicting the tenant now. We also told her once he is out we will not rent it out in the future. She said that was good. It shows we are trying to comply with the code.

Since that time we managed to speak to the inspector who came out for this person's complaint. During the conversation he told us that we converted a "workshop" into a livable house. I tried to tell him and show him written proof that this house was built as a guest house and we did not convert anything. We inherited it from my father just the way it is today. He refused to listen to me and look at the written proof I had. He also told me that I was the owner and I built the house as a licensed contractor without a business license. I tried to tell him I did not build the house as a licensed contractor. I helped my father build it as his son. He did not hire me to do the work. But again he refused to listen to me.

MV00250641

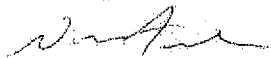
Now here is the problem. I asked the inspector what does he want me to do. He said I have to basically gut the inside so it will no longer be livable. We tried to tell him that is an unreasonable request since everything in it was inspected and approved. We were fined \$100 dollars for the, quote, illegal conversion and given until Jan 2, 2013 to comply with his request. My wife and I told him that we cannot do that because the people we are evicting will not move out and in all likelihood they will not move until they are ushered out by the police. We told him we need more time. We also told him we did not convert the house, we inherited it the way it is today. He said he will not give it to us and the fine will continue to increase. I asked to speak to his supervisor but he ignored me. We than went up to your office and asked to see you. The woman we spoke to asked what was it concerning. We told her and she said she would be right back. In a few minutes she returned and told us that the head of the Building and Safety department said for us to bring in the eviction papers and we would be given more time. As soon as we received the papers from our attorney we brought them into the office.

While we were there we spoke to someone in the planning department and asked if Guest houses were permitted in the city. She said they were as long as we meet the criteria. She told us what they were and we do meet them. So I than asked her what do we need to do in order to keep this rear unit as a guest house, not to rent in out, but to use for family and friends who visit us from time to time. We than went to the Building department and asked them the same thing. Basically we were told that we just have to start from scratch. We have to pay all the fees and have it inspected again. We just don't understand why we have to pay all the fees again and have it inspected when the fees were paid and it was inspected and approved when it was first built. They gave us an estimate of what the fees would be and they could amount to almost \$5000. I am retired and my wife does not work. We cannot afford that amount.

Why is it when a vindictive person calls to complain we suddenly have to either have to tear down what has been approved or pay more money to keep it as it is. This house has been in existence for nearly 20 years. Our only mistake was renting it out after my father's death. We did that not knowing any better. Now that we know we will comply with the code. It is not fair nor right for us to repay all the fees again.

Any help and clarification on this matter will be greatly appreciated

Yours Truly



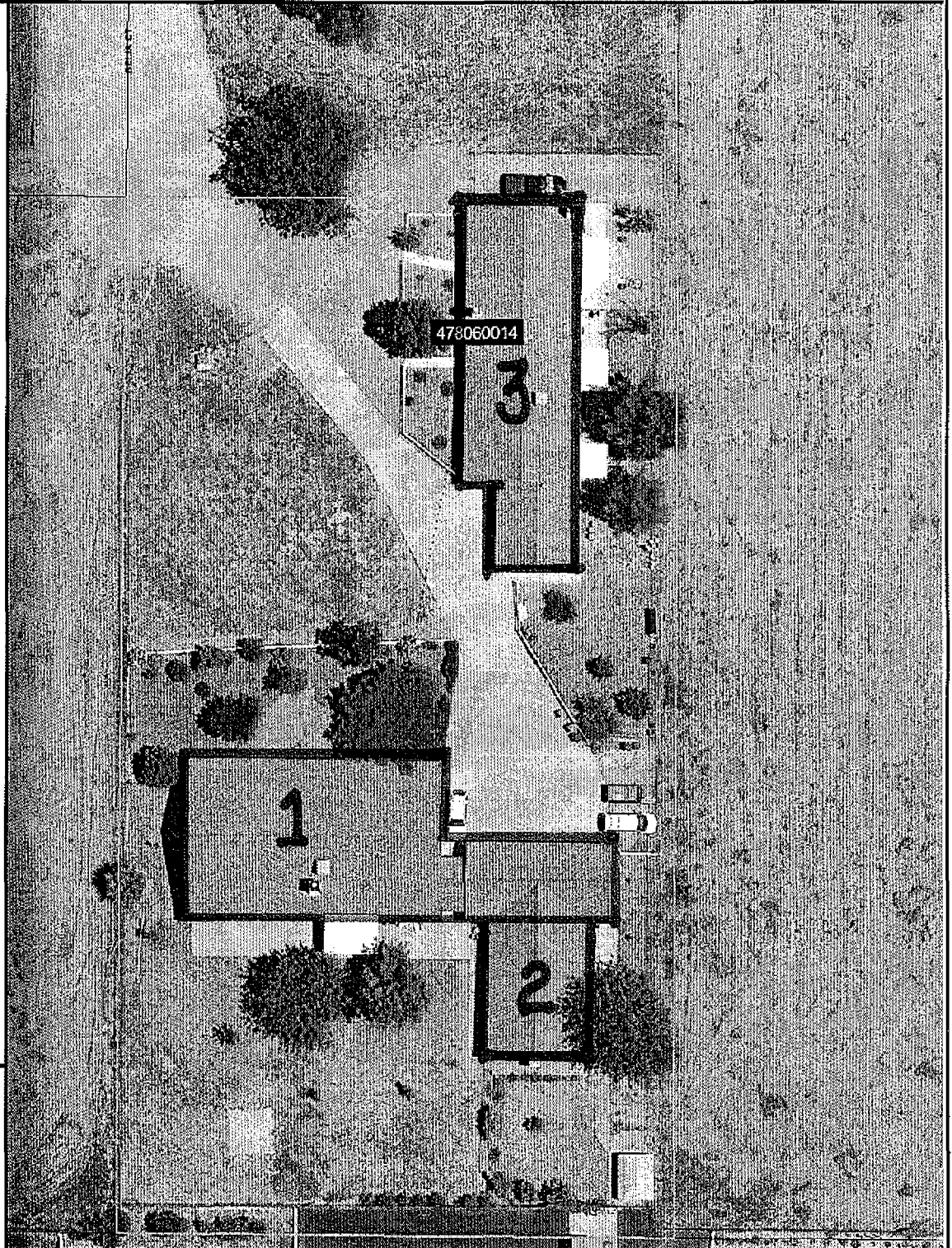
Norman Fisher

Fisher

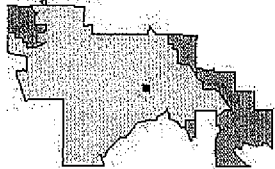
Belia Ct

Legend

-  Selected Features
-  Highways
-  Parcels
-  Roads
-  Ortho Photography
-  Waterbodies
-  City Boundaries
-  Callimesa
-  Moreno Valley
-  Perris
-  Riverside

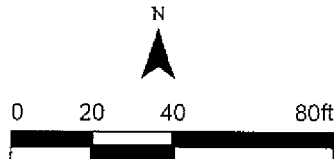


Powered By GeoSmart.net



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

DISCLAIMER: 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.



Printed: 1/22/2013 9:28:39 AM





City of Moreno Valley

23119 Cottonwood Ave., Bldg. C
Moreno Valley, CA 92553

0539

Community Development Dept.
Building Division
(909) 243-3350

Address: 13850 BELIA CT Insp Area: 3

Permit No: 9A11845 Status: ISSUED
Type: RESCOMBO Applied: 02/07/1994
Category: 1 Issued: 04/29/1994
Expires: 10/25/1994

Location: MORENO BEACH/BAY...25A D/1
Parcel #: 478-050-014-
Tract #: Zoning: Census Tract: 485
PMap: Case #: PP 1946
Lot: Occupancy: R3/M1
Plan: Use: Telephone: 000092555

Owner: FISHER, NORMAN MERRILL
28885 MCABEE AVE
MORENO VALLEY, CA

Applicant: FISHER, NORMAN MERRILL
Contractor: License: Telephone:

OK TO RELEASE ELEC
8-29-94

Permit Description:
SFD W/ DETACHED GARAGE

New Residential Units: 001 Setbacks-Front: Back: Left: Right:
New Buildings: 002
Living Area: 2812.00
Garage Area: 800.00

Valuation: 281,068.44

FEES - Building	:	1,081.33	Permit Fee :	2,699.99
Plan Check	:	996.50	Add'l Fees :	.00
Electrical	:	277.32	Total Fees :	2,699.99
Mechanical	:	51.00	Total Paid :	2,699.99
Plumbing	:	162.00	Balance Due:	.00
Strong Motion	:	20.11		
Other Insp/Fee:	:	.00		

This permit shall be void and of no further force or effect if work hereunder is not commenced within 180 days from date of issuance hereof or if work is suspended or abandoned for a period of 180 days or more after work is commenced.

CALL FOR INSPECTION
Requests for inspection shall be made at least twenty-four hours in advance by telephone at
909/243-3350 or 243-3351

CERTIFICATE OF COMPLIANCE AND AUTHORIZATION OF ENTRY. I certify I have read this application and state that the information given is correct. I agree to comply with all state laws, and city ordinances relating to building construction, and authorize a representative of the City of Moreno Valley, Community Development Department, to enter upon the property for which I have applied for this permit for the purpose of making inspections.

[Signature] 4/29/94
Signature of Applicant or Agent Date

NORMAN FISHER
Print Applicant / Agent Name

28885 MCABEE AVE. M.V.
Print Address of Applicant / Agent

[Signature] 4/29/94
Signature of Owner or Authorized Agent Date

OFFICE USE ONLY

FINAL INSPECTION *[Signature]* 9/9/94
INSPECTOR DATE

LICENSED CONTRACTORS DECLARATION: I hereby affirm that I am licensed under provisions of Chapter 9 commencing with Section 7000 of Division 3 of the Business and Professions Code, and this license is in full force and effect.

CERTIFICATE OF EXEMPTION FROM WORKERS' COMPENSATION INSURANCE: This section need not be completed if the work to be performed under this permit is valued at one hundred (\$100) or less. I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to Workers' Compensation Laws of California.

Date _____

Applicant _____

NOTICE TO APPLICANT: If, after making this Certificate of Exemption, you should become subject to the Workers' Compensation provisions of the Labor Code, you must be following comply with such provisions or this permit shall be deemed revoked.

WORKERS' COMPENSATION DECLARATION: I hereby affirm that I have a certificate of contract to self-insure, or a certificate of Workers' Compensation insurance, or a certified copy thereof (Sec. 3400 Lab. Code).

Certified copy is hereby furnished.

Certified copy is already filed with the Community Development Department of the City of Moreno Valley.

DIVISION OF INDUSTRIAL SAFETY PERMIT CERTIFICATION: I hereby certify that no excavation five (5) or more feet in depth into which a person is required to descend, will be made in connection with work authorized by this permit, and that no building structure, scaffolding, falsework, or installation of dismantling thereof, will be more than thirty-six (36) feet high. (Chap. 9.2, Div. 2, Art. 2, Sec. 341, Title 8, California Administrative Code).

As Direct Employer, I will not employ anyone to do work which would require a permit from the Division of Industrial Safety, as stated above, unless such person has a permit to do such work from the Division.

Division of Industrial Safety Permit No. _____

HAZARDOUS MATERIALS AND EMISSIONS CERTIFICATION (These requirements do not apply to residential construction)

Permit Number: _____

Date: _____

1. Will the applicant or present or future building occupant need to file and certify a Business Plan for emergency response to a release or threatened release of a hazardous material?

Yes No

(Section 25503 of the California Health and Safety Code requires, with some exceptions, that a Business Plan be filed with the County of Riverside by every business which has at any one time during a reporting year a quantity of hazardous materials equal to or greater than a weight of 500 pounds, or a volume of 55 gallons, or 200 cubic feet of compressed gas at standard temperature and pressure).

2. Does or will the applicant or present or future building occupant need to file a registration form for acutely hazardous material?

Yes No

(Section 25533 of the California Health and Safety Code, with some exceptions, requires registration with the County of Riverside by each business which at any one time has on hand a quantity of acutely hazardous materials equal to or greater than a weight of 500 pounds, or a volume of 55 gallons, or 200 cubic feet of compressed gas at standard temperature and pressure).

3. Does or will the applicant or present or future building occupant need to prepare an RMPP (Risk Management and Prevention Program) for acutely hazardous materials?

Yes No

(Section 25534 of the California Health and Safety Code provides that the County of Riverside may require the preparation, certification and filing with the County of an RMPP by businesses which are required to register acutely hazardous materials with the County).

4. If an RMPP is presently required, has Section 25534 of the California Health and Safety Code been fully complied with?

Yes No

5. Does or will the applicant or present or future building occupant require for the work which is the subject of this application a permit for such construction or modification from the South Coast Air Quality Management District or from any other air pollution control district or agency?

Yes No

(Section 65850.2 of the California Government Code requires that the requested information be furnished on applications for non-residential building permits).

6. Will any part of the facility to be constructed under this permit be within 1000 feet from the outer boundaries of a school?

Yes No

(If "yes", the facility must meet the requirements of Sections 25534 and 42303 of the California Health and Safety Code).

7. If a permit from the South Coast Air Quality Management District or other air pollution control district or agency is required for the work which is the subject of this application, have all of the disclosures prescribed by California Health and Safety Code Section 42303 been made?

Yes No

If "yes", such disclosures be compliant with the appropriate air pollution control district.

If all of the above is correct, I certify that under penalty of perjury, the information given above is correct. I agree to comply with all state laws and city ordinances regarding Hazardous Materials and Emissions.

Signature of Applicant / Agent _____

Date _____

Print Owner / Agent Name _____

Print Address of Applicant / Agent _____

OWNER-BUILDER DECLARATION

I hereby affirm that I am exempt from the Contractor's License Law for the following reason (Sec. 7031.5 Business and Professions Code): Any city or county which requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance, also requires the applicant for such permit to file a signed statement that he is licensed pursuant to the provisions of the Contractor's License Law (Chapter 9 commencing with Section 7000) of Division 3 of the Business and Professions Code, and that he is exempt therefrom, and the code for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars (\$500.00).

SIGNATURE [Signature]

DATE 4/2/84

I, as owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale (Sec. 7044, Business and Professions Code). The Contractor's License Law does not apply to an owner of property who builds or improves the same, and who does such work himself or through his own employees, provided that such improvements are not intended or offered for sale. However, the building or improvement is sold within one year of completion, the owner-builder will have the burden of proving that he did not build or improve for the purpose of sale.

SIGNATURE _____

DATE _____

I, as owner of the property, am exclusively contracting with licensed contractors to construct the project (Sec. 7044, Business and Professions Code). The Contractor's License Law does not apply to an owner of property who builds or improves the same, and who contracts for such projects with a contractor(s) licensed pursuant to the Contractor's License Law.

SIGNATURE _____

DATE _____

I am exempt under Sec. _____ Business and Professions Code for this reason: _____



City of Moreno Valley

23119 Cottonwood Ave., Bldg. C

Moreno Valley, CA 92553

Community Development Dept.

Building Division

(909) 243-3350

0540

Address: 13850 BELIA CT

Insp Area: 3

Permit No: 9412845

Status: ISSUED

Type: RESCOMBO

Applied: 05/23/1994

Category:

Issued: 05/23/1994

Expires: 02/13/1995

Location: BAY/MORENO BEACH...25A D/1

Parcel #: 478-050-014-

Zoning:

Tract #:

Census Tract: 426

PMap:

Case #: OCR

Lot:

Occupancy: B2

Plan:

Use: 7

Owner: FISHER, NORMAN MERRILL

Telephone:

28885 MCABEE AVE

000092555

MORENO VALLEY, CA

Applicant: FISHER, NORMAN MERRILL

License :

Contractor:

Telephone:

Permit Description:

(R-3) WORKSHOP AND STORAGE RM-NO 2ND UNIT PERMIT'D

New Residential Units: 000

Setbacks-Front: 25

New Buildings: 020

Back: 30

Living Area: 1000.00

Left: 10

Garage Area: .00

Right: 10

Valuation: 22,200.00

FEEES - Building	:	289.70	Permit Fee :	722.11
Plan Check	:	234.00	Add'l Fees :	.00
Electrical	:	92.35	Total Fees :	722.11
Mechanical	:	.00	Total Paid :	722.11
Plumbing	:	67.50	Balance Due:	.00
Strong Motion	:	2.22		
Other Insp/Fees	:	.00		

This permit shall be void and of no further force or effect if work hereunder is not commenced within 180 days from date of issuance hereof or if work is suspended or abandoned for a period of 180 days or more after work is commenced.

CALL FOR INSPECTION

Requests for inspection shall be made at least twenty-four hours in advance by telephone at

909/243-3350 or 243-3351

DATE

OFFICE USE ONLY

FINAL INSPECTION: INSPECTOR DATE 12-5-94

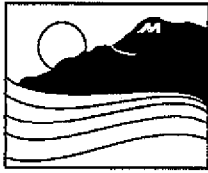
CERTIFICATE OF COMPLIANCE AND AUTHORIZATION OF ENTRY: I certify I have read this application and state that the information given is correct. I agree to comply with all state laws, and city ordinances relating to building construction, and authorize a representative of the City of Moreno Valley, Community Development Department, to enter upon the property for which I have applied for this permit for the purpose of making inspections.

Signature of Applicant or Agent Date

Print Applicant / Agent Name

Print Address of Applicant / Agent

M O R E N O



V A L L E Y

CITY OF MORENO VALLEY
Community & Economic Development Department
Building & Safety Division

MEMORANDUM

To: Barry Foster, Community and Economic Development Director
From: Anne Schneider, PE, Building Official
Date: January 24, 2013
Subject: Response of the Building and Safety Division to CRM

This is the partial text of the CRM we received Tuesday January 22, 2013.

Please investigate on behalf of Mayor Owings and advise the outcome.

Mr. Fisher submitted a letter (attached) regarding a dispute with Building and Safety regarding the building permits for a "guest house" located at 13850 Belia Ct.

Text of letter is attached separately.

Here is the proposed response.

Anne Schneider, PE, Building Division Manager/Building Official on 01/24/13: Building & Safety received a complaint of substandard conditions at 13850 Belia Ct. An inspection was conducted on November 26, 2012 and substandard living conditions were found to exist at the property.

A review was conducted of the permit history for the property with the following items noted. See attached map for identification of each structure on property.

Structure 1

Structure 1 is a 2812 square foot home with a detached 800 square foot garage and 592 square feet of patios & porches.

The property owner obtained a custom home approval from Planning, Plot Plan PP1946 and a Building permit, #9411845 from Building & Safety. (See attached copy). The home received final approval for occupancy on September 9, 1994.

Structure 2

Structure 2 is a 1000 square foot addition to Structure 1 that was permitted for a workshop and storage room, with plumbing and electrical installations but no mechanical (heating or air-conditioning) equipment under Building permit #9412845. (See attached copy). This area was specifically noted on the permit, which is signed by Mrs. Beverly Fisher, as "No second unit permit'd".

Structure 3

Structure 3 is a 2400 square foot home with an attached 500 square foot garage. The property owner obtained a custom home approval for a second unit on the property from Planning, Plot Plan PP2003 and a Building permit, #9414588 from Building & Safety. The "second unit" home received final approval for occupancy on April 28, 1995.

Per the Planning Division requirements, a maximum of two dwelling units are permitted at the property. A third unit is not permitted. The property owner was informed of this in writing at the time the permit for the "workshop and storage room" was issued and the room was in compliance with that requirement at the time of the final inspection in April of 1995.

The tenant renting the "workshop" provided access to the rental unit for inspection on November 26, 2012. The photographs taken during the inspection clearly show the use of the "workshop & storage room" as a separate dwelling unit. (See attached photos.) The photographs document construction done after the final inspection was completed. There have been no permits for this construction obtained.

On December 19, 2012, the property owner provided eviction paper work for the workshop unit to Building & Safety. The landlord initiated eviction proceedings against the tenant on November 28, 2012. The property owner provided a rental agreement showing that the space is being rented as a separate unit. Based on receipt of the eviction notice, further enforcement action against the property owner has been suspended until the hearing date of February 8, 2013 as shown in the eviction papers. As long as the property owner diligently continues with the eviction proceedings, further punitive action against the property owner is suspended. If the property owner fails to complete the eviction and allows the tenant to remain, the enforcement action will immediately resume.

The property owner must remove all illegal construction, including the entire kitchen, separate water heater system, new heating system and interior partitions constructed without permits.

No documentation that is contrary to these stated facts had been provided by the property owner. If he wishes to submit the information he believes clarifies the situation at the property, he is welcome to do so. He will be contacted and a request made to

submit any information that he feels is relevant to this issue. All information provided herein is from public records available to the property owner.

CITY COUNCIL
MORENO VALLEY
RECEIVED

District 3

Norman & Beverly Fisher
13850 Belia Ct.
Moreno Valley, Ca 92555
December 28, 2012

13 JAN 19 AM 8:41

Tom Owings
City Council Dist 3
Moreno Valley, Ca

CRM MV-14669-P356

Sir

My wife and I are writing you to solicit your help in solving a dispute we are having with the Building and Safety Dept. We have spoken to a number of people both in the Building and Safety and Planning Departments with no resolution to the problem.

In 1994 my father had built the house we are living in now. In addition to this house he had built a small house attached to the rear of this house. The purpose of the rear house was for him to live there during the last years of his life and we could take care of him. He was the sole owner of the property and house. In 1996 he added my wife and I to the deed to make an easier transfer of title after his death. When he died in 1998 we became sole owners of the house.

After his passing I found a copy of the building permits and inspection records for both the main house and the rear unit. Both the building permit and inspection record labels the rear house a "Guest House" After his passing my wife and I rented out the rear house. We did not receive criteria concerning what a guest house can and cannot be used for.

Last month we gave the couple that were renting notice that we no longer wanted to rent to them. They became very vindictive and they did everything they could think of to get even with us. In fact it became so bad that we had to get a court ordered restraining order against the man. One thing this man did was call the building and safety department to complain about a number of things. The inspector came out and spoke to him. While he was there I tried to speak to him but he refused to talk to me. So my wife and I went down to the office and spoke to the person at the counter. We explained to her what we had and what was going on. She then told us that we cannot rent out a "guest house". We told her that we did not know and we are in the process of evicting the tenant now. We also told her once he is out we will not rent it out in the future. She said that was good. It shows we are trying to comply with the code.

Since that time we managed to speak to the inspector who came out for this person's complaint. During the conversation he told us that we converted a "workshop" into a livable house. I tried to tell him and show him written proof that this house was built as a guest house and we did not convert anything. We inherited it from my father just the way it is today. He refused to listen to me and look at the written proof I had. He also told me that I was the owner and I built the house as a licensed contractor without a business license. I tried to tell him I did not build the house as a licensed contractor. I helped my father build it as his son. He did not hire me to do the work. But again he refused to listen to me.

MV00250653

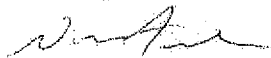
Now here is the problem. I asked the inspector what does he want me to do. He said I have to basically gut the inside so it will no longer be livable. We tried to tell him that is an unreasonable request since everything in it was inspected and approved. We were fined \$100 dollars for the, quote, illegal conversion and given until Jan 2, 2013 to comply with his request. My wife and I told him that we cannot do that because the people we are evicting will not move out and in all likelihood they will not move until they are ushered out by the police. We told him we need more time. We also told him we did not convert the house, we inherited it the way it is today. He said he will not give it to us and the fine will continue to increase. I asked to speak to his supervisor but he ignored me. We than went up to your office and asked to see you. The woman we spoke to asked what was it concerning. We told her and she said she would be right back. In a few minutes she returned and told us that the head of the Building and Safety department said for us to bring in the eviction papers and we would be given more time. As soon as we received the papers from our attorney we brought them into the office.

While we were there we spoke to someone in the planning department and asked if Guest houses were permitted in the city. She said they were as long as we meet the criteria. She told us what they were and we do meet them. So I than asked her what do we need to do in order to keep this rear unit as a guest house, not to rent in out, but to use for family and friends who visit us from time to time. We than went to the Building department and asked them the same thing. Basically we were told that we just have to start from scratch. We have to pay all the fees and have it inspected again. We just don't understand why we have to pay all the fees again and have it inspected when the fees were paid and it was inspected and approved when it was first built. They gave us an estimate of what the fees would be and they could amount to almost \$5000. I am retired and my wife does not work. We cannot afford that amount.

Why is it when a vindictive person calls to complain we suddenly have to either have to tear down what has been approved or pay more money to keep it as it is. This house has been in existence for nearly 20 years. Our only mistake was renting it out after my father's death. We did that not knowing any better. Now that we know we will comply with the code. It is not fair nor right for us to repay all the fees again.

Any help and clarification on this matter will be greatly appreciated

Yours Truly



Norman Fisher

Fisher

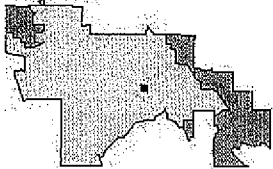
Belia Ct

Legend

-  Selected Features
-  Highways
-  Parcels
-  Roads
-  Ortho Photography
-  Waterbodies
-  City Boundaries
-  Callimesa
-  Moreno Valley
-  Perris
-  Riverside

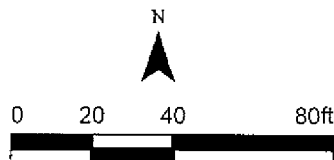


Powered By GeoSmart.net



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

DISCLAIMER: 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.



Printed: 1/22/2013 9:28:39 AM



City of Moreno Valley

23119 Cottonwood Ave., Bldg. C
Moreno Valley, CA 92553

0539

Community Development Dept.
Building Division
(909) 243-3350

Address: 13850 BELIA CT Insp Area: 3

Permit No: 9A11845 Status: ISSUED
Type: RESCOMBO Applied: 02/07/1994
Category: 1 Issued: 04/29/1994
Expires: 10/25/1994

Location: MORENO BEACH/BAY...25A D/1
Parcel #: 478-050-014-
Tract #: Zoning: Census Tract: 485
PMap: Case #: PP 1946
Lot: Occupancy: R3/M1
Plan: Use:

Owner: FISHER, NORMAN MERRILL Telephone: 000092555
28885 MCABEE AVE
MORENO VALLEY, CA

Applicant: FISHER, NORMAN MERRILL License :
Contractor: Telephone:

OK TO RELEASE
ELECTRICAL
8-29-94

Permit Description:
SFD W/ DETACHED GARAGE

New Residential Units: 001 Setbacks-Front: Back: Left: Right:
New Buildings: 002
Living Area: 2812.00
Garage Area: 800.00

Valuation: 281,068.44

FEES - Building	:	1,081.33	Permit Fee :	2,699.99
Plan Check	:	996.50	Add'l Fees :	.00
Electrical	:	277.32	Total Fees :	2,699.99
Mechanical	:	51.00	Total Paid :	2,699.99
Plumbing	:	162.00	Balance Due:	.00
Strong Motion	:	20.11		
Other Insp/Fee:	:	.00		

This permit shall be void and of no further force or effect if work hereunder is not commenced within 180 days from date of issuance hereof or if work is suspended or abandoned for a period of 180 days or more after work is commenced.

CALL FOR INSPECTION
Requests for inspection shall be made at least twenty-four hours in advance by telephone at
909/243-3350 or 243-3351

SIGNATURE OF OWNER OR AUTHORIZED AGENT: *[Signature]* 4/29/94

OFFICE USE ONLY
FINAL INSPECTION: INSPECTOR: *[Signature]* DATE: 9/9/94

CERTIFICATE OF COMPLIANCE AND AUTHORIZATION OF ENTRY: I certify I have read this application and state that the information given is correct. I agree to comply with all state laws, and city ordinances relating to building construction, and authorize a representative of the City of Moreno Valley, Community Development Department, to enter upon the property for which I have applied for this permit for the purpose of making inspections.

SIGNATURE OF APPLICANT OR AGENT: *[Signature]* DATE: 4/29/94
Print Applicant / Agent Name: NORMAN FISHER
Print Address of Applicant / Agent: 28885 MCABEE AVE. M.V.

LICENSED CONTRACTORS DECLARATION: I hereby affirm that I am licensed under provisions of Chapter 9 commencing with Section 7000 of Division 3 of the Business and Professions Code, and this license is in full force and effect.

CERTIFICATE OF EXEMPTION FROM WORKERS' COMPENSATION INSURANCE: This section need not be completed if the work to be performed under this permit is valued at one hundred (\$100) or less. I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to Workers' Compensation Laws of California.

Date _____

Applicant _____

NOTICE TO APPLICANT: If, after making this Certificate of Exemption, you should become subject to the Workers' Compensation provisions of the Labor Code, you must be following comply with such provisions or this permit shall be deemed revoked.

WORKERS' COMPENSATION DECLARATION: I hereby affirm that I have a certificate of contract to self-insure, or a certificate of Workers' Compensation insurance, or a certified copy thereof (Sec. 3400 Lab. Code).

Certified copy is hereby furnished.

Certified copy is already filed with the Community Development Department of the City of Moreno Valley.

DIVISION OF INDUSTRIAL SAFETY PERMIT CERTIFICATION: I hereby certify that no excavation five (5) or more feet in depth into which a person is required to descend, will be made in connection with work authorized by this permit, and that no building structure, scaffolding, falsework, or installation of dismantling thereof, will be more than thirty-six (36) feet high. (Chap. 9.2, Div. 2, Art. 2, Sec. 341, Title 8, California Administrative Code).

As Direct Employer, I will not employ anyone to do work which would require a permit from the Division of Industrial Safety, as stated above, unless such person has a permit to do such work from the Division.

Division of Industrial Safety Permit No. _____

HAZARDOUS MATERIALS AND EMISSIONS CERTIFICATION (These requirements do not apply to residential construction)

Permit Number: _____

Date: _____

1. Will the applicant or present or future building occupant need to file and certify a Business Plan for emergency response to a release or threatened release of a hazardous material?

Yes No

(Section 25503 of the California Health and Safety Code requires, with some exceptions, that a Business Plan be filed with the County of Riverside by every business which has at any one time during a reporting year a quantity of hazardous materials equal to or greater than a weight of 500 pounds, or a volume of 55 gallons, or 200 cubic feet of compressed gas at standard temperature and pressure).

2. Does or will the applicant or present or future building occupant need to file a registration form for acutely hazardous material?

Yes No

(Section 25533 of the California Health and Safety Code, with some exceptions, requires registration with the County of Riverside by each business which at any one time has on hand a quantity of acutely hazardous materials equal to or greater than a weight of 500 pounds, or a volume of 55 gallons, or 200 cubic feet of compressed gas at standard temperature and pressure).

3. Does or will the applicant or present or future building occupant need to prepare an RMPP (Risk Management and Prevention Program) for acutely hazardous materials?

Yes No

(Section 25534 of the California Health and Safety Code provides that the County of Riverside may require the preparation, certification and filing with the County of an RMPP by businesses which are required to register acutely hazardous materials with the County).

4. If an RMPP is presently required, has Section 25534 of the California Health and Safety Code been fully complied with?

Yes No

5. Does or will the applicant or present or future building occupant require for the work which is the subject of this application a permit for such construction or modification from the South Coast Air Quality Management District or from any other air pollution control district or agency?

Yes No

(Section 65850.2 of the California Government Code requires that the requested information be furnished on applications for non-residential building permits).

6. Will any part of the facility to be constructed under this permit be within 1000 feet from the outer boundaries of a school?

Yes No

(If "yes", the facility must meet the requirements of Sections 25534 and 42303 of the California Health and Safety Code).

7. If a permit from the South Coast Air Quality Management District or other air pollution control district or agency is required for the work which is the subject of this application, have all of the disclosures prescribed by California Health and Safety Code Section 42303 been made?

Yes No

If "yes", such disclosures be compliant with the appropriate air pollution control district.

If all of the above is correct, I certify that under penalty of perjury, the information given above is correct. I agree to comply with all state laws and city ordinances regarding Hazardous Materials and Emissions.

Signature of Applicant / Agent _____

Date _____

Print Owner / Agent Name _____

Print Address of Applicant / Agent _____

OWNER-BUILDER DECLARATION

I hereby affirm that I am exempt from the Contractor's License Law for the following reason (Sec. 7031.5 Business and Professions Code): Any city or county which requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance, also requires the applicant for such permit to file a signed statement that he is licensed pursuant to the provisions of the Contractor's License Law (Chapter 9 commencing with Section 7000) of Division 3 of the Business and Professions Code, and that he is exempt therefrom, and the bond for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars (\$500.00).

SIGNATURE [Signature]

DATE 4/2/84

I, as owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale (Sec. 7044, Business and Professions Code). The Contractor's License Law does not apply to an owner of property who builds or improves the same, and who does such work himself or through his own employees, provided that such improvements are not intended or offered for sale. However, the building or improvement is sold within one year of completion, the owner-builder will have the burden of proving that he did not build or improve for the purpose of sale.

SIGNATURE _____

DATE _____

I, as owner of the property, am exclusively contracting with licensed contractors to construct the project (Sec. 7044, Business and Professions Code). The Contractor's License Law does not apply to an owner of property who builds or improves the same, and who contracts for such projects with a contractor(s) licensed pursuant to the Contractor's License Law.

SIGNATURE _____

DATE _____

I am exempt under Sec. _____ Business and Professions Code for this reason: _____



City of Moreno Valley

23119 Cottonwood Ave., Bldg. C

Moreno Valley, CA 92553

Community Development Dept.

Building Division

(909) 243-3350

0540

Address: 13850 BELIA CT

Insp Area: 3

Permit No: 9412845

Status: ISSUED

Type: RESCOMBO

Applied: 05/23/1994

Category:

Issued: 05/23/1994

Expires: 02/13/1995

Location: BAY/MORENO BEACH...25A D/1

Parcel #: 478-050-014-

Zoning:

Tract #:

Census Tract: 426

PMap:

Case #: OCR

Lot:

Occupancy: B2

Plan:

Use: 7

Owner: FISHER, NORMAN MERRILL

Telephone:

28885 MCABEE AVE

MORENO VALLEY, CA

000092555

Applicant: FISHER, NORMAN MERRILL

License :

Contractor:

Telephone:

Permit Description:

(R-3) WORKSHOP AND STORAGE RM-NO 2ND UNIT PERMIT'D

New Residential Units: 000

Setbacks-Front: 25

New Buildings: 020

Back: 30

Living Area: 1000.00

Left: 10

Garage Area: .00

Right: 10

Valuation: 22,200.00

FEEES - Building	:	289.70	Permit Fee :	722.11
Plan Check	:	234.00	Add'l Fees :	.00
Electrical	:	92.35	Total Fees :	722.11
Mechanical	:	.00	Total Paid :	722.11
Plumbing	:	67.50	Balance Due:	.00
Strong Motion	:	2.22		
Other Insp/Fees	:	.00		

This permit shall be void and of no further force or effect if work hereunder is not commenced within 180 days from date of issuance hereof or if work is suspended or abandoned for a period of 180 days or more after work is commenced.

CALL FOR INSPECTION

Requests for inspection shall be made at least twenty-four hours in advance by telephone at

909/243-3350 or 243-3351

DATE

OFFICE USE ONLY

FINAL INSPECTION: INSPECTOR DATE 12-5-94

CERTIFICATE OF COMPLIANCE AND AUTHORIZATION OF ENTRY: I certify I have read this application and state that the information given is correct. I agree to comply with all state laws, and city ordinances relating to building construction, and authorize a representative of the City of Moreno Valley, Community Development Department, to enter upon the property for which I have applied for this permit for the purpose of making inspections.

Signature of Applicant or Agent Date

Print Applicant / Agent Name

Print Address of Applicant / Agent

LICENSED CONTRACTORS DECLARATION: I am a contractor licensed under the provisions of Chapter 9 commencing with Section 70001 of Division 9 of the Business and Professions Code, and my license is in full force and effect.

CERTIFICATE OF EXEMPTION FROM WORKERS' COMPENSATION INSURANCE: This section need not be completed if the work to be performed under this permit is valued at one thousand (\$1,000) or less. I certify that in the performance of the work for which this permit is issued, I will not employ any person in any manner so as to become subject to Workers' Compensation Laws of California.

Date:

City:

NOTICE TO APPLICANTS: If you are requesting a Certificate of Exemption, you should become familiar with the Workers' Compensation provisions of the Labor Code, you must comply with such provisions or this permit shall be deemed voided.

WORKERS' COMPENSATION DECLARATION: I hereby affirm that I am a contractor or consultant to self-employe, or a certificate of Workers' Compensation Insurance, or a certified copy thereof (See 38001, Lab. Code).

Certified copy is hereby furnished.

Certified copy is already filed with the Community Development Department of the City of Moreno Valley.

DIVISION OF INDUSTRIAL SAFETY PERMIT CERTIFICATION: I hereby certify that all excavation ten (10) or more feet in depth into which a person is required to descend, will be made in accordance with work authorized by this permit and in accordance with the following: 1. Safety, or Division of Permitting Plans, will be more than thirty six (36) feet high. 2. Safety, or Division of Permitting Plans, will be more than thirty six (36) feet high.

As a contractor, I will not employ anyone who is not registered with the Division of Industrial Safety, as required above, unless said person has a permit issued by said Division.

Division of Industrial Safety, Permit 740

HAZARDOUS MATERIALS AND EMISSIONS CERTIFICATION (These requirements do not apply to residential construction)

Permit Number:

Date:

1. Will the applicant or present or future building occupant be required to file and certify a Business Plan for emergency response to a collection or unintended release of a hazardous material?

Yes No

Section 25502 of the California Health and Safety Code requires, with some exceptions, that a Business Plan be filed with the County of Riverside for any business which has at any one time during a calendar year a quantity of hazardous materials in solid or liquid form, or a quantity of 25 gallons, or 2500 cubic feet of compressed gas at standard temperature and pressure.

2. Does or will the applicant or present or future building occupant need to file a registration form for handling hazardous materials?

Yes No

Section 25513 of the California Health and Safety Code, with some exceptions, requires registration with the County of Riverside for any business which at any one time has on hand a quantity of acutely hazardous materials equal to or greater than a weight of 300 pounds, or a volume of 25 gallons, or 200 cubic feet of compressed gas at standard temperature and pressure.

3. Does or will the applicant or present or future building occupant need to prepare an RMP (Risk Management Plan) for any hazardous materials?

Yes No

Section 25514 of the California Health and Safety Code provides that the County of Riverside may require the preparation, certification and filing with the County of an RMP by businesses which are required to register acutely hazardous materials with the County.

4. If an RMP is presently required, is Section 25514 of the California Health and Safety Code being fully complied with?

Yes No

2. Does or will the applicant or present or future building occupant require for the work which is the subject of this application a permit for such construction or modification from the South Coast Air Quality Management District or from any other air pollution control district or agency?

Yes No

Section 43802.2 of the California Government Code requires that the requested information be furnished on applications for non-residential building permits.

6. Will any part of the facility to be constructed under this permit be within 1000 feet from the water basin of a school?

Yes No

If "yes", the facility must meet the requirement of Sections 25331 and 42303 of the California Health and Safety Code.

7. If a permit from the South Coast Air Quality Management District or other air pollution control district or agency is required for the work which is the subject of this application, have all of the conditions mandated by California Health and Safety Code Section 42303 been met?

Yes No

If the applicant certifies compliance from the responsible air pollution control district.

Under penalty of perjury, I certify that under penalty of perjury the information given above is correct. I agree to comply with all state laws and city ordinances regarding Hazardous Materials and Emissions.

Signature of Applicant / Agent

Date

Print Name / Agent Name

Print Address of Applicant / Agent

OWNER-BUILDER DECLARATION

I hereby affirm that I am exempt from the provisions of the following laws: 1. The California Building Code, 2. The California Fire Code, 3. The California Electrical Code, 4. The California Mechanical Code, 5. The California Plumbing Code, 6. The California Gas Code, 7. The California Energy Code, 8. The California Structural Code, 9. The California Fire Alarm Code, 10. The California Fire Sprinkler Code, 11. The California Fire Trenching Code, 12. The California Fire Signage Code, 13. The California Fire Staircase Code, 14. The California Fire Exit Code, 15. The California Fire Escape Code, 16. The California Fire Alarm Code, 17. The California Fire Sprinkler Code, 18. The California Fire Trenching Code, 19. The California Fire Signage Code, 20. The California Fire Staircase Code, 21. The California Fire Exit Code, 22. The California Fire Escape Code.

SIGNATURE: *[Signature]*

I, as owner of the property, or an employee with written authority, will do the work, and the contractor, licensed or not, will be the contractor under the provisions of the California Building Code, the California Fire Code, the California Electrical Code, the California Mechanical Code, the California Plumbing Code, the California Gas Code, the California Energy Code, the California Structural Code, the California Fire Alarm Code, the California Fire Sprinkler Code, the California Fire Trenching Code, the California Fire Signage Code, the California Fire Staircase Code, the California Fire Exit Code, the California Fire Escape Code.

PROXIMATE:

DATE:

This permit is not valid for any work which requires a permit under the provisions of the California Building Code, the California Fire Code, the California Electrical Code, the California Mechanical Code, the California Plumbing Code, the California Gas Code, the California Energy Code, the California Structural Code, the California Fire Alarm Code, the California Fire Sprinkler Code, the California Fire Trenching Code, the California Fire Signage Code, the California Fire Staircase Code, the California Fire Exit Code, the California Fire Escape Code.

SIGNATURE:

DATE:

By: [Name]

Business and Professions Code Section 70001

From: Barry Foster
Sent: Friday, March 15, 2013 1:09 PM
To: Steve Martin
Cc: Tom Owings; Denise Bagley; Henry T. Garcia
Subject: Re: KUDOS FOR DENISE BAGLEY!!

Thank you. It always nice to hear when someone is doing a good job. Denise is an important asset for the City and the business community.

Thanks again for taking the time to let us know.

Barry Foster


On Mar 15, 2013, at 1:06 PM, "Steve Martin" <smartin@sdasecurity.com> wrote:

Hi Barry, I'm not sure if you know who I am but our company is a commercial security provider. Due to the nature of our work I'm actively involved with the MoVal chamber and I frequently consult the City for support through your EDD and CDD departments. I just wanted to tell you that Denise Bagley has done an outstanding job by pointing me in the right direction, answering questions and connecting me with various people who our industry works with. She even helped out when one of our customers seemed to have reached a stalemate with plan check on a building they will soon occupy. Denise discovered there was a miscommunication and shortly thereafter things began moving forward again.

I work with other cities and frankly, none of them have a person like Denise who seems to have a very unique balance of people skills, knowledge (we call her the walking encyclopedia), leadership, a commitment to help others and the ability to juggle different tasks. In my opinion, she is an extremely valuable resource for the City and I just wanted to pass this on.

 **Steve Martin | Sr. Commercial Security Consultant**

11681 Sterling Ave. Suite B Riverside, Ca. 92503



Find us on [Facebook](#) and [Twitter](#)!

From: Barry Foster
Sent: Monday, March 18, 2013 11:07 AM
To: Henry T. Garcia
Cc: Tom Owings; Suzanne Bryant
Subject: FW: Decision Letter Regarding the Successor Agency to the Moreno Valley RDA Low-Mod Income Housing Funds (LMIHF)
Attachments: Moreno_Valley_LMIHF_DDR_MC_Determination_Revised.pdf

From: Dante G. Hall
Sent: Monday, March 18, 2013 11:03 AM
To: BoardMemberSteel@boe.ca.gov
Cc: Barry Foster
Subject: Decision Letter Regarding the Successor Agency to the Moreno Valley RDA Low-Mod Income Housing Funds (LMIHF)

Dear Ms. Steel:

Thank you for your letter dated March 11, 2013 regarding the City of Moreno Valley's unencumbered Low-and-Moderate Income Housing Funds dated March 11, 2013. You may be pleased to know that on March 14, 2013, the City received a letter from the Department of Finance (DOF) rescinding the prior demand for the Successor Agency to return Low-Mod Income Housing Funds (LMIHF) to the State. As a result of our work and communication with the DOF, it has been determined that all available LMIHF's were used for legally enforceable obligations, and as a result, the Successor Agency is not required to return any funds. I have attached a copy of the March 14, 2013 determination letter for your review. If you have any questions, please feel free to contact me at [REDACTED], or Barry Foster, Community & Economic Development Director, at [REDACTED].

Dante G. Hall

Business Support & Neighborhood Programs Administrator
City of Moreno Valley
Community & Economic Development Department
14177 Frederick Street
Moreno Valley, CA. 92552

[REDACTED]
F: (951) 413-3478
E: danteh@moval.org

From: Michelle Dawson
Sent: Friday, April 12, 2013 10:20 AM
To: Tom Owings; Henry T. Garcia; Suzanne Bryant; Barry Foster; Michele Patterson
Cc: John Strickler (strickler@webuniverse.net)
Subject: FW: Nason property disposition.

Follow Up Flag: Flag for follow up
Flag Status: Flagged

Good morning Mayor. We want to keep you updated with regard to the offer letter re: the City-owned 59 acres at Nason/Alessandro. The following is John Strickler's recap of a meeting we had yesterday; Jerry Stephens has been contacted and updated as well.

--Michelle

From: John Strickler [<mailto:strickler@webuniverse.net>]
Sent: Thursday, April 11, 2013 8:37 PM
To: Michelle Dawson
Subject: Nason property disposition.

Hi Michelle –

Henry asked for a bullet point outline of today's meeting. These are the salient points as I saw them. Please feel free to share this with others as you deem appropriate.

- The Nason property, consisting of two parcels totaling 59.22 acres approximately, is currently zoned "P" for public use. Both parcels were declared "excess" property in 2005 by resolution of the City Council and the Moreno Public Facilities Financing Corporation (the title holder of one of the parcels at the time).
- The City received an unsolicited offer letter from CV Communities which describes their desire to purchase the Nason Property for \$3,258,000 (based on the acreage) contingent upon the approval of a tentative map, change of zone to Residential, and various other conditions .
- It was agreed that the City should hire an independent real estate appraiser to determine the fair market value of the Nason Property zoned for residential development before taking the offer letter to the City Council in closed session for consideration.
- The goal is to complete the appraisal within 30 days. Prior to the completion of the appraisal, the City Attorney will review the Resolutions and other records associated with the property to make certain that the "excess" designation remains valid.
- John Strickler will contact Jerry Stephens and inform him of the proposed appraisal process.
- John Strickler will contact Kevin Donahue, MAI with Overland, Pacific, and Cutler to coordinate the appraisal based on residential zoning. However, future direction could include the preparation of an analysis of value based on different uses for the property.

I spoke to Jerry Stephens this afternoon and explained that we would be hiring an appraiser to determine the fair market value of the property. He said he understood and I promised to keep him informed of our progress. I also put in a call to Kevin Donahue and await a return call. I will let you know about the appraisal after I have spoken with Kevin.

Additionally, I will research the right-of-way remainder parcels we discussed after the meeting and get something back to you next week.

Thanks –

John S.

**Sunnymead Boulevard Clean-Up Initiative
AGENDA**

Tuesday, April 23, 2013, 8:00 a.m.- 10:00 a.m.

Holiday Inn Express
24630 Sunnymead Blvd.

- Welcome and Introductions Council Member Molina

- Clean Up Sunnymead Boulevard Initiative Mayor Owings

- Police Department Update Chief Joel Ontiveros,
Police Department
 - ✓ City and area crime stats
 - ✓ Special Enforcement Teams
 - ✓ Camera Program Update

- Code Enforcement Barry Foster, CEDD Director
 - ✓ Signs
 - ✓ Landscaping

- Homeless Issue Liz Calanche, Riverside
County DPSS

- Q & A

- Adjournment

Upon request, this agenda will be made available in appropriate alternative formats to persons with disabilities, in compliance with the Americans with Disabilities Act of 1990. Any person with a disability who requires a modification or accommodation in order to participate in a meeting should direct such request to Mel Alonzo, ADA Coordinator at 951.413.3027, 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.



APPROVALS	
BUDGET OFFICER	
CITY ATTORNEY	
CITY MANAGER	

Report to City Council

TO: Mayor and City Council

FROM: Barry A. Foster, Community & Economic Development Director

AGENDA DATE: May 22, 2012

TITLE: Public Hearing regarding the expansion of the applications for a General Plan Amendment (PA12-0010), Change of Zone (PA12-0012) and Specific Plan (PA12-013) for the World Logistics Center Project and a recommendation from the City council to include properties not owned by or participating with the Project applicant, Highland Fairview Properties.

RECOMMENDED ACTION

Staff recommends that the City Council conduct the Public Hearing and thereafter direct staff to apply one of the alternatives set forth below pertaining to properties not owned by or participating with Highland Fairview Properties in their applications for a general plan amendment, change of zone and specific plan for the World Logistics Center Project.

BACKGROUND

In April 2011, the City Council adopted a comprehensive Economic Development Action Plan (EDAP) that identified the Moreno Highlands area, generally located east of Redlands Boulevard and south of the Moreno Valley Freeway (Highway 60), as an "area of opportunity for logistics development". The Plan also identified logistics as a prime area of focus and opportunity for the City in an effort to increase employment and revenue to benefit residents and local businesses and support the provision of public services.

On March 19, 2012, Highland Fairview Properties (HFP) submitted General Plan Amendment, Change of Zone and Specific Plan applications to the Planning Division for the proposed World Logistics Center (WLC) Project. The WLC Project is the type of project envisioned by the adopted City Council EDAP and could further the implementation of the EDAP.

The WLC Project applications include land owned or participating with HFP in the WLC Project and a number of properties not owned by or participating with HFP in the WLC Project or the applications. HFP has also submitted Tentative Parcel Map, Annexation and Development Agreement applications for the same project. All land in the last three applications is owned by or participating with HFP. The General Plan Amendment, Change of Zone, Specific Plan and Tentative Parcel Map were deemed to be complete for processing on April 18, 2012.

The proposed World Logistics Center Specific Plan is a master plan for the development of up to 41.6 million square feet of modern high-cube logistics warehouse distribution facilities on approximately 2,665 acres of land located generally east of Redlands Boulevard, south of the Moreno Valley Freeway (Highway 60) and west of Gilman Springs Road. The General Plan Amendment and Change of Zone, which cover approximately 3,820 acres, also include 1,136 acres of open space and 19 acres of existing public utility facilities located south of the Specific Plan area and north of the City limits. The majority of the Project area is currently covered by the Moreno Highlands Specific Plan, a 3,038 acre master plan approved in 1992 with a mixture of residential, commercial, business park and public/recreation uses.

DISCUSSION

The Municipal Code authorizes an amendment to the General Plan to be initiated by any one of three actions: (1) recommendation of the Planning Commission and City Council concurrence; (2) recommendation of the City Council; or (3) a privately filed application for a specific property or properties submitted by the property owner or owner's authorized agent (MC Section 9.02.040). The Municipal Code similarly authorizes an amendment for a change of zone to be initiated by one of three actions: (1) recommendation of staff or the Planning Commission; (2) recommendation of the City Council; or (3) a privately filed application from a property owner or the owner's authorized agent relating to the owner's property (MC Sections 9.02.050). The Municipal Code does not have explicit provisions to include properties not providing authorization for a Specific Plan or similar type of project (MC Section 9.02.190). For such projects, the practice has been to include only properties providing authorization. Therefore, staff is requesting City Council direction as set forth below.

The majority of Specific Plan area is owned by HFP affiliated companies. Authorization has also been provided by the second largest owner in the Specific Plan area, the Henrietta Lee Trust. In addition, a group of owners in the southwest portion of the Specific Plan area and one owner on Theodore Street have provided authorization for the Project.

The approximate 1,155 acres located outside of the Specific Plan area but within the General Plan Amendment and Change of Zone applications are owned by the California Department of Fish and Game, San Diego Gas & Electric and the Southern California

Gas Company. None of these entities have provided authorization for the Project. Attachment 1 provides a map of the ownership and location of the properties identified above in this paragraph.

Approval of the WLC Project would require the elimination of the Moreno Highlands Specific Plan (MoHi) that covers most of the Project area, including all of the area outside of the proposed WLC Specific Plan. The MoHi plan has been covered by a 20-year development agreement negotiated by the original master developer, that until this year precluded action by the City or any single landowner to revise the area's land use or zoning. To eliminate the MoHi plan, the utility and open space outside the proposed WLC Specific Plan need to be included in the General Plan Amendment and Change of Zone applications to provide alternative land use designations compatible with the current use of the property for utility facilities and open space.

Within the Specific Plan area, there are 18 owners (total of 21 parcels) that have not provided authorization for the Project. The largest landowner of these parcels is the Metropolitan Water District of Southern California (MWD) which owns 132 acres, but only uses 18 acres of the property for its Inland Feeder water transmission system. The remaining 114 acres has been determined as surplus by MWD. These parcels total approximately 294 acres or 11% of the Specific Plan area. The majority of the other parcels (13 total parcels) are located northeast of Theodore Street and Dracaea Avenue; three parcels are northeast of Redlands Boulevard and Dracaea Avenue; three parcels are northwest of Theodore Street and Alessandro Boulevard; and two are northeast of Cactus Avenue and Merwin Street. All of these properties are located outside of the MoHi plan area. Some of the parcels are developed with single family homes and accessory structures. Others have agricultural activities or are vacant. Only seven existing residential units are located within the boundaries of the proposed WLC Specific Plan, with four being owner-occupied and three rental properties.

The non-participating parcels identified in the above paragraph are either located adjacent to the primary truck access route for the proposed WLC Specific Plan (Theodore Street) or are surrounded on three or more sides by participating properties. All but three of the properties are currently zoned for residential uses, which would be incompatible in close proximity or surrounded by the proposed development of logistics uses. Therefore, it would further advance a consistent and comprehensive planning strategy to include these parcels in the General Plan Amendment and Change of Zone applications in order to identify new more appropriate land use designations for consideration in conjunction with the overall WLC Project. Inclusion in the Specific Plan application will allow for greater design consistency in property development and simplify the development review process should properties in and out of the Specific Plan be combined. Any existing structures or uses would become non-conforming with approval of any land use changes and would be allowed to remain in place unless abandoned for an extended period of time (currently one year per the City Municipal Code).

The initial draft of the Specific Plan includes two land use categories – Logistics and Light Logistics as well as more stringent non-conforming standards. The former category is generally limited to large logistics facilities. The latter category is intended to include properties that are too small to accommodate large logistics facilities. Staff has worked with the applicant to expand the list of permitted uses in the Light Logistics category to include thirteen possible uses for warehouse, storage and similar activities (see attached Exhibit 3). Most of these uses are consistent with the permitted uses in the Moreno Valley Industrial Area Specific Plan in the south part of the City.

ALTERNATIVES

Staff is seeking direction from the City Council as to which of the following options should be followed in processing the WLC Project applications:

1. Include all properties not providing authorization in all three applications. This action is a recommendation by the City Council to include all properties not providing authorization to be included in all three applications. This action would provide for the development of consistent land uses and development regulations for the area east of Redlands Boulevard. If adopted, such land uses and regulations would change and make most existing property improvements non-conforming.
2. Include all properties not providing authorization in the General Plan and Change of Zone applications, but not the Specific Plan application. This action would be a recommendation by the City Council to include all properties not providing authorization to be included in the applications for a General Plan Amendment and Change of Zone. This action would provide for the development of consistent land uses for the area east of Redlands Boulevard, but would allow for non-participating parcels to default to existing City zoning classifications that provide a greater variety of uses which may be incompatible with the logistics focus proposed for the area. If adopted, such land uses and regulations would change property owners and make most existing property improvements non-conforming.
3. Include some of the properties in one or more of the applications. This action is a recommendation by the City council to include certain of the properties not providing authorization to be included in one or more of the applications. This action would not provide for the development of consistent land uses for the area east of Redlands Boulevard. If the Specific Plan is adopted, such inconsistent land uses would affect the current property rights and expectations of non-participating property owners by increasing the level of review and regulation to provide consistency, but would not make existing property improvements non-conforming. This action would also increase the level of review and regulation to provide consistency for development within the Specific Plan.

FISCAL IMPACT

All direct costs associated with the processing of the WLC Project applications shall be borne by HFP.

NOTIFICATION

Notice of this Public Hearing was sent to all property owners within the WLC Project area and tracts and properties adjacent to the Project area. Notice of the Hearing was also published in the Press Enterprise on April 27, 2012, and posted in proximity to properties located within the Project area that did not provide authorization for the WLC Project applications.

ATTACHMENTS/EXHIBITS

1. Map of Non-Participating Parcels with Owner Names
2. Map of Draft Land Use Plan for Proposed Specific Plan
3. LL "Light Logistics" Permitted Uses

Prepared By:
John C. Terrell AICP
Planning Official

Department Head Approval:
Barry Foster
Community & Economic Development Director

Council Action	
Approved as requested:	Referred to:
Approved as amended:	For:
Denied:	Continued until:
Other:	Hearing set for:

From: Tom Owings
Sent: Tuesday, June 04, 2013 10:33 AM
To: Tom Owings
Subject: Fwd: Recap of June 3 WRCOG Executive Committee Meeting
Attachments: June32013ExecutiveCommitteemtgreap.doc; ATT00001..htm

Sent from my iPad

Begin forwarded message:

From: "Bishop, Rick" <Bishop@wrcog.cog.ca.us>
Date: June 4, 2013 8:25:37 AM PDT
To: "Ashley, Marion" <MASHLEY@rcbos.org>, "Azevedo, Kathy" <kazevedo@ci.norco.ca.us>, "Bailey, Rusty" <rbailey@riversideca.gov>, "Benoit, Ben" <bbenoit@cityofwildomar.org>, "Benoit, John" <jjbenoit@rcbos.org>, "Bishop, Rick" <Bishop@wrcog.cog.ca.us>, "Bootsma, Ike" <ibootsma@eastvaleca.gov>, "Brown, Tim" <tbrown@cityofcanyonlake.com>, "Cashman, Bob" <BCashman@CityofWildomar.org>, Marcelo Co <marceloc@moval.org>, "DeBaun, Steven" <steven.debaun@bbklaw.com>, "Dennstedt, Brenda" <bag2bad@aol.com>, "Denver, John" <jdenver@cityofmenifee.us>, "Denver, John" <jdenver999@yahoo.com>, "Ehrenkranz, Jordan" <jehrenkranz@cityofcanyonlake.com>, "Franklin, Debbie" <debbiefranklin4u@hotmail.com>, "Gibbs, Rick" <rgibbs@murrieta.org>, "Goodland, Micheal" <mgoodland@jurupavalley.org>, "Gutierrez, Ken" <kgutierrez@riversideca.gov>, "Hanna, Berwin" <bhanna@ci.norco.ca.us>, "Hewitt, Jeff" <hdigger2004@aol.com>, "Hyatt, Jim" <kenohyatt@verizon.net>, "Jeffries, Kevin" <KJeffries@rcbos.org>, "Jessup, Paul" <pjessup@rcoe.us>, "Johnston, Frank" <fjohnston@jurupavalley.org>, "Johnston, Frank" <frank4homes@charter.net>, "Kotyuk, Andrew" <akotyuk@sanjacintoca.us>, "Landers, Al" <alanders@cityofperris.org>, "Lane, Randon" <rlane@murrieta.org>, "Leonard, Janis" <Leonard@wrcog.cog.ca.us>, "Lopez, S.R. Al" <lopez.sr1@att.net>, "Magee, Bob" <rmagee@lake-elsinore.org>, "Mann, Scott" <smann@cityofmenifee.us>, "Miller, Scott" <smiller@sanjacintoca.us>, "Montanez, Eugene" <Eugene.Montanez@ci.corona.ca.us>, Tom Owings <tomo@moval.org>, "Peterson, Don" <dpeterson@ci.banning.ca.us>, "Roberts, Ron" <ron.roberts@cityoftemecula.org>, "Rogers, Rita" <rrogers@cityofperris.org>, "Rush, Adam" <arush@eastvaleca.gov>, "Skipworth, Stan" <stan.skipworth@hotmail.com>, "Skipworth, Stan" <stan.skipworth@ci.corona.ca.us>, "Slawson, David and Kuebler, Joe" <boardmember@emwd.org>, "Smith, Larry" <lsmithhemet@gmail.com>, "Smith, Larry" <lsmith@cityofhemet.org>, "Stone, Jeff" <JESTONE@rcbos.org>, "Tavaglione, John" <JTavaglione@rcbos.org>, "Taylor-Berger, Ruthanne" <Berger@wrcog.cog.ca.us>, "Tisdale, Brian" <btisdale@lake-elsinore.org>, "Washington, Chuck" <chuck.washington@cityoftemecula.org>, "Young, Kenn" <kyoung@rcoe.us>, "Youssef, Robert" <ryoussef@cityofhemet.org>
Cc: All WRCOG <AllWRCOG@co.riverside.ca.us>, "Adams, Aaron" <Aaron.Adams@cityoftemecula.org>, "Anstine, Randy" <ranstine@cityofcalimesa.net>, "Barber, Scott" <sbarber@riversideca.gov>, "Belmudez, Richard" <rbelmudez@cityofperris.org>, "Bradley, Ron" <rbradley@cityofhemet.org>, "Coats, Danielle" <coatsd@emwd.org>, Michelle Dawson <michelled@moval.org>, "Dudley, Rick" <rdudley@murrieta.org>, "Fairbanks, Dan" <fairbanks@marchjpa.com>, "Graham, Belinda" <bgraham@riversideca.gov>, "Groves, Beth" <bgroves@ci.norco.ca.us>, "Harding, Steve" <sharding@jurupavalley.org>, "Hults, Tim" <thults@sanjacintoca.us>, "Irvine, Greg" <Gregory.Irvine@ci.corona.ca.us>, "Jacobs, Carol" <cjacobs@eastvaleca.gov>, "Johnson, George" <GAJohnson@rcoe.org>, "Johnson, Robert" <rjohnson@cityofmenifee.us>, "Johnson, Tom" <tomjohnson@rcoe.us>, "Jones, Paul" <jonesp@emwd.org>, "McKinney Underwood, Michele"

MV00251563

<MMcKinneyUnderwood@wmwd.com>, "Mercardante, Maria" <mmercardante@wmwd.com>, "Motlagh, Habib" <habib@trilakeconsultants.com>, "Nordquist, Gary" <gnordquist@cityofwildomar.org>, "Okoro, Andy" <aokoro@ci.norco.ca.us>, "Orr, Jay" <JOrr@rceo.org>, "Robbins, Brad" <bradr@ci.corona.ca.us>, "Rossi, John" <jrossi@wmwd.com>, "Rountree, Roxanne" <rrountree@emwd.org>, "Rowe, Richard" <rrowe@cityofcanyonlake.com>, "Stephensen, Roy" <rstephenson@jurupavalley.org>, "Stone, Lori" <stone@marchjpa.com>, "Takata, Andy" <atakata@ci.banning.ca.us>, "Walsh, Jolene" <walshj@emwd.org>, "Wentz, George" <gwentz@jurupavalley.org>, "Yates, Grant" <gyates@lake-elsinore.org>, "Abu Bakar, Zai" <zabubakar@ci.banning.ca.us>, "Ambrose, Brian" <bambrose@murrieta.org>, "Bassi, Matthew" <mbassi@cityofwildomar.org>, "Brady, Russell" <russellb@mig.com>, "Cave, Carmen" <ccave@cityofmenifee.us>, "Coletta, Joanne" <joanne.coletta@ci.corona.ca.us>, "Darnell, Doug" <ddarnell@riversideca.gov>, "Dawson, Brett" <dawson@marchjpa.com>, "Coyle, Frank" <FCOYLE@rctlma.org>, "Elliano, Deanna" <delliano@cityofhemet.org>, Barry Foster <barryf@moval.org>, "Garcia, Alfredo" <agarcia@cityofwildomar.org>, "Gayk, Bill" <BGAYK@rctlma.org>, "Hartel, Asher" <ahartel@sanjacintoca.us>, "King, Steve" <sking@ci.norco.ca.us>, "Kinser, Cynthia" <ckinser@murrieta.org>, "Leonard, Janis" <Leonard@wrcog.cog.ca.us>, "MacHott, Richard" <rmachott@Lake-Elsinore.org>, "Manuel, Terri" <terri.manuel@ci.corona.ca.us>, "Miramontes, Clara" <cmiramontes@cityofperris.org>, "Moe-Luna, Lorelle" <lmoeluna@riversidetransit.com>, "Norris, Eric" <enorris@ci.eastvale.ca.us>, "Norris, Eric" <enorris@pmcworld.com>, "Richardson, Patrick" <patrick.richardson@cityoftemecula.org>, "Robinson, Gordon" <grobinsom@riversidetransit.com>, "Sbardellati, Diane" <dsbardellati@cityofperris.org>, "Smith, Greg" <gsmith@murrieta.org>, "Syms Luna, Carolyn" <CLUNA@rctlma.org>, John Terell <JohnT@moval.org>, "Ward, Jennifer K." <ward@wrcog.cog.ca.us>, "West, Dale" <Dale.west@cityoftemecula.org>, "Zelinka, Al" <azelinka@riversideca.gov>, "Alvarez, George" <galvarez@interwestgrp.com>, Ahmad Ansari <ahmada@moval.org>, "Askew, Lori" <laskew@ci.norco.ca.us>, "Bagley, Richard" <publicworks@jurupavalley.org>, "Basubas, Edgardo" <ebasubas@lake-elsinore.org>, "Blackwelder, Paul" <pblack@rctc.org>, "Boyd, Tom" <tboyd@riversideca.gov>, "Burk, Duane" <dburk@ci.banning.ca.us>, "Butler, Greg" <greg.butler@cityoftemecula.org>, "Cruz, Sherri" <Cruz@wrcog.cog.ca.us>, "Dean, Donna" <Dean@wrcog.cog.ca.us>, "D'Zmura, Tim" <TDzmura@cityofwildomar.org>, "Emberton, Mike" <memberton@sanjacintoca.us>, "Field, Kip" <Kip.Field@ci.corona.ca.us>, "French, Bob" <bfrench@cityofcalimesa.net>, "Henderson, Darren" <hendersond@pbworld.com>, "Higa, Glenn" <GHIGA@rctlma.org>, Prem Kumar <premk@moval.org>, Eric Lewis <ericle@moval.org>, "Medina, Shirley" <smedina@rctc.org>, "Moehling, Bob" <bmoehling@murrieta.org>, "Monz, Victor" <vmonz@cityofhemet.org>, "Morin, Robert" <Robertm@ci.corona.ca.us>, "Myers, Micheal" <mmyers@jurupavalley.org>, "Oei, Kahono" <koei@ci.banning.ca.us>, "Perez, Juan" <JCPEREZ@rctlma.org>, "Ramirez-Cornejo, Daniel" <Cornejo@wrcog.cog.ca.us>, "Reyna, Ernie" <REYNA@wrcog.cog.ca.us>, "Rodriquez, Paul" <prodriguez@urbanxroads.com>, "Romo, Patricia" <PROMO@rctlma.org>, "Seumalo, Ken" <kseumalo@lake-elsinore.org>, "Skaugset, Eric" <eric@trilakeconsultants.com>, "Smith, Jonathan" <jsmith@cityofmenifee.us>, "Sunde, Chris" <chris@trilakeconsultants.com>, "Thompson, Bill" <bthompson@ci.norco.ca.us>, "Thornton, Michael" <mthornton@cityofcalimesa.net>, "Thornton, Michael" <mthornton@tkeengineering.com>, "Van Zanten, Robert" <RVanZanten@riversideca.gov>, "Wolfe, Lori" <lwolfe@jurupavalley.org>, "Yasinovsky, Beryl" <beryl.yasinovsky@cityoftemecula.org>, "York, Dan" <dyork@cityofwildomar.org>

Subject: Recap of June 3 WRCOG Executive Committee Meeting

Attached is a summary of actions/activities from the June 3 WRCOG Executive Committee meeting for your information and use in sharing with colleagues and others.

Regards, Rick

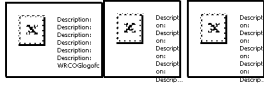
Rick Bishop
Executive Director
Western Riverside Council of Governments

4080 Lemon Street
3rd Floor, MS 1032
Riverside, CA 92501-3609



Fax: (951) 787-7991

"Respect Local Control...Provide Regional Perspective"



**MEETING MINUTES
CITY OF MORENO VALLEY
ECONOMIC DEVELOPMENT SUBCOMMITTEE
April 11, 2013 - 2:00 P.M.**

CALL TO ORDER

Meeting of the Economic Development Subcommittee called to order at 2:22 p.m. in the City Hall Council Chamber by Mayor Owings. Copies of the Agenda and Minutes from the March 14, 2013, Economic Development Subcommittee Meeting were made available.

ROLL CALL

Council Subcommittee:

- Mayor Tom Owings
- Council Member Marcelo Co

Public:

One member of the public was in attendance (see attached list)

Staff:

- Barry Foster, Community & Economic Development Director
- Dante Hall, Business Support and Neighborhood Programs Administrator
- Denise Bagley, Management Analyst
- Karyn Kiefer, Executive Assistant

PUBLIC COMMENTS

No speaker slips submitted.

APPROVAL OF MINUTES

Minutes of March 14, 2013 were approved. Owings/Co

Edgemont Area Revitalization Strategy

Dante Hall: Provided handouts and discussed strategies as outlined to resolve issues; zoning, existing water system, and blight within the area. The strategy outlines: A. Neighborhood beautification programs B. Landbank Polices. C. Exterior beautification programs, and D. Grant to property owners.

Questions/Comments

Owings: Crucial that focus is given to correct the zoning/flight restriction in order to move forward.

Suggested that there should be some emphasis on creating a more appealing aesthetics along the 215 Freeway as this is a gateway to the City as well.

Suggested that making a point to personally thank the residents and property owners who work at property maintenance for their part in maintaining their property would go a long way in building pride and accomplishment.

Dante: As part of the strategy, he envisions organized community meetings where the residents and property owners can come together and celebrate their accomplishments as a community.

Barry: Will bring the strategy to a future council study session.

Owings/Co: Both in agreement with the plan.

East End Infrastructure

Barry Foster: Discussed with the Committee the needs for the East End Infrastructure. The impacts and needs as were discussed and explained. Improvements should be a combination of public and private. Improvements would be phased over time.

- Public Streets – Citywide. Not within the project but were identified in the HF Impact Study.
- Trails – Will benefit the community. Improvements will be completed over time as property is dedicated and developed.
- Theodore Interchanges – Opportunity for multi levels of financing.
- Public Facilities – New Fire Station needed, plus expansion of Police facilities.
- Electric Utility – New Substation Required.

Questions/Comments:

Owings: Inquired whether a DIF study was conducted for the City and found to have adequate funding and whether payment such as borrowing against another DIF.

Response:

Foster: An updated DIF study was conducted last Fall/2012. A copy will be provided to Mayor Owings per his request. The city can borrow from another DIF Fund by using a loan agreement.

Owings: In regards to the Public Facilities –asked who pays for the operational expenses and inquired why a 2nd Fire station is planned close proximity to an existing station.

Response:

Foster: The City pays for the operational expenses. The City can pursue a bond issue for the utility substation. Explained that the planning of the fire station is for service needs – the one existing station is not sufficient to service the entire WLC area.

FUTURE MEETINGS

The next regular Economic Development Subcommittee meeting is June 13, 2013.

The next Economic Development Subcommittee/Developer Workshop is August 8, 2013.

ADJOURNMENT

The City Council Economic Development Subcommittee/Developer Workshop adjourned at 4:05 p.m.

Subject: Fisher Property - 13850 Bailey
Location: Conference Room - Council/Atty

Start: Tue 2/19/2013 2:30 PM
End: Tue 2/19/2013 3:00 PM

Recurrence: (none)

Meeting Status: Meeting organizer

Organizer: Tom Owings
Required Attendees: Barry Foster; Michelle Dawson; towings123@gmail.com
Resources: Conference Room - Council/Atty

2/19/13 (cm)

Subject: Beverly Fisher - Active B&S Case
Location: Conference Room C

Start: Thu 5/16/2013 4:00 PM
End: Thu 5/16/2013 5:00 PM

Recurrence: (none)

Meeting Status: Meeting organizer

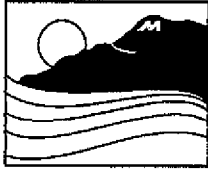
Organizer: Tom Owings
Required Attendees: Barry Foster; Gary Kyle; 'towings123@gmail.com'
Resources: Conference Room C

5/16/13: Meeting confirmed (cm)

4/29/13: Beverly Fisher requested to come into the office for their meeting rather than meet at their property. (jc)

4/25/13: Karyn Kiefer confirmed with Beverly Fisher [REDACTED] (jc)

M O R E N O



V A L L E Y

CITY OF MORENO VALLEY
Community & Economic Development Department
Building & Safety Division

MEMORANDUM

To: Barry Foster, Community and Economic Development Director
From: Anne Schneider, PE, Building Official
Date: January 24, 2013
Subject: Response of the Building and Safety Division to CRM

This is the partial text of the CRM we received Tuesday January 22, 2013.

Please investigate on behalf of Mayor Owings and advise the outcome.

Mr. Fisher submitted a letter (attached) regarding a dispute with Building and Safety regarding the building permits for a "guest house" located at 13850 Belia Ct.

Text of letter is attached separately.

Here is the proposed response.

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A review was conducted of the permit history for the property with the following items noted. See attached map for identification of each structure on property.

Structure 1

Structure 1 is a 2812 square foot home with a detached 800 square foot garage and 592 square feet of patios & porches.

The property owner obtained a custom home approval from Planning, Plot Plan PP1946 and a Building permit, #9411845 from Building & Safety. (See attached copy). The home received final approval for occupancy on September 9, 1994.

Structure 2

Structure 2 is a 1000 square foot addition to Structure 1 that was permitted for a workshop and storage room, with plumbing and electrical installations but no mechanical (heating or air-conditioning) equipment under Building permit #9412845. (See attached copy). This area was specifically noted on the permit, which is signed by Mrs. Beverly Fisher, as "No second unit permit'd".

Structure 3

Structure 3 is a 2400 square foot home with an attached 500 square foot garage. The property owner obtained a custom home approval for a second unit on the property from Planning, Plot Plan PP2003 and a Building permit, #9414588 from Building & Safety. The "second unit" home received final approval for occupancy on April 28, 1995.

Per the Planning Division requirements, a maximum of two dwelling units are permitted at the property. A third unit is not permitted. The property owner was informed of this in writing at the time the permit for the "workshop and storage room" was issued and the room was in compliance with that requirement at the time of the final inspection in April of 1995.

The tenant renting the "workshop" provided access to the rental unit for inspection on November 26, 2012. The photographs taken during the inspection clearly show the use of the "workshop & storage room" as a separate dwelling unit. (See attached photos.) The photographs document construction done after the final inspection was completed. There have been no permits for this construction obtained.

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The property owner must remove all illegal construction, including the entire kitchen, separate water heater system, new heating system and interior partitions constructed without permits.

No documentation that is contrary to these stated facts had been provided by the property owner. If he wishes to submit the information he believes clarifies the situation at the property, he is welcome to do so. He will be contacted and a request made to

submit any information that he feels is relevant to this issue. All information provided herein is from public records available to the property owner.

CITY COUNCIL
MORENO VALLEY
RECEIVED

13 JAN 19 AM 8:41

District 3

Norman & Beverly Fisher
13850 Belia Ct.
Moreno Valley, Ca 92555
December 28, 2012

Tom Owings
City Council Dist 3
Moreno Valley, Ca

CRM MV-14669-P356

Sir

My wife and I are writing you to solicit your help in solving a dispute we are having with the Building and Safety Dept. We have spoken to a number of people both in the Building and Safety and Planning Departments with no resolution to the problem.

In 1994 my father had built the house we are living in now. In addition to this house he had built a small house attached to the rear of this house. The purpose of the rear house was for him to live there during the last years of his life and we could take care of him. He was the sole owner of the property and house. In 1996 he added my wife and I to the deed to make an easier transfer of title after his death. When he died in 1998 we became sole owners of the house.

After his passing I found a copy of the building permits and inspection records for both the main house and the rear unit. Both the building permit and inspection record labels the rear house a "Guest House" After his passing my wife and I rented out the rear house. We did not receive criteria concerning what a guest house can and cannot be used for.

Last month we gave the couple that were renting notice that we no longer wanted to rent to them. They became very vindictive and they did everything they could think of to get even with us. In fact it became so bad that we had to get a court ordered restraining order against the man. One thing this man did was call the building and safety department to complain about a number of things. The inspector came out and spoke to him. While he was there I tried to speak to him but he refused to talk to me. So my wife and I went down to the office and spoke to the person at the counter. We explained to her what we had and what was going on. She then told us that we cannot rent out a "guest house". We told her that we did not know and we are in the process of evicting the tenant now. We also told her once he is out we will not rent it out in the future. She said that was good. It shows we are trying to comply with the code.

Since that time we managed to speak to the inspector who came out for this person's complaint. During the conversation he told us that we converted a "workshop" into a livable house. I tried to tell him and show him written proof that this house was built as a guest house and we did not convert anything. We inherited it from my father just the way it is today. He refused to listen to me and look at the written proof I had. He also told me that I was the owner and I built the house as a licensed contractor without a business license. I tried to tell him I did not build the house as a licensed contractor. I helped my father build it as his son. He did not hire me to do the work. But again he refused to listen to me.

MV00255269

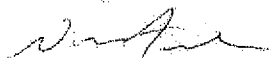
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While we were there we spoke to someone in the planning department and asked if Guest houses were permitted in the city. She said they were as long as we meet the criteria. She told us what they were and we do meet them. So I than asked her what do we need to do in order to keep this rear unit as a guest house, not to rent in out, but to use for family and friends who visit us from time to time. We than went to the Building department and asked them the same thing. Basically we were told that we just have to start from scratch. We have to pay all the fees and have it inspected again. We just don't understand why we have to pay all the fees again and have it inspected when the fees were paid and it was inspected and approved when it was first built. They gave us an estimate of what the fees would be and they could amount to almost \$5000. I am retired and my wife does not work. We cannot afford that amount.

Why is it when a vindictive person calls to complain we suddenly have to either have to tear down what has been approved or pay more money to keep it as it is. This house has been in existence for nearly 20 years. Our only mistake was renting it out after my father's death. We did that not knowing any better. Now that we know we will comply with the code. It is not fair nor right for us to repay all the fees again.

Any help and clarification on this matter will be greatly appreciated

Yours Truly



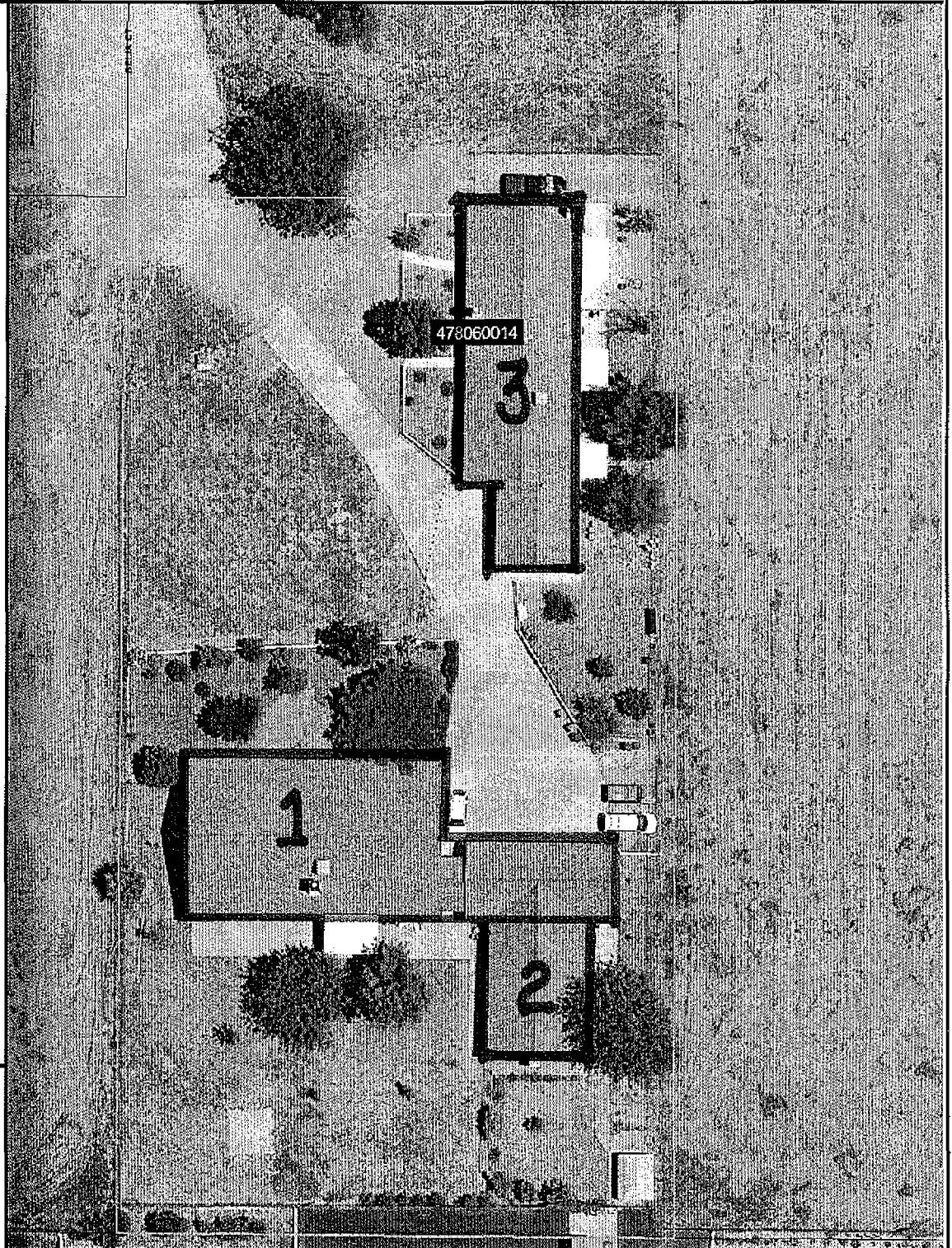
Norman Fisher

Fisher

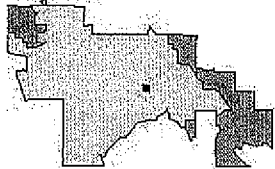
Belia Ct

Legend

-  Selected Features
-  Highways
-  Parcels
-  Roads
-  Ortho Photography
-  Waterbodies
-  City Boundaries
-  Callimesa
-  Moreno Valley
-  Perris
-  Riverside



Powered By GeoSmart.net



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

DISCLAIMER: 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.



Printed: 1/22/2013 9:28:39 AM





City of Moreno Valley

23119 Cottonwood Ave., Bldg. C
Moreno Valley, CA 92553

0539

Community Development Dept.
Building Division
(909) 243-3350

Address: 13850 BELIA CT Insp Area: 3

Permit No: 9A11845 Status: ISSUED
Type: RESCOMBO Applied: 02/07/1994
Category: 1 Issued: 04/29/1994
Expires: 10/25/1994

Location: MORENO BEACH/BAY...25A D/1
Parcel #: 478-050-014-
Tract #: Zoning: Census Tract: 485
PMap: Case #: PP 1946
Lot: Occupancy: R3/M1
Plan: Use: Telephone: 000092555

Owner: FISHER, NORMAN MERRILL
28885 MCABEE AVE
MORENO VALLEY, CA

Applicant: FISHER, NORMAN MERRILL
Contractor: License: Telephone:

OK TO RELEASE ELEC
8-29-94

Permit Description:
SFD W/ DETACHED GARAGE

New Residential Units: 001 Setbacks-Front: Back: Left: Right:
New Buildings: 002
Living Area: 2812.00
Garage Area: 800.00

Valuation: 281,068.44

FEES - Building	: 1,081.33	Permit Fee	: 2,699.99
Plan Check	: 996.50	Add'l Fees	: .00
Electrical	: 277.32	Total Fees	: 2,699.99
Mechanical	: 51.00	Total Paid	: 2,699.99
Plumbing	: 162.00	Balance Due	: .00
Strong Motion	: 20.11		
Other Insp/Fee	: .00		

This permit shall be void and of no further force or effect if work hereunder is not commenced within 180 days from date of issuance hereof or if work is suspended or abandoned for a period of 180 days or more after work is commenced.

CALL FOR INSPECTION
Requests for inspection shall be made at least twenty-four hours in advance by telephone at
909/243-3350 or 243-3351

CERTIFICATE OF COMPLIANCE AND AUTHORIZATION OF ENTRY. I certify I have read this application and state that the information given is correct. I agree to comply with all state laws, and city ordinances relating to building construction, and authorize a representative of the City of Moreno Valley, Community Development Department, to enter upon the property for which I have applied for this permit for the purpose of making inspections.

SIGNATURE OF OWNER OR AUTHORIZED AGENT: *[Signature]* 4/29/94

SIGNATURE OF APPLICANT OR AGENT: *[Signature]* 4/29/94

OFFICE USE ONLY
FINAL INSPECTION: INSPECTOR: *[Signature]* DATE: 9/9/94

Print Applicant / Agent Name: NORMAN FISHER
Print Address of Applicant / Agent: 28885 MCABEE AVE. M.V.

LICENSED CONTRACTORS DECLARATION: I hereby affirm that I am licensed under provisions of Chapter 9 commencing with Section 7000 of Division 3 of the Business and Professions Code, and my license is in full force and effect.

CERTIFICATE OF EXEMPTION FROM WORKERS' COMPENSATION INSURANCE: This section need not be completed if the work to be performed under this permit is valued at one hundred (\$100) or less. I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to Workers' Compensation Laws of California.

Date _____

Applicant _____

NOTICE TO APPLICANT: If, after making this Certificate of Exemption, you should become subject to the Workers' Compensation provisions of the Labor Code, you must be following comply with such provisions or this permit shall be deemed revoked.

WORKERS' COMPENSATION DECLARATION: I hereby affirm that I have a certificate of contract to self-insure, or a certificate of Workers' Compensation insurance, or a certified copy thereof (Sec. 3400 Lab. Code).

Certified copy is hereby furnished.

Certified copy is already filed with the Community Development Department of the City of Moreno Valley.

DIVISION OF INDUSTRIAL SAFETY PERMIT CERTIFICATION: I hereby certify that no excavation five (5) or more feet in depth into which a person is required to descend, will be made in connection with work authorized by this permit, and that no building structure, scaffolding, falsework, or installation of dismantling thereof, will be more than thirty-six (36) feet high. (Chap. 9.2, Div. 2, Art. 2, Sec. 341, Title 8, California Administrative Code).

As Direct Employer, I will not employ anyone to do work which would require a permit from the Division of Industrial Safety, as stated above, unless such person has a permit to do such work from the Division.

Division of Industrial Safety Permit No. _____

HAZARDOUS MATERIALS AND EMISSIONS CERTIFICATION (These requirements do not apply to residential construction)

Permit Number: _____

Date: _____

1. Will the applicant or present or future building occupant need to file and certify a Business Plan for emergency response to a release or threatened release of a hazardous material?

Yes No

(Section 25503 of the California Health and Safety Code requires, with some exceptions, that a Business Plan be filed with the County of Riverside by every business which has at any one time during a reporting year a quantity of hazardous materials equal to or greater than a weight of 500 pounds, or a volume of 55 gallons, or 200 cubic feet of compressed gas at standard temperature and pressure).

2. Does or will the applicant or present or future building occupant need to file a registration form for acutely hazardous material?

Yes No

(Section 25533 of the California Health and Safety Code, with some exceptions, requires registration with the County of Riverside by each business which at any one time has on hand a quantity of acutely hazardous materials equal to or greater than a weight of 500 pounds, or a volume of 55 gallons, or 200 cubic feet of compressed gas at standard temperature and pressure).

3. Does or will the applicant or present or future building occupant need to prepare an RMPP (Risk Management and Prevention Program) for acutely hazardous materials?

Yes No

(Section 25534 of the California Health and Safety Code provides that the County of Riverside may require the preparation, certification and filing with the County of an RMPP by businesses which are required to register acutely hazardous materials with the County).

4. If an RMPP is presently required, has Section 25534 of the California Health and Safety Code been fully complied with?

Yes No

5. Does or will the applicant or present or future building occupant require for the work which is the subject of this application a permit for such construction or modification from the South Coast Air Quality Management District or from any other air pollution control district or agency?

Yes No

(Section 65850.2 of the California Government Code requires that the requested information be furnished on applications for non-residential building permits).

6. Will any part of the facility to be constructed under this permit be within 1000 feet from the outer boundaries of a school?

Yes No

(If "yes", the facility must meet the requirements of Sections 25534 and 42303 of the California Health and Safety Code).

7. If a permit from the South Coast Air Quality Management District or other air pollution control district or agency is required for the work which is the subject of this application, have all of the disclosures prescribed by California Health and Safety Code Section 42303 been made?

Yes No

If "yes", such disclosures be compliant with the appropriate air pollution control district.

If "no" or if compliance is not complete, I certify that under penalty of perjury the information given above is correct. I agree to comply with all state laws and city ordinances regarding Hazardous Materials and Emissions.

Signature of Applicant / Agent _____

Date _____

Print Owner / Agent Name _____

Print Address of Applicant / Agent _____

OWNER-BUILDER DECLARATION

I hereby affirm that I am exempt from the Contractor's License Law for the following reason (Sec. 7031.5 Business and Professions Code): Any city or county which requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance, also requires the applicant for such permit to file a signed statement that he is licensed pursuant to the provisions of the Contractor's License Law (Chapter 9 commencing with Section 7000) of Division 3 of the Business and Professions Code, and that he is exempt therefrom, and the bond for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars (\$500.00).

SIGNATURE [Signature]

DATE 4/2/84

I, as owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale (Sec. 7044, Business and Professions Code). The Contractor's License Law does not apply to an owner of property who builds or improves a structure, and who does such work himself or through his own employees, provided that such improvements are not intended or offered for sale. However, the building or improvement is sold within one year of completion, the owner-builder will have the burden of proving that he did not build or improve for the purpose of sale.

SIGNATURE _____

DATE _____

I, as owner of the property, am exclusively contracting with licensed contractors to construct the project (Sec. 7044, Business and Professions Code). The Contractor's License Law does not apply to an owner of property who builds or improves a structure, and who contracts for such projects with a contractor(s) licensed pursuant to the Contractor's License Law.

SIGNATURE _____

DATE _____

I am exempt under Sec. _____ of the Business and Professions Code for this reason: _____



City of Moreno Valley

23119 Cottonwood Ave., Bldg. C

Moreno Valley, CA 92553

Community Development Dept.

Building Division

(909) 243-3350

0540

Address: 13850 BELIA CT

Insp Area: 3

Permit No: 9412845

Status: ISSUED

Type: RESCOMBO

Applied: 05/23/1994

Category:

Issued: 05/23/1994

Expires: 02/13/1995

Location: BAY/MORENO BEACH...25A D/1

Parcel #: 478-050-014-

Zoning:

Tract #:

Census Tract: 426

PMap:

Case #: OCR

Lot:

Occupancy: B2

Plan:

Use: 7

Owner: FISHER, NORMAN MERRILL

Telephone:

28885 MCABEE AVE

000092555

MORENO VALLEY, CA

Applicant: FISHER, NORMAN MERRILL

License :

Contractor:

Telephone:

Permit Description:

(R-3) WORKSHOP AND STORAGE RM-NO 2ND UNIT PERMIT'D

New Residential Units: 000

Setbacks-Front: 25

New Buildings: 020

Back: 30

Living Area: 1000.00

Left: 10

Garage Area: .00

Right: 10

Valuation: 22,200.00

FEEES - Building	:	289.70	Permit Fee :	722.11
Plan Check	:	234.00	Add'l Fees :	.00
Electrical	:	92.35	Total Fees :	722.11
Mechanical	:	.00	Total Paid :	722.11
Plumbing	:	67.50	Balance Due:	.00
Strong Motion	:	2.22		
Other Insp/Fee:	:	.00		

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909/243-3350 or 243-3351

DATE

OFFICE USE ONLY

FINAL INSPECTION: INSPECTOR DATE 12-5-94

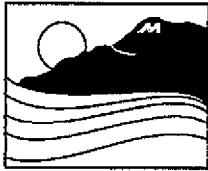
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Print Applicant/Agent Name

Print Address of Applicant/Agent

M O R E N O



V A L L E Y

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Community & Economic Development Department
Building & Safety Division

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From: Anne Schneider, PE, Building Official
Date: January 24, 2013
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13 JAN 19 AM 8:41

District 3

Norman & Beverly Fisher
13850 Belia Ct.
Moreno Valley, Ca 92555
December 28, 2012

Tom Owings
City Council Dist 3
Moreno Valley, Ca

CRM MV-14669-P356

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MV00255282

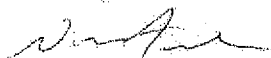
Now here is the problem. I asked the inspector what does he want me to do. He said I have to basically gut the inside so it will no longer be livable. We tried to tell him that is an unreasonable request since everything in it was inspected and approved. We were fined \$100 dollars for the, quote, illegal conversion and given until Jan 2, 2013 to comply with his request. My wife and I told him that we cannot do that because the people we are evicting will not move out and in all likelihood they will not move until they are ushered out by the police. We told him we need more time. We also told him we did not convert the house, we inherited it the way it is today. He said he will not give it to us and the fine will continue to increase. I asked to speak to his supervisor but he ignored me. We than went up to your office and asked to see you. The woman we spoke to asked what was it concerning. We told her and she said she would be right back. In a few minutes she returned and told us that the head of the Building and Safety department said for us to bring in the eviction papers and we would be given more time. As soon as we received the papers from our attorney we brought them into the office.

While we were there we spoke to someone in the planning department and asked if Guest houses were permitted in the city. She said they were as long as we meet the criteria. She told us what they were and we do meet them. So I than asked her what do we need to do in order to keep this rear unit as a guest house, not to rent in out, but to use for family and friends who visit us from time to time. We than went to the Building department and asked them the same thing. Basically we were told that we just have to start from scratch. We have to pay all the fees and have it inspected again. We just don't understand why we have to pay all the fees again and have it inspected when the fees were paid and it was inspected and approved when it was first built. They gave us an estimate of what the fees would be and they could amount to almost \$5000. I am retired and my wife does not work. We cannot afford that amount.

Why is it when a vindictive person calls to complain we suddenly have to either have to tear down what has been approved or pay more money to keep it as it is. This house has been in existence for nearly 20 years. Our only mistake was renting it out after my father's death. We did that not knowing any better. Now that we know we will comply with the code. It is not fair nor right for us to repay all the fees again.

Any help and clarification on this matter will be greatly appreciated

Yours Truly



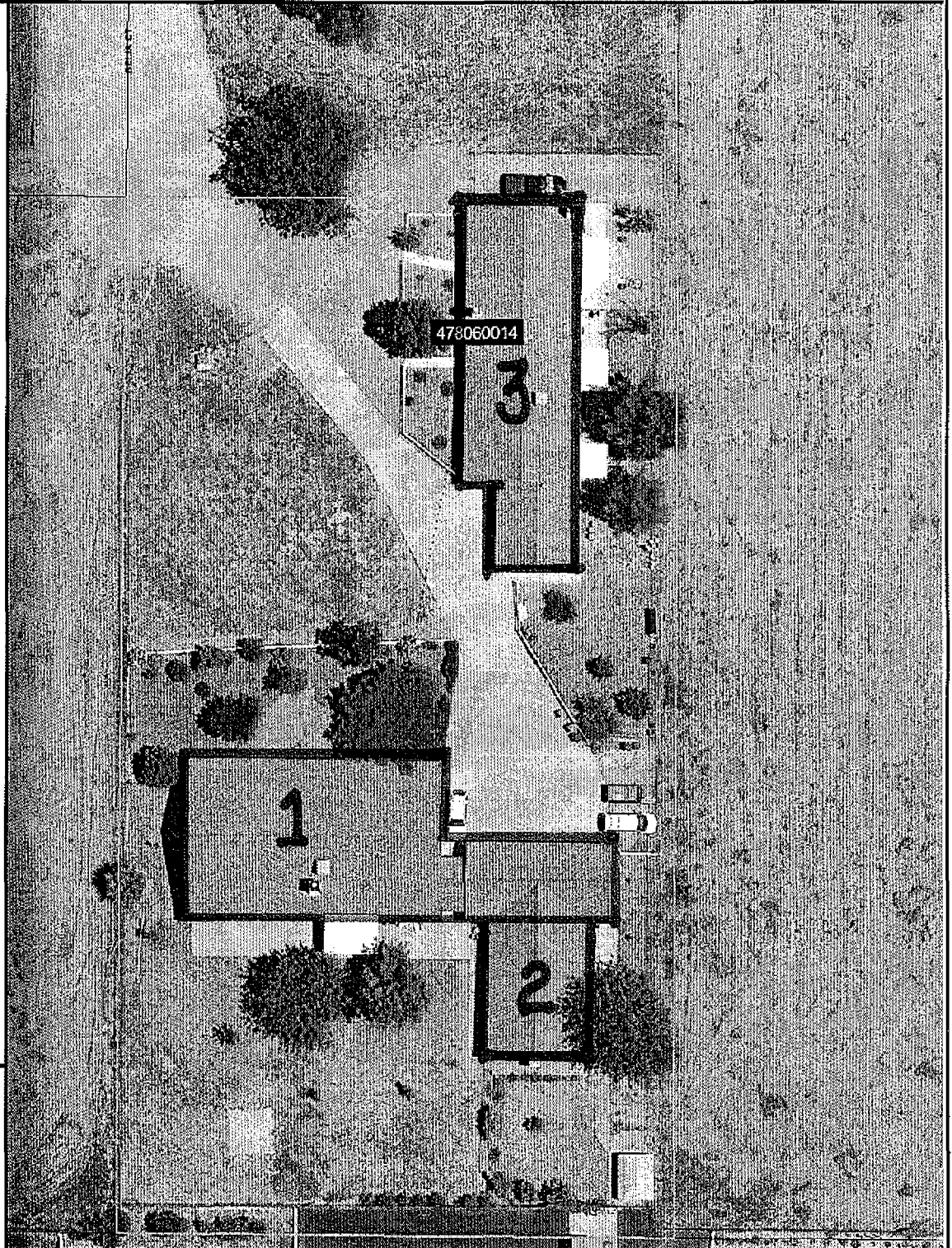
Norman Fisher

Fisher

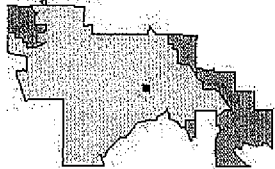
Belia Ct

Legend

-  Selected Features
-  Highways
-  Parcels
-  Roads
-  Ortho Photography
-  Waterbodies
-  City Boundaries
-  Callimesa
-  Moreno Valley
-  Perris
-  Riverside

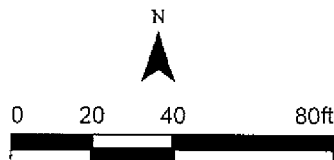


Powered By GeoSmart.net



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

DISCLAIMER: 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.



Printed: 1/22/2013 9:28:39 AM





City of Moreno Valley

23119 Cottonwood Ave., Bldg. C
Moreno Valley, CA 92553

0539

Community Development Dept.
Building Division
(909) 243-3350

Address: 13850 BELIA CT Insp Area: 3

Permit No: 9A11845 Status: ISSUED
Type: RESCOMBO Applied: 02/07/1994
Category: 1 Issued: 04/29/1994
Expires: 10/25/1994

Location: MORENO BEACH/BAY...25A D/1
Parcel #: 478-050-014-
Tract #: Zoning: Census Tract: 485
PMap: Case #: PP 1946
Lot: Occupancy: R3/M1
Plan: Use: Telephone: 000092555

Owner: FISHER, NORMAN MERRILL
28885 MCABEE AVE
MORENO VALLEY, CA

Applicant: FISHER, NORMAN MERRILL
Contractor: License: Telephone:

OK TO RELEASE
ELECTRICAL
8-29-94

Permit Description:
SFD W/ DETACHED GARAGE

New Residential Units: 001 Setbacks-Front: Back: Left: Right:
New Buildings: 002
Living Area: 2812.00
Garage Area: 800.00

Valuation: 281,068.44

FEES - Building	:	1,081.33	Permit Fee :	2,699.99
Plan Check	:	996.50	Add'l Fees :	.00
Electrical	:	277.32	Total Fees :	2,699.99
Mechanical	:	51.00	Total Paid :	2,699.99
Plumbing	:	162.00	Balance Due:	.00
Strong Motion	:	20.11		
Other Insp/Fee:	:	.00		

This permit shall be void and of no further force or effect if work hereunder is not commenced within 180 days from date of issuance hereof or if work is suspended or abandoned for a period of 180 days or more after work is commenced.

CALL FOR INSPECTION
Requests for inspection shall be made at least twenty-four hours in advance by telephone at
909/243-3350 or 243-3351

CERTIFICATE OF COMPLIANCE AND AUTHORIZATION OF ENTRY. I certify I have read this application and state that the information given is correct. I agree to comply with all state laws, and city ordinances relating to building construction, and authorize a representative of the City of Moreno Valley, Community Development Department, to enter upon the property for which I have applied for this permit for the purpose of making inspections.

SIGNATURE OF OWNER OR AUTHORIZED AGENT DATE

[Signature] 4/29/94

SIGNATURE OF APPLICANT OR AGENT DATE

[Signature] 4/29/94

Print Applicant / Agent Name
28885 MCABEE AVE. M.V.
Print Address of Applicant / Agent

OFFICE USE ONLY

FINAL INSPECTION INSPECTOR DATE

[Signature] 9/9/94

LICENSED CONTRACTORS DECLARATION: I hereby affirm that I am licensed under provisions of Chapter 9 commencing with Section 7000 of Division 3 of the Business and Professions Code, and my license is in full force and effect.

CERTIFICATE OF EXEMPTION FROM WORKERS' COMPENSATION INSURANCE: This section need not be completed if the work to be performed under this permit is valued at one hundred (\$100) or less. I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to Workers' Compensation Laws of California.

Date _____

Applicant _____

NOTICE TO APPLICANT: If, after making this Certificate of Exemption, you should become subject to the Workers' Compensation provisions of the Labor Code, you must be following comply with such provisions or this permit shall be deemed revoked.

WORKERS' COMPENSATION DECLARATION: I hereby affirm that I have a certificate of contract to self-insure, or a certificate of Workers' Compensation insurance, or a certified copy thereof (Sec. 3400 Lab. Code).

Certified copy is hereby furnished.

Certified copy is already filed with the Community Development Department of the City of Moreno Valley.

DIVISION OF INDUSTRIAL SAFETY PERMIT CERTIFICATION: I hereby certify that no excavation five (5) or more feet in depth into which a person is required to descend, will be made in connection with work authorized by this permit, and that no building structure, scaffolding, falsework, or installation of dismantling thereof, will be more than thirty-six (36) feet high. (Chap. 9.2, Div. 2, Art. 2, Sec. 341, Title 8, California Administrative Code).

As Direct Employer, I will not employ anyone to do work which would require a permit from the Division of Industrial Safety, as stated above, unless such person has a permit to do such work from the Division.

Division of Industrial Safety Permit No. _____

HAZARDOUS MATERIALS AND EMISSIONS CERTIFICATION (These requirements do not apply to residential construction)

Permit Number: _____

Date: _____

1. Will the applicant or present or future building occupant need to file and certify a Business Plan for emergency response to a release or threatened release of a hazardous material?

Yes No

(Section 25503 of the California Health and Safety Code requires, with some exceptions, that a Business Plan be filed with the County of Riverside by every business which has at any one time during a reporting year a quantity of hazardous materials equal to or greater than a weight of 500 pounds, or a volume of 55 gallons, or 200 cubic feet of compressed gas at standard temperature and pressure).

2. Does or will the applicant or present or future building occupant need to file a registration form for acutely hazardous material?

Yes No

(Section 25533 of the California Health and Safety Code, with some exceptions, requires registration with the County of Riverside by each business which at any one time has on hand a quantity of acutely hazardous materials equal to or greater than a weight of 500 pounds, or a volume of 55 gallons, or 200 cubic feet of compressed gas at standard temperature and pressure).

3. Does or will the applicant or present or future building occupant need to prepare an RMPP (Risk Management and Prevention Program for acutely hazardous materials)?

Yes No

(Section 25534 of the California Health and Safety Code provides that the County of Riverside may require the preparation, certification and filing with the County of an RMPP by businesses which are required to register acutely hazardous materials with the County).

4. If an RMPP is presently required, has Section 25534 of the California Health and Safety Code been fully complied with?

Yes No

5. Does or will the applicant or present or future building occupant require for the work which is the subject of this application a permit for such construction or modification from the South Coast Air Quality Management District or from any other air pollution control district or agency?

Yes No

(Section 65850.2 of the California Government Code requires that the requested information be furnished on applications for non-residential building permits).

6. Will any part of the facility to be constructed under this permit be within 1000 feet from the outer boundaries of a school?

Yes No

(If "yes", the facility must meet the requirements of Sections 25534 and 42303 of the California Health and Safety Code).

7. If a permit from the South Coast Air Quality Management District or other air pollution control district or agency is required for the work which is the subject of this application, have all of the disclosures prescribed by California Health and Safety Code Section 42303 been made?

Yes No

If "yes", such disclosures be compliant with the appropriate air pollution control district.

If "no" or if compliance is not complete, I certify that under penalty of perjury the information given above is correct. I agree to comply with all state laws and city ordinances regarding Hazardous Materials and Emissions.

Signature of Applicant / Agent _____

Date _____

Print Owner / Agent Name _____

Print Address of Applicant / Agent _____

OWNER-BUILDER DECLARATION

I hereby affirm that I am exempt from the Contractor's License Law for the following reason (Sec. 7031.5 Business and Professions Code): Any city or county which requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance, also requires the applicant for such permit to file a signed statement that he is licensed pursuant to the provisions of the Contractor's License Law (Chapter 9 commencing with Section 7000) of Division 3 of the Business and Professions Code, and that he is exempt therefrom, and the bond for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars (\$500.00).

SIGNATURE [Signature]

DATE 4/2/84

I, as owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale (Sec. 7044, Business and Professions Code). The Contractor's License Law does not apply to an owner of property who builds or improves the same, and who does such work himself or through his own employees, provided that such improvements are not intended or offered for sale. However, the building or improvement is sold within one year of completion, the owner-builder will have the burden of proving that he did not build or improve for the purpose of sale.

SIGNATURE _____

DATE _____

I, as owner of the property, am exclusively contracting with licensed contractors to construct the project (Sec. 7044, Business and Professions Code). The Contractor's License Law does not apply to an owner of property who builds or improves the same, and who contracts for such projects with a contractor(s) licensed pursuant to the Contractor's License Law.

SIGNATURE _____

DATE _____

I am exempt under Sec. _____ of the Business and Professions Code for this reason: _____



City of Moreno Valley

23119 Cottonwood Ave., Bldg. C

Moreno Valley, CA 92553

Community Development Dept.

Building Division

(909) 243-3350

0540

Address: 13850 BELIA CT

Insp Area: 3

Permit No: 9412845

Status: ISSUED

Type: RESCOMBO

Applied: 05/23/1994

Category:

Issued: 05/23/1994

Expires: 02/13/1995

Location: BAY/MORENO BEACH...25A D/1

Parcel #: 478-050-014-

Zoning:

Tract #:

Census Tract: 426

PMap:

Case #: OCR

Lot:

Occupancy: B2

Plan:

Use: 7

Owner: FISHER, NORMAN MERRILL

Telephone:

28885 MCABEE AVE

MORENO VALLEY, CA

000092555

Applicant: FISHER, NORMAN MERRILL

License :

Contractor:

Telephone:

Permit Description:

(R-3) WORKSHOP AND STORAGE RM-NO 2ND UNIT PERMIT'D

New Residential Units: 000

Setbacks-Front: 25

New Buildings: 020

Back: 30

Living Area: 1000.00

Left: 10

Garage Area: .00

Right: 10

Valuation: 22,200.00

FEEES - Building	:	289.70	Permit Fee :	722.11
Plan Check	:	234.00	Add'l Fees :	.00
Electrical	:	92.35	Total Fees :	722.11
Mechanical	:	.00	Total Paid :	722.11
Plumbing	:	67.50	Balance Due:	.00
Strong Motion	:	2.22		
Other Insp/Fees	:	.00		

This permit shall be void and of no further force or effect if work hereunder is not commenced within 180 days from date of issuance hereof or if work is suspended or abandoned for a period of 180 days or more after work is commenced.

CALL FOR INSPECTION

Requests for inspection shall be made at least twenty-four hours in advance by telephone at

909/243-3350 or 243-3351

DATE

OFFICE USE ONLY

FINAL INSPECTION: INSPECTOR DATE 12-5-94

CERTIFICATE OF COMPLIANCE AND AUTHORIZATION OF ENTRY: I certify I have read this application and state that the information given is correct. I agree to comply with all state laws, and city ordinances relating to building construction, and authorize a representative of the City of Moreno Valley, Community Development Department, to enter upon the property for which I have applied for this permit for the purpose of making inspections.

Signature of Applicant or Agent Date

Print Applicant / Agent Name

Print Address of Applicant / Agent

LICENSED CONTRACTORS DECLARATION: I am a contractor licensed under Chapter 9 commencing with Section 70001 of Division 9 of the Business and Professions Code, and my license is in full force and effect.

CERTIFICATE OF EXEMPTION FROM WORKERS' COMPENSATION INSURANCE: This section is not applicable to work which is performed under this permit, valued in any calendar year at less than \$100,000, but in the performance of the work for which this permit is issued, I will not employ any person in any manner so as to become subject to Workers' Compensation Laws of California.

Date:

Signature:

NOTICE TO APPLICANT: If you are seeking a Certificate of Exemption, you should become familiar with the Workers' Compensation provisions of the Labor Code, you must comply with such provisions or this permit shall be deemed invalid.

WORKERS' COMPENSATION DECLARATION: I hereby affirm that I am a contractor or consultant, as defined in a Certificate of Workers' Compensation Insurance, or a certified employer under Code Section 3800, both of which are hereby furnished.

Certified copy is hereby furnished.

Certified copy is already filed with the Community Development Department of the City of Moreno Valley.

DIVISION OF INDUSTRIAL SAFETY PERMIT CERTIFICATION: I hereby certify that any excavation ten (10) or more feet in depth into which a person is required to descend, will be made in accordance with work authorized by this permit and in accordance with the following: 1. Excavation or trenching depth will be more than thirty six (36) feet high. 2. Safety standards shall be in accordance with California Code of Regulations, Title 8, Section 3203. 3. This permit form is non-transferable.

As a contractor, I will not employ anyone on this project who is not registered with the Division of Industrial Safety as required above, unless such person has a permit issued by the Division.

Division of Industrial Safety, Permit # _____

HAZARDOUS MATERIALS AND EMISSIONS CERTIFICATION
(These requirements do not apply to residential construction)

Permit Number: _____

Date: _____

1. Will the applicant or present or future building occupant be required to file and certify a Business Plan for emergency response to a collection or unintended release of a hazardous material?

Yes No

Section 25503 of the California Health and Safety Code requires, with some exceptions, that a Business Plan be filed with the County of Riverside for any business which has at any one time during a calendar year a quantity of hazardous materials in solid, liquid, or gaseous form, or a volume of 25 gallons, or 2500 cubic feet of compressed gas at standard temperature and pressure.

2. Does or will the applicant or present or future building occupant need to file a registration form for hazardous materials?

Yes No

Section 25513 of the California Health and Safety Code, with some exceptions, requires registration with the County of Riverside for any business which at any one time has on hand a quantity of acutely hazardous materials equal to or greater than a weight of 300 pounds, or a volume of 25 gallons, or 2000 cubic feet of compressed gas at standard temperature and pressure.

3. Does or will the applicant or present or future building occupant need to prepare an RMP for any facility or premises?

Yes No

Section 25514 of the California Health and Safety Code provides that the County of Riverside may require the preparation, certification and filing with the County of an RMP by businesses which are required to register acutely hazardous materials with the County.

4. If an RMP is presently required, is Section 25514 of the California Health and Safety Code being fully complied with?

Yes No

5. Does or will the applicant or present or future building occupant require for the work which is the subject of this application or permit for such construction or modification from the South Coast Air Quality Management District or from any other air pollution control district or agency?

Yes No

Section 43802.2 of the California Government Code requires that the requested information be furnished on applications for non-residential building permits.

6. Will any part of the facility to be constructed under this permit be within 1000 feet from the water basin of a school?

Yes No

If "yes", the facility must meet the requirement of Sections 25331 and 42303 of the California Health and Safety Code.

7. If the permit from the South Coast Air Quality Management District or other air pollution control district or agency is required for the work which is the subject of this application, have all of the measures mandated by California Health and Safety Code Section 42303 been made?

Yes No

If the facility is located within 1000 feet from a school, the applicant or present or future building occupant must file a registration form for hazardous materials.

In compliance with the above, I certify that under penalty of perjury the information given above is correct. I agree to comply with all state laws and city ordinances regarding Hazardous Materials and Emissions.

Signature of Applicant / Agent _____

Date _____

Print Name / Agent Name _____

Print Address of Applicant / Agent _____

OWNER-BUILDER DECLARATION

I hereby affirm that I am exempt from the Contractor License Law for the following reasons: (a) I am a resident and presently residing in this county who has a permit to construct, alter, improve, demolish, or repair any structure, or the site of a structure, which requires a contractor license for such permit; or (b) I am an owner-builder as defined in the provisions of the Contractor License Law, or (c) I am exempting myself from Section 7044.2 of the Business and Professions Code, or (d) I am exempting myself from the provisions of the Contractor License Law by my application for a permit subject to the approval of a certified public accountant. See paragraph 10 of the permit form.

SIGNATURE: *[Signature]*

DATE: _____

I, as owner or agent, or my employees, with wages in excess of \$100,000, will do the work, and the contractor licensed or bonded or bonded under Section 7044.2 Business and Professions Code. The Contractor License Law does not apply to owners who build or improve their own, and who have such work done by their own employees, unless provided that such employees are not included or covered by such law; however, the building or repair project could not be exempt from the Contractor License Law if the building or repair project is for a building or structure for the purpose of sale.

PROXIMATE:

DATE: _____

I, as owner of this property, am not doing any work with licensed contractors or Chapter 9, Section 7044, Business and Professions Code. The Contractor License Law does not apply to an owner who builds or improves his own, and who contracts for such projects with a contractor licensed pursuant to the Contractor License Law.

SIGNATURE: _____

DATE: _____

Print Name: _____

Business and Professions Code Section 7044.2

From: Grace Espino-Salcedo
Sent: Thursday, February 21, 2013 4:54 PM
To: Planning Staff; Council; Barry Foster; Suzanne Bryant; Paul Early; Ahmad Ansari; Randy Metz; Clement Jimenez; Eric Lewis; Anne Schneider; Prem Kumar; Mark Sambito; Michael Lloyd; Kent Wegelin; Jane Halstead; Jeannette Olko; Michelle Pierce; Jennifer Terry; Dante G. Hall
Cc: Cathy Parada; Karyn Kiefer; Liz Plazola; Stephanie Cuff; Anna Chacon; Ewa Lopez; Jennifer Terry; Sylvia Rodriguez; Gina Henderson; Danae Scott; Kathy Gross; Kathi Pierce; Ellen Johnson; Payroll; MVTV3
Subject: FEBRUARY 28, 2013: Planning Commission Agenda & Staff Reports

Good Evening:

Please click on the link below to access next week's Planning Commission agenda and supporting materials.

<http://sirepub.moval.org/sirepub//mtgviewer.aspx?meetid=779&doctype=Agenda>

Have a great day!

Grace Espino-Salcedo

City of Moreno Valley
Community & Economic Development Department
Planning Division
14177 Frederick Street
P.O. Box 88005
Moreno Valley, CA 92552-0805

F: 951.413.3210

E: gracee@moval.org

www.moval.org

MV00255572

From: Grace Espino-Salcedo
Sent: Thursday, March 07, 2013 4:53 PM
To: Planning Staff; Council; Barry Foster; Suzanne Bryant; Paul Early; Ahmad Ansari; Randy Metz; Clement Jimenez; Eric Lewis; Anne Schneider; Prem Kumar; Mark Sambito; Michael Lloyd; Kent Wegelin; Jane Halstead; Jeannette Olko; Michelle Pierce; Jennifer Terry; Dante G. Hall
Cc: Cathy Parada; Karyn Kiefer; Liz Plazola; Stephanie Cuff; Anna Chacon; Ewa Lopez; Jennifer McDowell; Sylvia Rodriguez; Gina Henderson; Danae Scott; Kathy Gross; Kathi Pierce; Ellen Johnson; Payroll; MVTV3
Subject: MARCH 14, 2013: Planning Commission Agenda & Staff Reports

Good Evening:

Please click on the link below to access next week's Planning Commission agenda and supporting materials.

<http://sirepub.moval.org/sirepub//mtgviewer.aspx?meetid=855&doctype=Agenda>

Have a great day!

Grace Espino-Salcedo

City of Moreno Valley

Community & Economic Development Department

Planning Division

14177 Frederick Street

P.O. Box 88005

Moreno Valley, CA 92552-0805

F: 951.413.3210

E: gracee@moval.org

www.moval.org

MV00255723

From: Cindy Miller
Sent: Tuesday, March 12, 2013 4:25 PM
To: Cindy Miller; Henry T. Garcia; Jane Halstead; Jesse Molina; Juliene Clay; Marcelo Co; Michele Patterson; Michelle Dawson; Richard Stewart; Suzanne Bryant; Tom Owings; Victoria Baca; Jesse (molinavision@yahoo.com); richstew27@gmail.com; towings123@gmail.com; Victoriabaca2000 (victoriabaca2000@gmail.com); 'marcelocoforcitycouncil@gmail.com'
Cc: Jane Halstead; Juliene Clay; Ewa Lopez; Kathy Gross
Subject: Kendra Doel, Ralphs [REDACTED]

Message forwarded on behalf of Barry Foster

Talked to Kendra (VP of PR) with Ralphs. She confirmed what we had been speculating for months--that Ralphs (Kroger) will be closing the Ralphs store in Sunnymead Ranch. This location has been significantly underperforming since it opened and has been losing over \$1 million annually. Slight uptick in sales with closing of Albertson's but not much towards becoming anywhere near profitable. Lease will expire in July 1. Owner of the center (family trust) had been discussing a rent reduction but not enough to make the store cash flow. Kroger (parent company of Ralphs) has made decision to not extend the lease and will close the store after close of business on Friday May 17. This decision by Kroger (Ralphs) is not subject to negotiation....Employees of the store will be informed of the closing tomorrow (Wednesday 3/13).

Kroger/Ralphs are pleased with the performance of their Food For Less stores in Moreno Valley, but has no plans for any new Ralphs stores anywhere in the Inland Region.

Staff will continue to market the closed Albertson's-along with the soon to be vacant Ralphs store. Options include Stater Bros. (maybe another run at Albertson's location if acquisition price is decreased), new WalMart grocery store concept being rolled out in SoCal, Cardenas, Aldi (coming to CA in summer 2014) or independent grocery store concepts.

I would speculate that the news of Ralphs closing will hit the press on Wednesday or Thursday.

Barry Foster

From: Grace Espino-Salcedo
Sent: Thursday, March 21, 2013 3:32 PM
To: Planning Staff; Council; Barry Foster; Suzanne Bryant; Ahmad Ansari; Randy Metz; Clement Jimenez; Eric Lewis; Anne Schneider; Prem Kumar; Mark Sambito; Michael Lloyd; Kent Wegelin; Jane Halstead; Jeannette Olko; Michelle Pierce; Jennifer Terry; Dante G. Hall
Cc: Cathy Parada; Karyn Kiefer; Liz Plazola; Stephanie Cuff; Anna Chacon; Ewa Lopez; Jennifer McDowell; Sylvia Rodriguez; Gina Henderson; Danae Scott; Kathy Gross; Kathi Pierce; Ellen Johnson; Payroll; MVTV3
Subject: NOTICE OF CANCELLATION: Planning Commission Meeting, MARCH 28, 2013

Good Afternoon:
Next week's Planning Commission Meeting is cancelled.

NEXT MEETING: Thursday, April 25, 2013



03.28.13
Cancel.doc

Have a great day!

Grace Espino-Salcedo

City of Moreno Valley
Community & Economic Development Department
Planning Division
14177 Frederick Street
P.O. Box 88005
Moreno Valley, CA 92552-0805

F: 951.413.3210
E: gracee@moval.org
www.moval.org

From: Cindy Miller
Sent: Wednesday, April 03, 2013 12:49 PM
To: Barry Foster
Cc: Michelle Dawson; Jane Halstead; Juliene Clay; Ewa Lopez; Jesse Molina; Marcelo Co; 'marcelocoforcycouncil@gmail.com'; molinavision@verizon.net; Richard Stewart; richstew27@gmail.com; Tom Owings; towings123@gmail.com; Victoriabaca2000
Subject: FW: For Berry Foster and all council members.

From: Alicia Espinoza [<mailto:azmedtrans@me.com>]
Sent: Wednesday, April 03, 2013 10:19 AM
To: Cindy Miller
Cc: Alicia Espinoza
Subject: RE: For Berry Foster and all council members.

Mr. Foster:

I have the following questions for you. Regarding the Business Incubator Program draft plan that should be completed by June 2013, per your statement at the city council on March 26, 2013. Will you be considering the following.... On average, incubator clients spend 33 months in a program.^[6] Many incubation programs set graduation requirements by development benchmarks, such as company revenues or staffing levels, rather than time in the program.

[edit]

Most common incubator services:^[4]

- Help with business basics
- Networking activities
- Marketing assistance
- High-speed Internet access
- Help with accounting/financial management
- Access to bank loans, loan funds and guarantee programs
- Help with presentation skills
- Links to higher education resources
- Links to strategic partners
- Access to angel investors or venture capital
- Comprehensive business training programs
- Advisory boards and mentors
- Management team identification
- Help with business etiquette
- Technology commercialization assistance

- Help with regulatory compliance
- Intellectual property management

Unlike many business assistance programs, business incubators do not serve any and all companies. Entrepreneurs who wish to enter a business incubation program must apply for admission. Acceptance criteria vary from program to program, but in general only those with feasible business ideas and a workable business plan are admitted. It is this factor that makes it difficult to compare the success rates of incubated companies against general business survival statistics.^[5]

Although most incubators offer their clients office space and shared administrative services, the heart of a true business incubation program is the services it provides to startup companies.

More than half of incubation programs surveyed by the National Business Incubation Association in 2006 reported that they also served affiliate or virtual clients.^[6] These companies do not reside in the incubator facility. Affiliate clients may be home-based businesses or early-stage companies that have their own premises but can benefit from incubator services. Virtual clients may be too remote from an incubation facility to participate on site, and so receive counseling and other assistance electronically.

Thank you,

The amount of time a company spends in an incubation program can vary widely depending on a number of factors, including the type of business and the entrepreneur's level of business expertise. Life science and other firms with long research and development cycles require more time in an incubation program than manufacturing or service companies that can immediately produce and bring a product or service to market.

Alicia Espinoza

A-Z Medical Transportation.

[REDACTED]

[REDACTED]

[REDACTED]

From: Juliene Clay
Sent: Thursday, April 04, 2013 10:07 AM
To: Cathy Parada; Cindy Miller; Jane Halstead; Jesse Molina; Juliene Clay; Marcelo Co; 'marcelocoforcycouncil@gmail.com'; Michele Patterson; Michelle Dawson; 'molinavision@verizon.net'; Richard Stewart; 'richstew27@gmail.com'; Tom Owings; Victoria Baca; Tom Owings; Victoria Baca (victoriabaca2000@gmail.com); Barry Foster; Karyn Kiefer
Subject: MV-14668-G4V7 - District 3 - Complaint About Staff - Rich Moscowitz



CouncilSummary
[3].pdf



Moscowitz 1.pdf



Moscowitz 2.pdf

Juliene Clay

Administrative Assistant
City Council Office
14177 Frederick Street
P.O. Box 88005
Moreno Valley, CA 92552-0805

F: 951.413.3760

E: JulieneC@moval.org

MV00256090

From: Grace Espino-Salcedo
Sent: Thursday, May 16, 2013 1:48 PM
To: Planning Staff; Council; Barry Foster; Suzanne Bryant; Ahmad Ansari; Randy Metz; Clement Jimenez; Eric Lewis; Gary Kyle; Prem Kumar; Mark Sambito; Michael Lloyd; Kent Wegelin; Jane Halstead; Jeannette Olko; Michelle Pierce; Jennifer Terry; Larry Gonzales; Diana Vasquez
Cc: Cathy Parada; Karyn Kiefer; Liz Plazola; Stephanie Cuff; Anna Chacon; Ewa Lopez; Jennifer McDowell; Sylvia Rodriguez; Gina Henderson; Danae Scott; Kathy Gross; Kathi Pierce; Susan Cairns; Payroll; MVTV3
Subject: MAY 23, 2013: Planning Commission Agenda & Staff Reports

Good Afternoon:

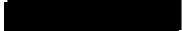
Please click on the link below to access next Thursday's Planning Commission Meeting agenda and supporting materials.

<http://sirepub.moval.org/sirepub/mtgviewer.aspx?meetid=782&doctype=AGENDA>

Have a great day!

Grace Espino-Salcedo

City of Moreno Valley
Community & Economic Development Department
Planning Division
14177 Frederick Street
P.O. Box 88005
Moreno Valley, CA 92552-0805


F: 951.413.3210
E: gracee@moval.org
www.moval.org

Sunnymead Boulevard Clean-Up Initiative
AGENDA

Tuesday, April 23, 2013, 8:00 a.m. - 10:00 a.m.

Miller Jones Mortuary
24618 Sunnymead Blvd.

- Welcome and Introductions Council Member Baca
- Clean Up Sunnymead Boulevard Initiative Mayor Owings
- Police Department Update Chief Joel Ontiveros,
Police Department
 - ✓ City and area crime stats
 - ✓ Special Enforcement Teams
 - ✓ Camera Program Update
- Code Enforcement Barry Foster, CEDD Director
 - ✓ Signs
 - ✓ Landscaping
- Homeless Issue Liz Calanche,
Riverside County DPSS
- Q & A
- Adjournment

**NOTES FROM THE SUNNYMEAD BLVD INITIATIVE WORKSHOP
April 23, 2013**

Vision

- Vibrant downtown business area –
- Amend the City's sign ordinance (Sundance Center can't allow enough signs for the tenants)
- Sunnymead could be like Colorado in Pasadena...parade route, television coverage

Actions

- Prayer March in June
- Organize the nonprofits
 - Eliminate duplication
 - Learn inventory of services
 - Identify community needs

Homeless

- Homeless daycare idea
 - A regional center: showers, laundry, email / computer access, charge phones, services (help with paperwork, mental health providers).
 - Indicated successful programs in the desert and County Supervisorial District # 2. Provided handouts.
- Not illegal to be homeless. Many don't want help and they may not go to a shelter / get services.
 - Homeless are here, discussed where they can go vs. drawing more of them here
 - Some expressed the need to discourage the businesses who are "helping" the homeless – causing more loitering.
 - Some businesses attract trouble: liquor stores, pawn shop, panama night club - parking, loud music, drinking in the parking lot, gas stations selling alcohol, recycling centers, food banks, church.
- Homeless Response Recommendations:
 - If yours is not that type of business, let those other organizations help.
 - Develop a process / permit to organize businesses that draw homeless - church was shut down from providing food...eliminate duplication,
 - Liz and Robin of DPSS/ Continuum of Care – discussed that the homeless use EBT cards to get food. They give stuff away, provide services in the field.

Code Compliance

- Equal enforcement on the street: Mayor visited 45 businesses in door to door support and heard that the city does not enforce fairly...wait for a complaint to respond, not proactive.
- Apply in a broad, fair, across the board manner. Fix the sign ordinance to allow more legal signage
- Signage is not a concern
- Enforcement without exceptions: graffiti, signs, code enforcement, crime

Crime

- Drug pushers at Sunnymead & Indian at bridge - police activity s/b parking in front of pawn shops, liquor stores
- gang problems
- panhandling
- Day laborers - undocumented. Ticketing is not going to help. In LA, home depot created a day laborer site with water and portapotty.

MV Police (Chief Joel Ontiveros)

- 200,000 pop & 181 officers (and reducing)
- Crime Rate: Uniform Crime Reporting:
 - 60% down in 20 years, but 20% increase in last two years.
 - AB 109 impact, decriminalized issues... Drinking, marijuana, panhandling = misdemeanors with \$100 tickets
- Discussion about pawn shops - MVPD partners with pawn shops to recover stolen property
- Discussion of crime priorities - too many cops respond to all with same, short response times. San Jacinto roc program?

Follow-Ups

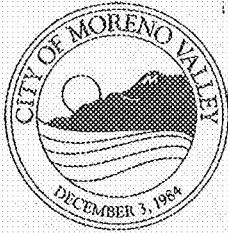
- Back to the group in a month for a follow up meeting at Miller Jones at 8 to 10 am. Discuss what have we accomplished.
- Create a Nextdoor social media neighborhood for Sunnymead Blvd businesses & / or a neighborhood watch. Meeting with Chief O.
- Prepare an agenda for next meeting:
 - Homeless:
 - Meet with Robin (?) of DPSS
 - Submit to MVPD: trespass letters
 - Install signs: no trespassing, no loitering
 - Code Compliance:
 - Cover info about signage
 - Crime
 - Hear the Info from MVPD.
 - MVPD plan, goals to study session
- Hotels:
 - Coordinate a network.
 - US Air Force maintain relationship / placement on list, network
- Publicize Enforcement activities:
 - In the paper - Press releases...
 - Handouts with message on one side?
 - City News publication



CITY OF MORENO VALLEY

City Council Office
14177 Frederick Street, Moreno Valley, CA 92552

Recommended Book: Don't Shoot by Kennedy. Alternative policing methods...negotiating with competing gangs to not use guns.



CITY CLERK
MORENO VALLEY
RECEIVED

07 OCT 18 PM 3: 15

APPROVALS	
CITY ATTORNEY	<i>[Signature]</i>
FINANCE DIRECTOR	<i>[Signature]</i>
CITY MANAGER	<i>[Signature]</i>

Report to City Council

TO: Mayor and City Council, Chairman and Members of the Community Redevelopment Agency, Chairman and Members of the Moreno Valley Public Finance Authority, City Council acting as the Legislative Body of the Community Facilities District

FROM: Barry Foster, Economic Development Director

AGENDA DATE: October 23, 2007

TITLE: A Public Hearing in connection with the issuance of: 1. By the Community Redevelopment Agency of: a) Tax Allocation Bonds, Series A; b) Tax Allocation Bonds, Series B); and 2. By the City, acting on behalf of Community Facilities District No. 87-1 of: a) Community Facilities District 87-1 (Towngate) Special Tax Refunding Bonds (the "Towngate Refunding Bonds"), and b) Community Facilities District 87-1 (Towngate) Improvement Area No. 1 Special Tax Refunding Bonds (the "Improvement Area Refunding Bonds").

RECOMMENDED ACTION

Staff recommends that the City Council ("Council"), Community Redevelopment Agency ("Agency"), Public Financing Authority ("Authority") and the City Council acting as the Legislative Body of the Community Facilities District, upon conducting a public hearing in compliance with Section 33679 of the Health and Safety Code of the State of California requiring the making of certain findings with respect to capital facilities to be acquired, constructed or financed with the proceeds of bonds, take action as follows:

1. That the Council, acting as the Legislative Body of Community Facilities District No. 87-1 (Towngate) of the City of Moreno Valley adopt Resolution No. 2007-119, authorizing the issuance of its 2007 Towngate Special Tax Refunding Bonds and approving certain documents and taking certain actions in connection therewith; and

COUNCIL AGENDA ITEM NO. E1.

MV00258725

2. That the Council, acting as the Legislative Body of Improvement Area No. 1 of Community Facilities District No. 87-1 (Towngate) adopt Resolution No. 2007-120, authorizing the issuance of its Improvement Area No. 1 Special Tax Refunding Bonds and approving certain documents and taking certain actions in connection therewith; and
3. That the Agency adopt Resolution No. RDA 2007-08, approving and authorizing execution of the Agency Towngate Agreement.
4. That the Council adopt Resolution No. 2007-121, approving and authorizing execution of the Agency Towngate Agreement.
5. That the Agency adopt Resolution No. RDA 2007-09, approving and authorizing execution of the Agency Improvement Area Agreement.
6. That the Council adopt Resolution No. 2007 -122, approving and authorizing execution of the Agency Improvement Area Agreement.
7. That the Agency adopt Resolution No. RDA 2007-10, finding benefit to the Project Area and making certain additional findings with respect to certain public improvements to be located within the boundaries of the Redevelopment Project Area.
8. That the Council adopt Resolution No. 2007-123, finding benefit to the Project Area and making certain additional findings with respect to certain public improvements to be located within the boundaries of the Redevelopment Project Area.
9. That the Agency adopt Resolution No. RDA 2007-11, authorizing the issuance and sale of Tax Allocation Bonds for the Moreno Valley Redevelopment Project, and approving the Form of Indenture of Trust, Official Statement, Bond Purchase Agreement, Continuing Disclosure Certificate, Escrow Agreement and Related Documents and Authorizing Certain Other Actions.
10. That the Council adopt Resolution No. 2007-124, approving the issuance by the Community Redevelopment Agency of the City of Moreno Valley of Bonds, approving certain documents in connection therewith and making certain determinations relating thereto.
11. That the Authority adopt Resolution No. MVPFA 2007-02, authorizing the purchase and sale of Tax Allocation Bonds for the Moreno Valley Redevelopment Project and Approving certain related documents and authorizing certain other actions.
12. That the Agency adopt Resolution No. RDA 2007-12, authorizing the issuance of its Moreno Valley Redevelopment Project, Subordinate 2007 Taxable Tax Allocation Bonds and making certain determinations in connection therewith; and

13. That the Council adopt Resolution No. 2007-125, approving the issuance by the Community Redevelopment Agency of the City of Moreno Valley of its Moreno Valley Redevelopment Project, Subordinate 2007 Taxable Tax Allocation Bonds, Authorizing the purchase of such bonds and making certain determinations in connection therewith; and
14. That the Council approve the accounting treatment recommended by the Finance Director/City Treasurer in the Fiscal Impact Section with respect to the General Fund equity, including the reassignment of unreserved designated fund balance to reserved balance.

BACKGROUND

The Agency approved a redevelopment plan in December 1987. The plan identifies several objectives to eliminate blighting conditions in the redevelopment project area. Among these are the construction of public facilities and the upgrading of infrastructure (e.g. streets, storm drains, etc.) in the project area. Staff is proposing that the Agency issue tax allocation bonds as a mechanism to fund several public facilities and street improvement projects. Tax allocation bonds are repaid from a pledge of redevelopment tax increment revenue.

California redevelopment law allows redevelopment agencies to borrow funds to finance projects that will assist in the elimination of blight. Agencies may borrow funds during the first 20 years of their redevelopment plans. The Agency's deadline to incur debt is December 29, 2007. Due to strong increases in past year revenues, the Agency has the financial capacity to borrow funds to finance needed projects prior to the December 29th deadline and still meet its other financial obligations.

DISCUSSION

The proposed financing plan includes the borrowing of new funds to finance projects and the refunding of existing debt obligations to achieve savings on annual debt service payments. A total of four separate transactions are proposed and a summary of each borrowing structure is summarized below.

Tax Allocation Bonds (Series A):

Staff is proposing that the Agency issue the Series A tax allocation bonds (the "Series A Bonds") in an amount not to exceed \$55 million to finance projects summarized below. These bonds will be sold to investors as publicly offered securities. The term for repayment of the Series A bonds will be approximately 30 years and Agency tax increment will be pledged for repayment. The Series A bonds will be tax-exempt requiring that the projects funded with the proceeds be spent on public facilities and infrastructure projects within five years of issuance. The proposed projects are listed in TABLE 1 on page 7 of this report.

Subordinate Taxable Tax Allocation Bonds (2007B):

In addition to the Series A bonds, staff is proposing that the Agency sell a second tax allocation bond issue, Subordinate Taxable Tax Allocation Bonds (2007B), in the amount of \$22.5 million to the City of Moreno Valley. The City will purchase the 2007B bonds with \$22.5 million from its cash reserves. Staff has reviewed the proposed investment and believes it is consistent with the City's Investment Policy. Furthermore, and consistent with Section I.B of the City's Investment Policy, the investment is being recommended by the City Manager and City Treasurer, and Council is being asked to take specific action to approve the investment.

The proceeds of the 2007B bonds will remain unspent pending the outcome of litigation between the Agency and the County of Riverside concerning the interpretation of a pass-through agreement between the Agency and the County. If the Agency is successful in its litigation, it would begin receiving additional tax increment revenue to pay all or part of the debt service on the bonds. At that point, it is anticipated that the 2007B bonds will be remarketed as publicly sold taxable or tax-exempt securities within five years and the proceeds used for the projects identified in TABLE 2 on page 10 of this report. The City would receive the full value of its original investment at such time.

The Agency will pay semi-annual (interest only) debt service payments to the City. The interest rate will be variable and is expected to approximate a rate of return the Agency achieves from investing the 2007B bond proceeds.

It is important to note that at any time the City may redeem all or part of the 2007B bonds. This provides flexibility to the City should it need to liquidate this investment in favor of another use of its funds.

Community Facilities District Tax 87-1 (Towngate) Special Tax Refunding Bonds:

Refunding of the existing Community Facilities District 87-1 Special Tax bonds is proposed in order to obtain annual debt service savings through a reduced interest rate. The Agency, through prior agreements, is obligated to make annual debt service payments on these bonds using project area wide tax increment revenue. The proposed refunding of these bonds requires the Agency to pledge project area tax increment to make debt service payments. This pledge of tax increment will be a senior lien to all other Agency obligations (including the proposed Tax Allocation Bonds) except the Housing Set-aside fund and pass-through payments to other taxing agencies and State ordered subventions (e.g. Education Revenue Augmentation Fund).

The City has adopted goals and policies in connection with the authorization of bonds for assessment districts and community facilities districts (the "Goals and Policies"). The Goals and Policies provide, among other matters, for: a) property to bear an appropriate share of special taxes (the "Appropriate Share Rule"); b) an appraisal be obtained in connection with the issuance of community facilities district bonds (the

"Appraisal Rule"); and c) each parcel of undeveloped property within a community facilities district is to have a minimum value to lien ratio of 2:1 (the "Undeveloped Property Ratio Rule"). In connection with the proposed issuance of 2007 Towngate Special Tax Refunding Bonds, waivers of these policies are being sought; for such waivers, a 4/5 vote is required.

The rationale in support of such waivers, as set forth in part in the accompanying Resolution, is that: (i) as to item a) and the Appropriate Share Rule: the Agency earlier entered into certain arrangements under which the Agency would make payments to defray the cost of Special Tax. The issuance of the 2007 Towngate Special Tax Refunding Bonds will not increase the burden of Special Tax on property owners within the District, will reduce the amount of bonded debt affecting properties within the District, will reduce the cost to the Agency of making payments (due to the reduction in interest rate and principal amount of Towngate Community Facilities District bonds outstanding for which the Agency makes payments) and will facilitate the ability of the Agency to issue its tax allocation bonds; (ii) as to each of items b) and the Appraisal Rule and c) and the Undeveloped Property Ratio Rule, properties within the District, on the average, exhibit very high values with reference to assessed value and, as to those undeveloped properties within the District, City staff is of the view that assessed values substantially understate market value (as illustrated by recent sales within the District, in respect to which the assessed values prior to sale were less than 10% of values upon reassessment following sale, without regard to improvements). Staff is of the view that these reasons support the waivers of the Goals and Policies as described above.

Improvement Area 1 of Community Facilities District Tax 87-1 (Towngate) Special Tax Refunding Bonds:

Refunding of the existing Improvement Area 1 of Community Facilities District 87-1 Special Tax bonds is proposed to achieve annual debt service savings. The Agency, through prior agreements, is obligated to make annual debt service payments on these bonds using tax increment revenue after Community Facilities District 87-1 Special Tax bonds and the department store notes (Moreno Valley Mall notes) have been paid. The proposed refunding of these bonds requires the Agency to pledge project area tax increment to make debt service payments in the event they are owed. This pledge of tax increment will be a senior lien to all other Agency obligations (including the proposed Tax Allocation Bonds) except the Housing Set-aside fund and pass-through payments to other taxing agencies and State ordered subventions (e.g. Education Revenue Augmentation Fund).

The City's adopted Goals and Policies for community facilities districts provide, among other matters, for: a) property to bear an appropriate share of special taxes (the "Appropriate Share Rule"); b) an appraisal be obtained in connection with the issuance of community facilities district bonds (the "Appraisal Rule"); and c) each parcel of undeveloped property within a community facilities district is to have a minimum value to lien ratio of 2:1 (the "Undeveloped Property Ratio Rule"). In connection with the

proposed issuance of 2007 Improvement Area Special Tax Refunding Bonds, waivers of these policies are being sought; for such waivers, a 4/5 vote is required.

The rationale in support of such waivers, as set forth in part in the accompanying Resolution, is that: (i) as to item a) and the Appropriate Share Rule: the Agency earlier entered into certain arrangements under which the Agency would make payments to defray the cost of Special Tax. The issuance of the 2007 Improvement Area Special Tax Refunding Bonds will not increase the burden of Special Tax on property owners within the Improvement Area, will reduce the amount of bonded debt affecting properties within the Improvement Area, and will, to the extent the Agency is required under existing agreements to make payments to the District to be applied for the benefit of the Improvement Area, reduce the cost to the Agency of making payments (due to the reduction in interest rate and principal amount of Improvement Area No. 1 Community Facilities District bonds outstanding) and will facilitate the ability of the Agency to issue its tax allocation bonds; (ii) as to each of items b) and the Appraisal Rule and c) and the Undeveloped Property Ratio Rule, properties within the Improvement Area, on the average, exhibit high values with reference to assessed value and, as to those undeveloped properties within the Improvement Area, City staff is of the view that assessed values substantially understate market value (as illustrated by recent sales within Improvement Area, in respect to which the assessed values prior to sale were less than 10% of values upon reassessment following sale, without regard to improvements). Staff is of the view that these reasons support the waivers of the Goals and Policies as described above.

PROPOSED PROJECTS

The City Council and Community Redevelopment Agency Board have expressed their respective desires to fund public facilities improvements in a timely manner to accommodate the significant growth in the City. With these Council/Agency priorities in mind, staff has identified several key projects (listed below) to include in the financing with total bond proceeds of approximately \$42.5 million for Series A and \$20.5 million for the 2007B bonds. These were selected due to their relative importance, their project readiness, or their ability to promote economic development opportunities in the redevelopment project area. The total cost of the projects exceeds the estimated amount of proceeds. As a result, the projects are listed in a recommended order of priority. Should project priorities change or other sources of revenue become available, the additional projects provide flexibility to reprogram bond proceeds. The proposed projects and descriptions are listed below.

No.	Description	Estimated Cost	Bond Proceeds	Additional Funds Required
1	Main Library	\$22.0 million	\$22.0 million	\$0.00
2	Fire Station 110	\$6.5 million	\$6.5 million	\$0.00
3	Neighborhood Park	\$5.0 million	\$5.0 million	\$0.00
4	Day Street - Alessandro Boulevard to Cottonwood Street	\$4.4 million	\$3.0 million	\$1.4*
5	Auto Mall Street Upgrades	\$2.0 million	\$2.0 million	\$0.00
6	Indian Basin, Appurtenant Storm Drain and Miscellaneous Street Improvements	\$6.67 million	\$4.0 million	\$2.67 million
7	Sidewalk Infill and ADA Curb Ramp Replacement	\$2.0 million	\$0.00	\$2.0 million
8	Pavement Rehabilitation	\$2.0 million	\$0.00	\$2.0 million
9	Street Infill Widening	\$2.0 million	\$0.00	\$2.0 million
	Total Project Costs	\$52.57 million	\$42.5 million	\$10.07 million

* Additional funds are included in the 2007-08 Budget

Project Descriptions – Tax Allocation Bonds (Series A)

Listed below are summaries of the projects recommended to be funded with Tax Allocation Bond (Series A) proceeds. Costs reflect current estimates and are subject to adjustment based upon such factors as the cost of labor and materials.

Main Library Phase 1. Phase 1 of the Main Library consists of a building of 38,000 square feet of space that will be located at the City's Civic Center. The estimated cost of improvements is \$22,000,000, which includes final design, construction, construction management, materials and labor, surrounding landscaping, parking lot, and fixtures, furniture and equipment. Final design is expected to start in January 2008 and will be completed in June 2009. Construction is expected to begin in October 2009 and be completed in February 2012.

Fire Station 110. Fire Station 110 is planned to be located on approximately 1.5 acres of Agency-owned property located at the northeast corner of Indian and Cottonwood Streets. Fire Station 110 is planned to be a three-bay facility with staff quarters as well as a detached storage building. Additionally, the Fire Station will have

block fencing with security gates, security lighting, and landscaping. The Fire Station will be approximately 9,000 square feet in size with the detached storage building being approximately 600 square feet in size. Construction of Fire Station 110 will include design, grading, drainage, material and laboratory testing, survey, and parking lot layout. The estimated cost of the project is \$6,500,000. Design of the project is expected to begin in April 2008 and completed in October of 2009. Construction is expected to begin in November 2009 and be completed October 2012.

Neighborhood Park. A neighborhood park to be located on approximately 7.1 acres of Agency-owned property located at the northeast corner of Indian and Cottonwood Streets is to be developed. The park is planned to have passive recreational facilities including picnic shelters and furniture, landscaped areas and a tot lot. The estimated cost of the project is \$5,000,000. Design of the project is expected to begin in April 2008 and completed in October of 2009. Construction is expected to begin in January 2010 and be completed by October 2012.

Day Street (Alessandro Boulevard to Cottonwood Avenue). The Day Street Improvements, between Alessandro Boulevard and Cottonwood Avenue, include street widening, construction of curb, gutter and sidewalk, waterline replacement, and construction of certain floodwater drainage improvements. The cost of the Day Street Improvements is estimated to be \$4,400,000. Design and right of way acquisition is expected to be completed in July 2008. Construction is expected to begin in October 2008 and be completed April 2009.

Auto Mall Street Upgrades. Auto Mall street upgrades would consist of certain roadway improvements at the Moreno Valley Auto Mall located at the southeast corner of the Route 60 freeway and Moreno Beach Drive. The project will include the partial realignment of Motor Way, replacement and construction of monument signage at the intersections of Moreno Beach Drive and Eucalyptus Avenue, Eucalyptus Avenue and Auto Mall Drive, and Auto Mall Drive and Moreno Beach Drive. The estimated cost of this project is \$2,000,000. Design of the project is expected to begin in April 2008 and completed in April of 2009. Construction is expected to begin in July 2009 and be completed by January 2010.

Indian Basin, Appurtenant Storm Drain and Miscellaneous Street Improvements. The Indian Basin project located on City owned land bounded by Davis Street and the Festival Shopping Center will include the construction of a detention basin that will collect and slow the flow of floodwaters thereby protecting the surrounding area and neighborhoods located to the southeast. Improvements will include construction of the detention basin and installation of inlet and outlet storm drain facilities and street improvements on the south side of Ironwood Avenue between Heacock Street and Nita Drive. The estimated cost of this project is \$6,667,000. Design of the project is expected to begin in June 2008 and completed in June of 2010. Construction is expected to begin in September 2010 and be completed by January 2012.

Sidewalk Infill and ADA Curb Ramp Replacement (Various Locations in the Project Area). The project consists of identification and prioritization of missing sidewalk segments that are primarily in close proximity to schools and in the path of school children. In addition, the project includes identification of missing or non-compliant ADA curb ramps. Locations will focus primarily on pathways to schools; secondarily, locations will focus on pathways to retail and commercial establishments. Upon identification of needed improvements, the project will design and construct improvements to current standards, with the goal of providing missing segments to improve pathways Citywide. The cost of the project is estimated to be \$2,000,000. Design of logical groupings of locations is expected to begin in December 2007, with construction to follow. All improvements that can be completed within the budget will be constructed no later than November 2012.

Pavement Rehabilitation (Various Locations in the Project Area). The project consists of identifying streets at various locations throughout the City to be rehabilitated. Staff will use the City pavement management program to aid in evaluating candidate streets. Strategies for rehabilitation include pavement fabric with asphalt concrete overlays, reconstruction with removals and pavement replacement, and other various cost-effective techniques. The cost of the project is estimated to be \$2,000,000. Identification and design of logical groupings of locations is expected to begin in December 2007, with construction to follow. All improvements that can be completed within the budget will be constructed no later than November 2012.

Street Infill Widening (Various Locations in the Project Area). The City has identified and ranked a series of "infill" projects, which consist of arterial street cross-section widening at locations that are missing improvements, primarily adjacent to developed areas, where future development and/or other funding sources are unlikely to construct needed improvements in a timely manner. This project consists of using and evaluating the pre-existing priority list and the available budget to obtain ultimate street improvements for these locations, which may include right-of-way, utilities, asphalt concrete pavement, curb, gutter, drainage facilities, striping, and sidewalks. The cost of the project is estimated to be \$2,000,000. Design of logical groupings of locations is expected to begin in January 2008, with construction to follow. All improvements that can be completed within the budget will be constructed no later than November 2012.

No.	Description	Estimated Cost	Bond Proceeds	Additional Funds Required
1	Box Springs Water Improvements	\$15.0 million	\$12.5 million	\$2.5 million
2	Sunnymead Property Acquisition and Redevelopment	\$10.0 million	\$8.0 million	\$2.0 million
	Total Project Costs	\$25.0 million	\$20.5 million	\$4.5 million

Project Descriptions – 2007 Subordinate Taxable Tax Allocation Bonds (2007B)

Listed below are summaries of the projects recommended to be funded with 2007B Bond proceeds. The total estimated cost of the projects exceeds the estimated amount of proceeds. Staff is also exploring additional funding programs offered by the State of California, which could provide the additional funds needed to complete the projects.

Box Springs Water Improvements. The project involves the financing of improvements and upgrades to the water distribution system currently owned and operated by the Box Springs Mutual Water Company (BSMWC), a private shareholder-owned company. BSMWC provides domestic water service to property owners in the Edgemont area of Moreno Valley. The company has been in existence since the 1920s and parts of its distribution system have been in use for almost forty years. Due to the aging infrastructure, BSMWC is unable to deliver fire flow rates to meet local and state standards. This condition prevents new development from occurring in the 430-acre service area. The company's problem is circular. Without the ability to serve new customers, BSMWC does not have the financial capacity to upgrade its system. Without an upgraded system, it cannot serve new customers.

The City and Agency, in cooperation with BSMWC, has hired an engineering consulting firm to analyze the current conditions and provide recommendations to upgrade the system in addition to providing cost estimates and financing scenarios. The study with recommendations is expected to be completed in April 2008.

The Agency is proposing to use a portion of the 2007B Bond proceeds to finance The Box Springs Water Improvement Project, which could include replacement of main water distribution lines and lateral lines to service meters, upgrading of pumping equipment and storage facilities, and installation of water quality monitoring and filtering equipment. The Agency's contribution to these improvement costs would be

recovered by charging a connection fee to new customers. The project is estimated to cost \$15,000,000. Design of the system upgrades is expected to begin January 2009 and be completed in January 2010. Construction is expected to begin in March 2010 and be completed by March 2012.

Sunnymead Property Acquisition and Redevelopment. The project involves the financing of costs associated with property assembly and the development of underutilized and blighted properties located on or near Sunnymead Boulevard. The Agency expects to work and partner with property owners and developers to acquire and develop property for commercial and residential uses. The Agency's cost to participate in this project is estimated at \$10,000,000.

ALTERNATIVES

1. Approving staff's recommendations will provide a mechanism to fund needed public facilities and improvements and to meet a number of goals identified in the Redevelopment Agency's Redevelopment Plan.
2. Not approving staff's recommendations will result in the delay of the construction of needed public facilities and improvements, as well as postponing the Redevelopment Agency's pursuing of goals identified in its Redevelopment Plan.

FISCAL IMPACT

Tax Allocation Bonds (Series A):

The "par" or total amount of the 2007 Tax Allocation Bond (Series A) issue is not to exceed \$55,000,000 and is currently estimated at \$49,585,000. The proceeds, net of Original Issue Discount of \$912,994, totals \$48,672,006 comprised of the following:

Deposit to Redevelopment Fund for Projects	\$42,525,941
Deposit to Debt Service Reserve Fund	4,122,625
Gross Bond Insurance Premium	1,031,740
Costs of Issuance	<u>991,700</u>
Total	\$48,672,006

The annual debt service on the \$49,585,000 Tax Allocation Bonds (Series A) is estimated to range from approximately \$2.5 million to \$4.2 million, which will be paid with tax increment revenue.

Projected annual investment earnings of the debt service reserve fund, estimated at \$210,000, will reduce annual debt service by the same amount.

Tax Allocation Bonds (2007B):

The "par" or total amount of the 2007 Subordinate Taxable Tax Allocation Bond (2007B) issue is not to exceed \$25,000,000 and is currently estimated at \$22,500,000.

With the subsequent publicly-offered remarketing or refunding of the 2007B bonds, the proceeds, net of Original Issue Discount of \$283,119, totals \$22,783,119 comprised of the following:

Deposit to Redevelopment Fund for Projects	\$20,505,519
Deposit to Debt Service Reserve Fund	1,464,982
Gross Bond Insurance Premium	362,618
Costs of Issuance	<u>450,000</u>
Total	\$22,783,119

Initially, the annual debt service on the \$22,500,000 Tax Allocation Bonds (Series B) is estimated at \$1,130,000 (interest only), which will be paid with investment earnings of the bond proceeds. With the subsequent publicly-offered remarketing or refunding of the 2007B bonds, the annual debt service is estimated at \$1,500,000.

In acquiring the 2007B bonds, the Finance Director/City Treasurer is recommending that the General Fund temporarily reassign \$22.5 million of its fund equity from the "Unreserved Designated" fund balance to "Reserved" fund balance. Specifically, the recommendation is to reassign all or a portion of three (3) unreserved fund balance designations for a combined total of \$22.5 million, to reserved fund designations as follows:

Reassign from:

Designated for Contingencies - \$14,482,720
 Designated for Development Services - \$5,300,000
 Designated for Capital Projects - \$2,717,280

Reassign to:

Reserved for Long-Term Receivables - \$22,500,000

The amount recommended to be reassigned from the Designation for Contingencies and Development Services represents the total unaudited balance of each designation at June 30, 2007. The amount from the Designation for Capital Projects is the balance necessary to achieve the required equity reassignment of \$22.5 million.

The recommended General Fund investment in the 2007B bonds and the accompanying accounting entry will have no effect on the General Fund cash position. Furthermore, the \$22.5 million being re-designated will have no impact

on the General Fund operating budget for the next two or three years, which is the expected duration of the General Fund's investment in the 2007B bonds. With the subsequent publicly-offered remarketing or refunding of the 2007B bonds the \$22.5 million of reserved General Fund equity will revert back to unreserved equity, with the original unreserved designations.

Community Facilities District Tax 87-1 Special Tax Refunding Bonds:

The "par" or total amount of the Community Facilities District 87-1 (Towngate) 2007 Special Tax Refunding Bond issue is not to exceed \$14,000,000 and is currently estimated at \$10,755,000. With the current Debt Service Payment and Debt Service Reserve Funds on hand of \$3,428,020, proceeds total \$14,183,020 to be comprised of the following:

Deposit to Refunding Escrow	\$12,891,225
Deposit to Debt Service Reserve Fund	1,075,500
Costs of Issuance	<u>216,295</u>
Total	\$14,183,020

The annual debt service on the \$10,755,000 Community Facilities District 87-1 (Towngate) 2007 Special Tax Refunding Bonds is estimated at \$1,098,983 which will be paid with tax increment revenue. Payment of the bonds is also secured by Special Taxes payable from the real property located within Community Facilities District 87-1 (Towngate). Based on current market conditions, the net present value savings achieved with the refunding are approximately \$358,000. If bond insurance for the refunding bond issue can be secured, the net present value saving is expected to improve.

Projected annual investment earnings of the debt service reserve fund, estimated at \$53,750, will reduce annual debt service by the same amount.

Improvement Area 1 of Community Facilities District Tax 87-1 Special Tax Refunding Bonds:

The "par" or total amount of the Improvement Area 1 of Community Facilities District 87-1 (Towngate) 2007 Special Tax Refunding Bond issue is not to exceed \$5,000,000 and is currently estimated at \$3,875,000. With the current Debt Service Reserve Funds on hand of \$417,007, proceeds total \$4,292,007 to be comprised of the following:

Deposit to Escrow	\$3,843,179
Deposit to Debt Service Reserve Fund	368,082
Costs of Issuance	<u>80,746</u>
Total	\$4,292,007

The annual debt service on the \$3,875,000 Improvement Area 1 of Community Facilities District 87-1 (Towngate) 2007 Special Tax Refunding Bonds is estimated at \$368,082 which will be paid with Special Taxes from the real property located within Improvement Area 1 of Community Facilities District 87-1 (Towngate). In addition, if certain conditions occur, debt service on the Improvement Area Refunding Bonds may also be payable from tax increment from the Agency's Project Area.

Based on current market conditions, the annual debt service on the Improvement Area Refunding Bonds will be approximately \$44,600 lower than the bonds being refunded – generating net present value savings of approximately \$435,568.

Projected annual investment earnings of the debt service reserve fund, estimated at \$17,483, will reduce annual debt service by the same amount.

The figures listed above describing bond proceeds, deposits to debt service reserve funds, gross bond insurance premiums and cost of issuance are preliminary and subject to market conditions and final commitments from the bond insurer. The scheduled closing date for the tax allocation bonds and the refunding bonds issues is November 21, 2007. Minor fluctuations in interest rates and/or changes to bond insurance premiums could affect the amount of net proceeds and overall cost of the issuances.

Impact to General Fund

The actions proposed by staff will have no or minimal impact to the City's General Fund. The debt service obligations for all four bond Issues will be the responsibility of the Agency or in the case of Improvement Area 1 of Community Facilities District Tax 87-1 Special Tax Refunding Bonds, the affected property owners and the Agency. As part of the actions currently before the City Council, one is approval of a subordination agreement with the Agency. Under the subordination agreement, the claims of the City for payment from the Agency in connection with various obligations of the Agency to the City would have a priority lower than the claims of bondholders of the proposed series a tax allocation bonds, the Towngate refunding bonds, the subordinate taxable tax allocation bonds, and claims, to the extent applicable, in connection with the Towngate refunding bonds. Such subordination is normal and customary in connection with the issuance of debt instruments by redevelopment agencies. While the priority in right to receive payment may be affected, staff has reviewed the proposed borrowings and believes that the Agency will be in a position to make full and timely payment to the City under obligations notwithstanding the issuance of the various community facilities district refunding bonds and the issuance of tax allocation bonds; subordination is a practical requirement in order for such bond issues to proceed.

CITY COUNCIL GOALS

- A. Revenue Diversification and Preservation. Since the funding for the proposed projects is coming from the Redevelopment Agency, the City's General Fund will now have the flexibility to fund other needed projects in the community.
- B. Public Safety. The proposed Fire Station #110 will provide increased protection and shorter response time to project area residents and would support operations throughout the city.
- C. Public Facilities and Capital Projects. All the proposed projects are either providing needed facilities or improving infrastructure in the redevelopment project area.
- D. Positive Environment. The proposed projects will continue to foster a positive environment for the development of Moreno Valley's future.

NOTIFICATION

State law requires that notice be published for the public hearing to consider the action recommended above. A Notice of Public Hearing was published in the Press Enterprise on Oct 9 and 16, 2007, thus meeting the noticing requirements prescribed by State law.

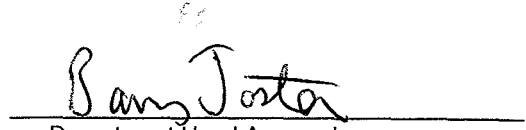
Notice of the proposed tax allocation bond issuances and the refunding of the Community Facilities 87-1 and Improvement Area 1 refunding bonds was delivered to the offices of RIR Associates (The Fritz Duda Company) in accordance with Section 305 of the Cooperation and Reimbursement Agreement dated as of April 13, 1993 (the "1993 Agreement") by and among the Community Redevelopment Agency of the City of Moreno Valley, California (the "Agency"), Community Facilities District No. 87-1 of the City of Moreno Valley, California (the "District") and the City of Moreno Valley, California, acting on behalf of the District (the "City") and Notice by the Agency under the First Amendment to Cooperation and Reimbursement Agreement dated as of June 1, 1994 (the "1994 Agreement") by and among the City, the Agency and the District of the intention of the Agency and the City to issue bonds or similar debt instruments which are secured in part by tax allocation revenues (within the meaning of Health and Safety Code Section 33670(b), also referred to herein as "Tax Increment Revenues") from the Project Area of the Moreno Valley Redevelopment Plan (the "Project Area" and the "Redevelopment Plan", respectively).

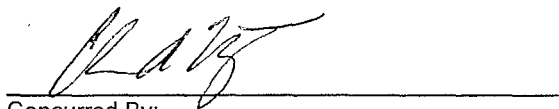
ATTACHMENTS/EXHIBITS


- ATTACHMENT 1: Resolution authorizing the issuance of its 2007 Towngate Special Tax Refunding Bonds
- ATTACHMENT 2: Resolution authorizing the issuance of its Improvement Area No. 1 Special Tax Refunding Bonds

- ATTACHMENT 3: Agency Resolution approving and authorizing execution of the Agency Towngate Agreement
- ATTACHMENT 4: Council Resolution approving and authorizing execution of the Agency Towngate Agreement
- ATTACHMENT 5: Agency Resolution approving and authorizing execution of the Agency Improvement Area Agreement
- ATTACHMENT 6: Council Resolution approving and authorizing execution of the Agency Improvement Area Agreement
- ATTACHMENT 7: Agency Resolution finding benefit to the Project Area and making certain additional findings with respect to certain public improvements
- ATTACHMENT 8: Council Resolution finding benefit to the Project Area and making certain additional findings with respect to certain public improvements
- ATTACHMENT 9: Resolution authorizing the issuance and sale of Tax Allocation Bonds for the Moreno Valley Redevelopment Project
- ATTACHMENT 10: Resolution approving the issuance by the Community Redevelopment Agency of the City of Moreno Valley of Bonds
- ATTACHMENT 11: Resolution authorizing the purchase and sale of Tax Allocation Bonds for the Moreno Valley Redevelopment Project
- ATTACHMENT 12: Resolution to authorize the issuance of its Moreno Valley Redevelopment Project, Subordinate 2007 Taxable Tax Allocation Bonds
- ATTACHMENT 13: Resolution approving the issuance by the Community Redevelopment Agency of the City of Moreno Valley of its Moreno Valley Redevelopment Project, Subordinate 2007 Taxable Tax Allocation Bonds


Prepared By:
Mitch Slagerman,
Redevelopment Manager

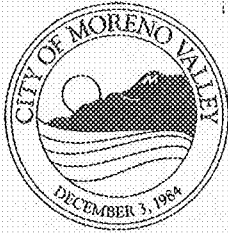

Department Head Approval:
Barry Foster,
Economic Development Director


Concurred By:
Chris A. Vogt, P.E.
Public Works Director/City Engineer


Concurred by:
Sue Maxinoski,
Special Districts Manager

Council Action	
Approved as requested:	Referred to:
Approved as amended:	For:
Denied:	Continued until:
Other:	Hearing set for:

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APPROVALS	
CITY ATTORNEY	<i>[Signature]</i>
FINANCE DIRECTOR	<i>[Signature]</i>
CITY MANAGER	<i>[Signature]</i>

Report to City Council

TO: Mayor and City Council, Chairman and Members of the Community Redevelopment Agency, Chairman and Members of the Moreno Valley Public Finance Authority, City Council acting as the Legislative Body of the Community Facilities District

FROM: Barry Foster, Economic Development Director

AGENDA DATE: October 23, 2007

TITLE: A Public Hearing in connection with the issuance of: 1. By the Community Redevelopment Agency of: a) Tax Allocation Bonds, Series A; b) Tax Allocation Bonds, Series B); and 2. By the City, acting on behalf of Community Facilities District No. 87-1 of: a) Community Facilities District 87-1 (Towngate) Special Tax Refunding Bonds (the "Towngate Refunding Bonds"), and b) Community Facilities District 87-1 (Towngate) Improvement Area No. 1 Special Tax Refunding Bonds (the "Improvement Area Refunding Bonds").

RECOMMENDED ACTION

Staff recommends that the City Council ("Council"), Community Redevelopment Agency ("Agency"), Public Financing Authority ("Authority") and the City Council acting as the Legislative Body of the Community Facilities District, upon conducting a public hearing in compliance with Section 33679 of the Health and Safety Code of the State of California requiring the making of certain findings with respect to capital facilities to be acquired, constructed or financed with the proceeds of bonds, take action as follows:

1. That the Council, acting as the Legislative Body of Community Facilities District No. 87-1 (Towngate) of the City of Moreno Valley adopt Resolution No. 2007-119, authorizing the issuance of its 2007 Towngate Special Tax Refunding Bonds and approving certain documents and taking certain actions in connection therewith; and

COUNCIL AGENDA ITEM NO. E1.

2. That the Council, acting as the Legislative Body of Improvement Area No. 1 of Community Facilities District No. 87-1 (Towngate) adopt Resolution No. 2007-120, authorizing the issuance of its Improvement Area No. 1 Special Tax Refunding Bonds and approving certain documents and taking certain actions in connection therewith; and
3. That the Agency adopt Resolution No. RDA 2007-08, approving and authorizing execution of the Agency Towngate Agreement.
4. That the Council adopt Resolution No. 2007-121, approving and authorizing execution of the Agency Towngate Agreement.
5. That the Agency adopt Resolution No. RDA 2007-09, approving and authorizing execution of the Agency Improvement Area Agreement.
6. That the Council adopt Resolution No. 2007 -122, approving and authorizing execution of the Agency Improvement Area Agreement.
7. That the Agency adopt Resolution No. RDA 2007-10, finding benefit to the Project Area and making certain additional findings with respect to certain public improvements to be located within the boundaries of the Redevelopment Project Area.
8. That the Council adopt Resolution No. 2007-123, finding benefit to the Project Area and making certain additional findings with respect to certain public improvements to be located within the boundaries of the Redevelopment Project Area.
9. That the Agency adopt Resolution No. RDA 2007-11, authorizing the issuance and sale of Tax Allocation Bonds for the Moreno Valley Redevelopment Project, and approving the Form of Indenture of Trust, Official Statement, Bond Purchase Agreement, Continuing Disclosure Certificate, Escrow Agreement and Related Documents and Authorizing Certain Other Actions.
10. That the Council adopt Resolution No. 2007-124, approving the issuance by the Community Redevelopment Agency of the City of Moreno Valley of Bonds, approving certain documents in connection therewith and making certain determinations relating thereto.
11. That the Authority adopt Resolution No. MVPFA 2007-02, authorizing the purchase and sale of Tax Allocation Bonds for the Moreno Valley Redevelopment Project and Approving certain related documents and authorizing certain other actions.
12. That the Agency adopt Resolution No. RDA 2007-12, authorizing the issuance of its Moreno Valley Redevelopment Project, Subordinate 2007 Taxable Tax Allocation Bonds and making certain determinations in connection therewith; and

13. That the Council adopt Resolution No. 2007-125, approving the issuance by the Community Redevelopment Agency of the City of Moreno Valley of its Moreno Valley Redevelopment Project, Subordinate 2007 Taxable Tax Allocation Bonds, Authorizing the purchase of such bonds and making certain determinations in connection therewith; and
14. That the Council approve the accounting treatment recommended by the Finance Director/City Treasurer in the Fiscal Impact Section with respect to the General Fund equity, including the reassignment of unreserved designated fund balance to reserved balance.

BACKGROUND

The Agency approved a redevelopment plan in December 1987. The plan identifies several objectives to eliminate blighting conditions in the redevelopment project area. Among these are the construction of public facilities and the upgrading of infrastructure (e.g. streets, storm drains, etc.) in the project area. Staff is proposing that the Agency issue tax allocation bonds as a mechanism to fund several public facilities and street improvement projects. Tax allocation bonds are repaid from a pledge of redevelopment tax increment revenue.

California redevelopment law allows redevelopment agencies to borrow funds to finance projects that will assist in the elimination of blight. Agencies may borrow funds during the first 20 years of their redevelopment plans. The Agency's deadline to incur debt is December 29, 2007. Due to strong increases in past year revenues, the Agency has the financial capacity to borrow funds to finance needed projects prior to the December 29th deadline and still meet its other financial obligations.

DISCUSSION

The proposed financing plan includes the borrowing of new funds to finance projects and the refunding of existing debt obligations to achieve savings on annual debt service payments. A total of four separate transactions are proposed and a summary of each borrowing structure is summarized below.

Tax Allocation Bonds (Series A):

Staff is proposing that the Agency issue the Series A tax allocation bonds (the "Series A Bonds") in an amount not to exceed \$55 million to finance projects summarized below. These bonds will be sold to investors as publicly offered securities. The term for repayment of the Series A bonds will be approximately 30 years and Agency tax increment will be pledged for repayment. The Series A bonds will be tax-exempt requiring that the projects funded with the proceeds be spent on public facilities and infrastructure projects within five years of issuance. The proposed projects are listed in TABLE 1 on page 7 of this report.

Subordinate Taxable Tax Allocation Bonds (2007B):

In addition to the Series A bonds, staff is proposing that the Agency sell a second tax allocation bond issue, Subordinate Taxable Tax Allocation Bonds (2007B), in the amount of \$22.5 million to the City of Moreno Valley. The City will purchase the 2007B bonds with \$22.5 million from its cash reserves. Staff has reviewed the proposed investment and believes it is consistent with the City's Investment Policy. Furthermore, and consistent with Section I.B of the City's Investment Policy, the investment is being recommended by the City Manager and City Treasurer, and Council is being asked to take specific action to approve the investment.

The proceeds of the 2007B bonds will remain unspent pending the outcome of litigation between the Agency and the County of Riverside concerning the interpretation of a pass-through agreement between the Agency and the County. If the Agency is successful in its litigation, it would begin receiving additional tax increment revenue to pay all or part of the debt service on the bonds. At that point, it is anticipated that the 2007B bonds will be remarketed as publicly sold taxable or tax-exempt securities within five years and the proceeds used for the projects identified in TABLE 2 on page 10 of this report. The City would receive the full value of its original investment at such time.

The Agency will pay semi-annual (interest only) debt service payments to the City. The interest rate will be variable and is expected to approximate a rate of return the Agency achieves from investing the 2007B bond proceeds.

It is important to note that at any time the City may redeem all or part of the 2007B bonds. This provides flexibility to the City should it need to liquidate this investment in favor of another use of its funds.

Community Facilities District Tax 87-1 (Towngate) Special Tax Refunding Bonds:

Refunding of the existing Community Facilities District 87-1 Special Tax bonds is proposed in order to obtain annual debt service savings through a reduced interest rate. The Agency, through prior agreements, is obligated to make annual debt service payments on these bonds using project area wide tax increment revenue. The proposed refunding of these bonds requires the Agency to pledge project area tax increment to make debt service payments. This pledge of tax increment will be a senior lien to all other Agency obligations (including the proposed Tax Allocation Bonds) except the Housing Set-aside fund and pass-through payments to other taxing agencies and State ordered subventions (e.g. Education Revenue Augmentation Fund).

The City has adopted goals and policies in connection with the authorization of bonds for assessment districts and community facilities districts (the "Goals and Policies"). The Goals and Policies provide, among other matters, for: a) property to bear an appropriate share of special taxes (the "Appropriate Share Rule"); b) an appraisal be obtained in connection with the issuance of community facilities district bonds (the

"Appraisal Rule"); and c) each parcel of undeveloped property within a community facilities district is to have a minimum value to lien ratio of 2:1 (the "Undeveloped Property Ratio Rule"). In connection with the proposed issuance of 2007 Towngate Special Tax Refunding Bonds, waivers of these policies are being sought; for such waivers, a 4/5 vote is required.

The rationale in support of such waivers, as set forth in part in the accompanying Resolution, is that: (i) as to item a) and the Appropriate Share Rule: the Agency earlier entered into certain arrangements under which the Agency would make payments to defray the cost of Special Tax. The issuance of the 2007 Towngate Special Tax Refunding Bonds will not increase the burden of Special Tax on property owners within the District, will reduce the amount of bonded debt affecting properties within the District, will reduce the cost to the Agency of making payments (due to the reduction in interest rate and principal amount of Towngate Community Facilities District bonds outstanding for which the Agency makes payments) and will facilitate the ability of the Agency to issue its tax allocation bonds; (ii) as to each of items b) and the Appraisal Rule and c) and the Undeveloped Property Ratio Rule, properties within the District, on the average, exhibit very high values with reference to assessed value and, as to those undeveloped properties within the District, City staff is of the view that assessed values substantially understate market value (as illustrated by recent sales within the District, in respect to which the assessed values prior to sale were less than 10% of values upon reassessment following sale, without regard to improvements). Staff is of the view that these reasons support the waivers of the Goals and Policies as described above.

Improvement Area 1 of Community Facilities District Tax 87-1 (Towngate) Special Tax Refunding Bonds:

Refunding of the existing Improvement Area 1 of Community Facilities District 87-1 Special Tax bonds is proposed to achieve annual debt service savings. The Agency, through prior agreements, is obligated to make annual debt service payments on these bonds using tax increment revenue after Community Facilities District 87-1 Special Tax bonds and the department store notes (Moreno Valley Mall notes) have been paid. The proposed refunding of these bonds requires the Agency to pledge project area tax increment to make debt service payments in the event they are owed. This pledge of tax increment will be a senior lien to all other Agency obligations (including the proposed Tax Allocation Bonds) except the Housing Set-aside fund and pass-through payments to other taxing agencies and State ordered subventions (e.g. Education Revenue Augmentation Fund).

The City's adopted Goals and Policies for community facilities districts provide, among other matters, for: a) property to bear an appropriate share of special taxes (the "Appropriate Share Rule"); b) an appraisal be obtained in connection with the issuance of community facilities district bonds (the "Appraisal Rule"); and c) each parcel of undeveloped property within a community facilities district is to have a minimum value to lien ratio of 2:1 (the "Undeveloped Property Ratio Rule"). In connection with the

proposed issuance of 2007 Improvement Area Special Tax Refunding Bonds, waivers of these policies are being sought; for such waivers, a 4/5 vote is required.

The rationale in support of such waivers, as set forth in part in the accompanying Resolution, is that: (i) as to item a) and the Appropriate Share Rule: the Agency earlier entered into certain arrangements under which the Agency would make payments to defray the cost of Special Tax. The issuance of the 2007 Improvement Area Special Tax Refunding Bonds will not increase the burden of Special Tax on property owners within the Improvement Area, will reduce the amount of bonded debt affecting properties within the Improvement Area, and will, to the extent the Agency is required under existing agreements to make payments to the District to be applied for the benefit of the Improvement Area, reduce the cost to the Agency of making payments (due to the reduction in interest rate and principal amount of Improvement Area No. 1 Community Facilities District bonds outstanding) and will facilitate the ability of the Agency to issue its tax allocation bonds; (ii) as to each of items b) and the Appraisal Rule and c) and the Undeveloped Property Ratio Rule, properties within the Improvement Area, on the average, exhibit high values with reference to assessed value and, as to those undeveloped properties within the Improvement Area, City staff is of the view that assessed values substantially understate market value (as illustrated by recent sales within Improvement Area, in respect to which the assessed values prior to sale were less than 10% of values upon reassessment following sale, without regard to improvements). Staff is of the view that these reasons support the waivers of the Goals and Policies as described above.

PROPOSED PROJECTS

The City Council and Community Redevelopment Agency Board have expressed their respective desires to fund public facilities improvements in a timely manner to accommodate the significant growth in the City. With these Council/Agency priorities in mind, staff has identified several key projects (listed below) to include in the financing with total bond proceeds of approximately \$42.5 million for Series A and \$20.5 million for the 2007B bonds. These were selected due to their relative importance, their project readiness, or their ability to promote economic development opportunities in the redevelopment project area. The total cost of the projects exceeds the estimated amount of proceeds. As a result, the projects are listed in a recommended order of priority. Should project priorities change or other sources of revenue become available, the additional projects provide flexibility to reprogram bond proceeds. The proposed projects and descriptions are listed below.

No.	Description	Estimated Cost	Bond Proceeds	Additional Funds Required
1	Main Library	\$22.0 million	\$22.0 million	\$0.00
2	Fire Station 110	\$6.5 million	\$6.5 million	\$0.00
3	Neighborhood Park	\$5.0 million	\$5.0 million	\$0.00
4	Day Street - Alessandro Boulevard to Cottonwood Street	\$4.4 million	\$3.0 million	\$1.4*
5	Auto Mall Street Upgrades	\$2.0 million	\$2.0 million	\$0.00
6	Indian Basin, Appurtenant Storm Drain and Miscellaneous Street Improvements	\$6.67 million	\$4.0 million	\$2.67 million
7	Sidewalk Infill and ADA Curb Ramp Replacement	\$2.0 million	\$0.00	\$2.0 million
8	Pavement Rehabilitation	\$2.0 million	\$0.00	\$2.0 million
9	Street Infill Widening	\$2.0 million	\$0.00	\$2.0 million
	Total Project Costs	\$52.57 million	\$42.5 million	\$10.07 million

* Additional funds are included in the 2007-08 Budget

Project Descriptions – Tax Allocation Bonds (Series A)

Listed below are summaries of the projects recommended to be funded with Tax Allocation Bond (Series A) proceeds. Costs reflect current estimates and are subject to adjustment based upon such factors as the cost of labor and materials.

Main Library Phase 1. Phase 1 of the Main Library consists of a building of 38,000 square feet of space that will be located at the City's Civic Center. The estimated cost of improvements is \$22,000,000, which includes final design, construction, construction management, materials and labor, surrounding landscaping, parking lot, and fixtures, furniture and equipment. Final design is expected to start in January 2008 and will be completed in June 2009. Construction is expected to begin in October 2009 and be completed in February 2012.

Fire Station 110. Fire Station 110 is planned to be located on approximately 1.5 acres of Agency-owned property located at the northeast corner of Indian and Cottonwood Streets. Fire Station 110 is planned to be a three-bay facility with staff quarters as well as a detached storage building. Additionally, the Fire Station will have

block fencing with security gates, security lighting, and landscaping. The Fire Station will be approximately 9,000 square feet in size with the detached storage building being approximately 600 square feet in size. Construction of Fire Station 110 will include design, grading, drainage, material and laboratory testing, survey, and parking lot layout. The estimated cost of the project is \$6,500,000. Design of the project is expected to begin in April 2008 and completed in October of 2009. Construction is expected to begin in November 2009 and be completed October 2012.

Neighborhood Park. A neighborhood park to be located on approximately 7.1 acres of Agency-owned property located at the northeast corner of Indian and Cottonwood Streets is to be developed. The park is planned to have passive recreational facilities including picnic shelters and furniture, landscaped areas and a tot lot. The estimated cost of the project is \$5,000,000. Design of the project is expected to begin in April 2008 and completed in October of 2009. Construction is expected to begin in January 2010 and be completed by October 2012.

Day Street (Alessandro Boulevard to Cottonwood Avenue). The Day Street Improvements, between Alessandro Boulevard and Cottonwood Avenue, include street widening, construction of curb, gutter and sidewalk, waterline replacement, and construction of certain floodwater drainage improvements. The cost of the Day Street Improvements is estimated to be \$4,400,000. Design and right of way acquisition is expected to be completed in July 2008. Construction is expected to begin in October 2008 and be completed April 2009.

Auto Mall Street Upgrades. Auto Mall street upgrades would consist of certain roadway improvements at the Moreno Valley Auto Mall located at the southeast corner of the Route 60 freeway and Moreno Beach Drive. The project will include the partial realignment of Motor Way, replacement and construction of monument signage at the intersections of Moreno Beach Drive and Eucalyptus Avenue, Eucalyptus Avenue and Auto Mall Drive, and Auto Mall Drive and Moreno Beach Drive. The estimated cost of this project is \$2,000,000. Design of the project is expected to begin in April 2008 and completed in April of 2009. Construction is expected to begin in July 2009 and be completed by January 2010.

Indian Basin, Appurtenant Storm Drain and Miscellaneous Street Improvements. The Indian Basin project located on City owned land bounded by Davis Street and the Festival Shopping Center will include the construction of a detention basin that will collect and slow the flow of floodwaters thereby protecting the surrounding area and neighborhoods located to the southeast. Improvements will include construction of the detention basin and installation of inlet and outlet storm drain facilities and street improvements on the south side of Ironwood Avenue between Heacock Street and Nita Drive. The estimated cost of this project is \$6,667,000. Design of the project is expected to begin in June 2008 and completed in June of 2010. Construction is expected to begin in September 2010 and be completed by January 2012.

Sidewalk Infill and ADA Curb Ramp Replacement (Various Locations in the Project Area). The project consists of identification and prioritization of missing sidewalk segments that are primarily in close proximity to schools and in the path of school children. In addition, the project includes identification of missing or non-compliant ADA curb ramps. Locations will focus primarily on pathways to schools; secondarily, locations will focus on pathways to retail and commercial establishments. Upon identification of needed improvements, the project will design and construct improvements to current standards, with the goal of providing missing segments to improve pathways Citywide. The cost of the project is estimated to be \$2,000,000. Design of logical groupings of locations is expected to begin in December 2007, with construction to follow. All improvements that can be completed within the budget will be constructed no later than November 2012.

Pavement Rehabilitation (Various Locations in the Project Area). The project consists of identifying streets at various locations throughout the City to be rehabilitated. Staff will use the City pavement management program to aid in evaluating candidate streets. Strategies for rehabilitation include pavement fabric with asphalt concrete overlays, reconstruction with removals and pavement replacement, and other various cost-effective techniques. The cost of the project is estimated to be \$2,000,000. Identification and design of logical groupings of locations is expected to begin in December 2007, with construction to follow. All improvements that can be completed within the budget will be constructed no later than November 2012.

Street Infill Widening (Various Locations in the Project Area). The City has identified and ranked a series of "infill" projects, which consist of arterial street cross-section widening at locations that are missing improvements, primarily adjacent to developed areas, where future development and/or other funding sources are unlikely to construct needed improvements in a timely manner. This project consists of using and evaluating the pre-existing priority list and the available budget to obtain ultimate street improvements for these locations, which may include right-of-way, utilities, asphalt concrete pavement, curb, gutter, drainage facilities, striping, and sidewalks. The cost of the project is estimated to be \$2,000,000. Design of logical groupings of locations is expected to begin in January 2008, with construction to follow. All improvements that can be completed within the budget will be constructed no later than November 2012.

No.	Description	Estimated Cost	Bond Proceeds	Additional Funds Required
1	Box Springs Water Improvements	\$15.0 million	\$12.5 million	\$2.5 million
2	Sunnymead Property Acquisition and Redevelopment	\$10.0 million	\$8.0 million	\$2.0 million
	Total Project Costs	\$25.0 million	\$20.5 million	\$4.5 million

Project Descriptions – 2007 Subordinate Taxable Tax Allocation Bonds (2007B)

Listed below are summaries of the projects recommended to be funded with 2007B Bond proceeds. The total estimated cost of the projects exceeds the estimated amount of proceeds. Staff is also exploring additional funding programs offered by the State of California, which could provide the additional funds needed to complete the projects.

Box Springs Water Improvements. The project involves the financing of improvements and upgrades to the water distribution system currently owned and operated by the Box Springs Mutual Water Company (BSMWC), a private shareholder-owned company. BSMWC provides domestic water service to property owners in the Edgemont area of Moreno Valley. The company has been in existence since the 1920s and parts of its distribution system have been in use for almost forty years. Due to the aging infrastructure, BSMWC is unable to deliver fire flow rates to meet local and state standards. This condition prevents new development from occurring in the 430-acre service area. The company's problem is circular. Without the ability to serve new customers, BSMWC does not have the financial capacity to upgrade its system. Without an upgraded system, it cannot serve new customers.

The City and Agency, in cooperation with BSMWC, has hired an engineering consulting firm to analyze the current conditions and provide recommendations to upgrade the system in addition to providing cost estimates and financing scenarios. The study with recommendations is expected to be completed in April 2008.

The Agency is proposing to use a portion of the 2007B Bond proceeds to finance The Box Springs Water Improvement Project, which could include replacement of main water distribution lines and lateral lines to service meters, upgrading of pumping equipment and storage facilities, and installation of water quality monitoring and filtering equipment. The Agency's contribution to these improvement costs would be

recovered by charging a connection fee to new customers. The project is estimated to cost \$15,000,000. Design of the system upgrades is expected to begin January 2009 and be completed in January 2010. Construction is expected to begin in March 2010 and be completed by March 2012.

Sunnymead Property Acquisition and Redevelopment. The project involves the financing of costs associated with property assembly and the development of underutilized and blighted properties located on or near Sunnymead Boulevard. The Agency expects to work and partner with property owners and developers to acquire and develop property for commercial and residential uses. The Agency's cost to participate in this project is estimated at \$10,000,000.

ALTERNATIVES

1. Approving staff's recommendations will provide a mechanism to fund needed public facilities and improvements and to meet a number of goals identified in the Redevelopment Agency's Redevelopment Plan.
2. Not approving staff's recommendations will result in the delay of the construction of needed public facilities and improvements, as well as postponing the Redevelopment Agency's pursuing of goals identified in its Redevelopment Plan.

FISCAL IMPACT

Tax Allocation Bonds (Series A):

The "par" or total amount of the 2007 Tax Allocation Bond (Series A) issue is not to exceed \$55,000,000 and is currently estimated at \$49,585,000. The proceeds, net of Original Issue Discount of \$912,994, totals \$48,672,006 comprised of the following:

Deposit to Redevelopment Fund for Projects	\$42,525,941
Deposit to Debt Service Reserve Fund	4,122,625
Gross Bond Insurance Premium	1,031,740
Costs of Issuance	<u>991,700</u>
Total	\$48,672,006

The annual debt service on the \$49,585,000 Tax Allocation Bonds (Series A) is estimated to range from approximately \$2.5 million to \$4.2 million, which will be paid with tax increment revenue.

Projected annual investment earnings of the debt service reserve fund, estimated at \$210,000, will reduce annual debt service by the same amount.

Tax Allocation Bonds (2007B):

The "par" or total amount of the 2007 Subordinate Taxable Tax Allocation Bond (2007B) issue is not to exceed \$25,000,000 and is currently estimated at \$22,500,000.

With the subsequent publicly-offered remarketing or refunding of the 2007B bonds, the proceeds, net of Original Issue Discount of \$283,119, totals \$22,783,119 comprised of the following:

Deposit to Redevelopment Fund for Projects	\$20,505,519
Deposit to Debt Service Reserve Fund	1,464,982
Gross Bond Insurance Premium	362,618
Costs of Issuance	<u>450,000</u>
Total	\$22,783,119

Initially, the annual debt service on the \$22,500,000 Tax Allocation Bonds (Series B) is estimated at \$1,130,000 (interest only), which will be paid with investment earnings of the bond proceeds. With the subsequent publicly-offered remarketing or refunding of the 2007B bonds, the annual debt service is estimated at \$1,500,000.

In acquiring the 2007B bonds, the Finance Director/City Treasurer is recommending that the General Fund temporarily reassign \$22.5 million of its fund equity from the "Unreserved Designated" fund balance to "Reserved" fund balance. Specifically, the recommendation is to reassign all or a portion of three (3) unreserved fund balance designations for a combined total of \$22.5 million, to reserved fund designations as follows:

Reassign from:

Designated for Contingencies - \$14,482,720
 Designated for Development Services - \$5,300,000
 Designated for Capital Projects - \$2,717,280

Reassign to:

Reserved for Long-Term Receivables - \$22,500,000

The amount recommended to be reassigned from the Designation for Contingencies and Development Services represents the total unaudited balance of each designation at June 30, 2007. The amount from the Designation for Capital Projects is the balance necessary to achieve the required equity reassignment of \$22.5 million.

The recommended General Fund investment in the 2007B bonds and the accompanying accounting entry will have no effect on the General Fund cash position. Furthermore, the \$22.5 million being re-designated will have no impact

on the General Fund operating budget for the next two or three years, which is the expected duration of the General Fund's investment in the 2007B bonds. With the subsequent publicly-offered remarketing or refunding of the 2007B bonds the \$22.5 million of reserved General Fund equity will revert back to unreserved equity, with the original unreserved designations.

Community Facilities District Tax 87-1 Special Tax Refunding Bonds:

The "par" or total amount of the Community Facilities District 87-1 (Towngate) 2007 Special Tax Refunding Bond issue is not to exceed \$14,000,000 and is currently estimated at \$10,755,000. With the current Debt Service Payment and Debt Service Reserve Funds on hand of \$3,428,020, proceeds total \$14,183,020 to be comprised of the following:

Deposit to Refunding Escrow	\$12,891,225
Deposit to Debt Service Reserve Fund	1,075,500
Costs of Issuance	<u>216,295</u>
Total	\$14,183,020

The annual debt service on the \$10,755,000 Community Facilities District 87-1 (Towngate) 2007 Special Tax Refunding Bonds is estimated at \$1,098,983 which will be paid with tax increment revenue. Payment of the bonds is also secured by Special Taxes payable from the real property located within Community Facilities District 87-1 (Towngate). Based on current market conditions, the net present value savings achieved with the refunding are approximately \$358,000. If bond insurance for the refunding bond issue can be secured, the net present value saving is expected to improve.

Projected annual investment earnings of the debt service reserve fund, estimated at \$53,750, will reduce annual debt service by the same amount.

Improvement Area 1 of Community Facilities District Tax 87-1 Special Tax Refunding Bonds:

The "par" or total amount of the Improvement Area 1 of Community Facilities District 87-1 (Towngate) 2007 Special Tax Refunding Bond issue is not to exceed \$5,000,000 and is currently estimated at \$3,875,000. With the current Debt Service Reserve Funds on hand of \$417,007, proceeds total \$4,292,007 to be comprised of the following:

Deposit to Escrow	\$3,843,179
Deposit to Debt Service Reserve Fund	368,082
Costs of Issuance	<u>80,746</u>
Total	\$4,292,007

The annual debt service on the \$3,875,000 Improvement Area 1 of Community Facilities District 87-1 (Towngate) 2007 Special Tax Refunding Bonds is estimated at \$368,082 which will be paid with Special Taxes from the real property located within Improvement Area 1 of Community Facilities District 87-1 (Towngate). In addition, if certain conditions occur, debt service on the Improvement Area Refunding Bonds may also be payable from tax increment from the Agency's Project Area.

Based on current market conditions, the annual debt service on the Improvement Area Refunding Bonds will be approximately \$44,600 lower than the bonds being refunded – generating net present value savings of approximately \$435,568.

Projected annual investment earnings of the debt service reserve fund, estimated at \$17,483, will reduce annual debt service by the same amount.

The figures listed above describing bond proceeds, deposits to debt service reserve funds, gross bond insurance premiums and cost of issuance are preliminary and subject to market conditions and final commitments from the bond insurer. The scheduled closing date for the tax allocation bonds and the refunding bonds issues is November 21, 2007. Minor fluctuations in interest rates and/or changes to bond insurance premiums could affect the amount of net proceeds and overall cost of the issuances.

Impact to General Fund

The actions proposed by staff will have no or minimal impact to the City's General Fund. The debt service obligations for all four bond Issues will be the responsibility of the Agency or in the case of Improvement Area 1 of Community Facilities District Tax 87-1 Special Tax Refunding Bonds, the affected property owners and the Agency. As part of the actions currently before the City Council, one is approval of a subordination agreement with the Agency. Under the subordination agreement, the claims of the City for payment from the Agency in connection with various obligations of the Agency to the City would have a priority lower than the claims of bondholders of the proposed series a tax allocation bonds, the Towngate refunding bonds, the subordinate taxable tax allocation bonds, and claims, to the extent applicable, in connection with the Towngate refunding bonds. Such subordination is normal and customary in connection with the issuance of debt instruments by redevelopment agencies. While the priority in right to receive payment may be affected, staff has reviewed the proposed borrowings and believes that the Agency will be in a position to make full and timely payment to the City under obligations notwithstanding the issuance of the various community facilities district refunding bonds and the issuance of tax allocation bonds; subordination is a practical requirement in order for such bond issues to proceed.

CITY COUNCIL GOALS

- A. Revenue Diversification and Preservation. Since the funding for the proposed projects is coming from the Redevelopment Agency, the City's General Fund will now have the flexibility to fund other needed projects in the community.
- B. Public Safety. The proposed Fire Station #110 will provide increased protection and shorter response time to project area residents and would support operations throughout the city.
- C. Public Facilities and Capital Projects. All the proposed projects are either providing needed facilities or improving infrastructure in the redevelopment project area.
- D. Positive Environment. The proposed projects will continue to foster a positive environment for the development of Moreno Valley's future.

NOTIFICATION

State law requires that notice be published for the public hearing to consider the action recommended above. A Notice of Public Hearing was published in the Press Enterprise on Oct 9 and 16, 2007, thus meeting the noticing requirements prescribed by State law.

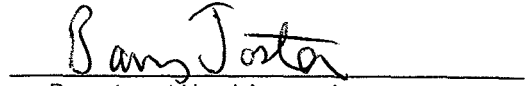
Notice of the proposed tax allocation bond issuances and the refunding of the Community Facilities 87-1 and Improvement Area 1 refunding bonds was delivered to the offices of RIR Associates (The Fritz Duda Company) in accordance with Section 305 of the Cooperation and Reimbursement Agreement dated as of April 13, 1993 (the "1993 Agreement") by and among the Community Redevelopment Agency of the City of Moreno Valley, California (the "Agency"), Community Facilities District No. 87-1 of the City of Moreno Valley, California (the "District") and the City of Moreno Valley, California, acting on behalf of the District (the "City") and Notice by the Agency under the First Amendment to Cooperation and Reimbursement Agreement dated as of June 1, 1994 (the "1994 Agreement") by and among the City, the Agency and the District of the intention of the Agency and the City to issue bonds or similar debt instruments which are secured in part by tax allocation revenues (within the meaning of Health and Safety Code Section 33670(b), also referred to herein as "Tax Increment Revenues") from the Project Area of the Moreno Valley Redevelopment Plan (the "Project Area" and the "Redevelopment Plan", respectively).


ATTACHMENTS/EXHIBITS


- ATTACHMENT 1: Resolution authorizing the issuance of its 2007 Towngate Special Tax Refunding Bonds
- ATTACHMENT 2: Resolution authorizing the issuance of its Improvement Area No. 1 Special Tax Refunding Bonds

- ATTACHMENT 3: Agency Resolution approving and authorizing execution of the Agency Towngate Agreement
- ATTACHMENT 4: Council Resolution approving and authorizing execution of the Agency Towngate Agreement
- ATTACHMENT 5: Agency Resolution approving and authorizing execution of the Agency Improvement Area Agreement
- ATTACHMENT 6: Council Resolution approving and authorizing execution of the Agency Improvement Area Agreement
- ATTACHMENT 7: Agency Resolution finding benefit to the Project Area and making certain additional findings with respect to certain public improvements
- ATTACHMENT 8: Council Resolution finding benefit to the Project Area and making certain additional findings with respect to certain public improvements
- ATTACHMENT 9: Resolution authorizing the issuance and sale of Tax Allocation Bonds for the Moreno Valley Redevelopment Project
- ATTACHMENT 10: Resolution approving the issuance by the Community Redevelopment Agency of the City of Moreno Valley of Bonds
- ATTACHMENT 11: Resolution authorizing the purchase and sale of Tax Allocation Bonds for the Moreno Valley Redevelopment Project
- ATTACHMENT 12: Resolution to authorize the issuance of its Moreno Valley Redevelopment Project, Subordinate 2007 Taxable Tax Allocation Bonds
- ATTACHMENT 13: Resolution approving the issuance by the Community Redevelopment Agency of the City of Moreno Valley of its Moreno Valley Redevelopment Project, Subordinate 2007 Taxable Tax Allocation Bonds


Prepared By:
Mitch Slagerman,
Redevelopment Manager


Department Head Approval:
Barry Foster,
Economic Development Director


Concurred By:
Chris A. Vogt, P.E.
Public Works Director/City Engineer


Concurred by:
Sue Maxinoski,
Special Districts Manager

Council Action	
Approved as requested:	Referred to:
Approved as amended:	For:
Denied:	Continued until:
Other:	Hearing set for:

W:\NeighborPres\RDATABS 2007\SR.TABS&TownGateCFDS.102307.V5.doc

From: Barry Foster
Sent: Saturday, February 16, 2013 9:35 AM
To: Tom Owings; Marcelo Co; Victoria Baca; Victoria Baca; Jesse Molina; Richard Stewart; Henry T. Garcia; Michelle Dawson; Ahmad Ansari; John Terell; Mark Sambito; Anne Schneider; Dante G. Hall; Michele Patterson; Tim Carroll; Mark Gross
Cc: Karyn Kiefer; Cindy Miller; Cathy Parada
Subject: Skechers-LEED Gold

Wanted to invite you to an event on Friday February 22 that will announce that the Skechers USA-Highland Fairview Corporate Park project has been certified as a LEED Gold development project. We all knew that this would happen (despite what the PE and others said). Please join Mr. Iddo Benzeevi and the Highland Fairview team in the event signaling the largest LEED certified building. The event will be 9 am on Friday February 22 in front of the Skechers USA office entrance area. Please RSVP to me whether you plan to attend.

Hope to see you there.

Barry Foster

From: Cindy Miller
Sent: Tuesday, February 19, 2013 11:13 AM
To: Jesse Molina; Marcelo Co; 'marcelocoforcitycouncil@gmail.com';
'molinavision@verizon.net'; Richard Stewart; 'richstew27@gmail.com'; Tom Owings;
'towings123@gmail.com'; Victoria Baca; 'Victoriabaca2000'
Cc: Jane Halstead; Juliene Clay; Ewa Lopez; Kathy Gross
Subject: RE: Skechers-LEED Gold

Please advise if you are interested in attending

Skechers-LEED Gold Development Project Announcement
9 a.m., Friday, February 22

Thanks,

Cindy

-----Original Message-----

From: Barry Foster
Sent: Saturday, February 16, 2013 9:35 AM
To: Tom Owings; Marcelo Co; Victoria Baca; Victoria Baca; Jesse Molina; Richard Stewart;
Henry T. Garcia; Michelle Dawson; Ahmad Ansari; John Terell; Mark Sambito; Anne Schneider;
Dante G. Hall; Michele Patterson; Tim Carroll; Mark Gross
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Hope to see you there.

Barry Foster

From: Victoria Baca
Sent: Wednesday, April 03, 2013 11:38 PM
To: Barry Foster
Cc: Tom Owings; Jesse Molina
Subject: Fwd: For Berry Foster and all council members.

Mr. Foster, I'm assuming you're going to decipher through this cut and paste "question"?

Victoria Baca, M.Ed.
Councilwoman, District 5

*City Council Office
City of Moreno Valley
14177 Frederick St.
P.O. Box 88005
Moreno Valley, CA 92552-0805*

Begin forwarded message:

From: Cindy Miller <cindym@moval.org>
Date: April 3, 2013, 12:49:25 PM PDT
To: Barry Foster <barryf@moval.org>
Cc: Michelle Dawson <michelled@moval.org>, Jane Halstead <janeh@moval.org>, Juliene Clay <julienec@moval.org>, Ewa Lopez <ewal@moval.org>, Jesse Molina <jessem@moval.org>, Marcelo Co <marceloc@moval.org>, "marcelocoforcitycouncil@gmail.com" <'marcelocoforcitycouncil@gmail.com'>, "molnavision@verizon.net" <molnavision@verizon.net>, Richard Stewart <richards@moval.org>, "richstew27@gmail.com" <richstew27@gmail.com>, Tom Owings <tomo@moval.org>, "towings123@gmail.com" <towings123@gmail.com>, Victoria Baca <victoriab@moval.org>, Victoriabaca2000 <victoriabaca2000@gmail.com>
Subject: FW: For Berry Foster and all council members.

From: Alicia Espinoza [<mailto:azmedtrans@me.com>]
Sent: Wednesday, April 03, 2013 10:19 AM
To: Cindy Miller
Cc: Alicia Espinoza
Subject: RE: For Berry Foster and all council members.

Mr. Foster:

I have the following questions for you. Regarding the Business Incubator Program draft plan that should be completed by June 2013, per your statement at the city council on March 26, 2013. Will you be considering the following... On average, incubator clients spend 33 months in a program.^[6] Many incubation programs set graduation requirements by development benchmarks, such as company revenues or staffing levels, rather than time in the program.

[edit]

Most common incubator services:^[4]

- Help with business basics
- Networking activities
- Marketing assistance
- High-speed Internet access
- Help with accounting/financial management
- Access to bank loans, loan funds and guarantee programs
- Help with presentation skills
- Links to higher education resources
- Links to strategic partners
- Access to angel investors or venture capital
- Comprehensive business training programs
- Advisory boards and mentors
- Management team identification
- Help with business etiquette
- Technology commercialization assistance
- Help with regulatory compliance
- Intellectual property management

Unlike many business assistance programs, business incubators do not serve any and all companies. Entrepreneurs who wish to enter a business incubation program must apply for admission. Acceptance criteria vary from program to program, but in general only those with feasible business ideas and a workable business plan are admitted. It is this factor that makes it difficult to compare the success rates of incubated companies against general business survival statistics.^[5]

Although most incubators offer their clients office space and shared administrative services, the heart of a true business incubation program is the services it provides to startup companies.

More than half of incubation programs surveyed by the National Business Incubation Association in 2006 reported that they also served affiliate or virtual clients.^[6] These companies do not reside in the incubator facility. Affiliate clients may be home-based businesses or early-stage companies that have their own premises but can benefit from incubator services. Virtual clients may be too remote from an incubation facility to participate on site, and so receive counseling and other assistance electronically.

Thank you,

The amount of time a company spends in an incubation program can vary widely depending on a number of factors, including the type of business and the entrepreneur's level of business

expertise. Life science and other firms with long research and development cycles require more time in an incubation program than manufacturing or service companies that can immediately produce and bring a product or service to market.

Alicia Espinoza

A-Z Medical Transportation.

[REDACTED]

Jane Halstead

To: Council
Cc: Michelle Dawson; Tom DeSantis; Suzanne Bryant
Subject: Subpoenas served to the Custodian of Records

Mayor Owings & Members of the Council:

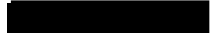
Investigators for the FBI delivered to the City Clerk the following subpoenas for records:

1. All documents relating to the following development projects in Moreno Valley: Any development by Ridge Property; Project Numbers P08-133; PA08-0098; PA08-0097; and PA09-0022.
2. All documents relating to the following development projects in Moreno Valley: All Moreno Valley Properties and Highland Fairview Projects, including Skechers; and City of Moreno Valley project numbers PA07-0090; PA-07-0088; PA-07-0090; and PA-07-0091
3. All documents relating to the following development projects in Moreno Valley: The Aquabella project, including project numbers P11-029, PA-04-0005, PA-04-0070 and PA-04-0082
4. All documents relating to Victoria Baca
5. All documents relating to the hiring, employment, and termination of Paul J. Early
6. All documents relating to Iddo Benzeevi
7. All documents relating to Tom Owings
8. All documents relating to Dr. Yxstain Gutierrez
9. All documents relating to development construction projects currently awaiting approval by the Moreno Valley City Council
10. All documents relating to pending or completed infrastructure projects in City Council District 3 of the City of Moreno Valley
11. All documents relating to the hiring, employment, and termination of Henry Garcia as City Manager
12. All documents relating to the hiring, employment, and termination of Barry Foster as Moreno Valley's Director of Economic Development
13. All documents relating to development construction projects approved by the Moreno Valley City Council
14. All documents relating to pending development construction projects currently pending approval of the Moreno Valley Planning Commission
15. All documents relating to the following development projects in Moreno Valley: Projects associated with the World Logistic Centers, including the Moreno Valley project numbers PA-12-0010, PA-12-0011, PA-12-0012, PA12-0013, PA-12-0014, PA-12-0015
16. All documents relating to development construction projects approved by the Moreno Valley Planning Commission
17. All documents relating to the following development projects in Moreno Valley: Projects associated with the company Prologis, including Moreno Valley project numbers P07-0081, PA-0081, PA-0084, PA-0142, PA-0158 and PA-0162
18. All documents relating to the following development projects in Moreno Valley: The Economic Development Action Plan approved by the City Council on April 26, 2011
19. All documents relating to Victoria Baca
20. All documents relating to Jesse Molina
21. All documents relating to Michael Geller
22. All documents relating to Richard Stewart
23. All documents relating to Marcelo Co
24. All documents relating to Jerry Stephens
25. All documents relating to the hiring, employment, and termination of Anne Schneider
26. All documents relating to Highland Fairview Corporation

Let me know if you have any questions.

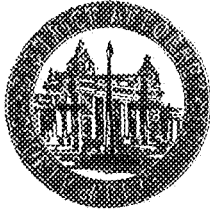
Thank you.

Jane Halstead, CMC
City Clerk
City of Moreno Valley
14177 Frederick Street
Moreno Valley, CA 92552


F:(951)413-3009

W: www.moreno-valley.ca.us

janeh@moval.org



PAUL E. ZELLERBACH
DISTRICT ATTORNEY

RIVERSIDE COUNTY
DISTRICT ATTORNEY

3960 ORANGE STREET
RIVERSIDE, CALIFORNIA 92501-3643
951-955-5520

October 22, 2013

Ms. Jane Halstead
Moreno Valley City Clerk
14177 Frederick St.
Moreno Valley, CA 92552

Subject: **Preservation of Evidence Demand**

Dear Ms. Halstead:

The Riverside County District Attorney's Office has learned that the Moreno Valley City Council will consider adopting Resolution No. 2013-82, a "Resolution Adopting Updated Records Retention Schedules and Authorizing Destruction of Certain City Records" at its regular meeting on October 22, 2013.

The District Attorney's Office has reason to believe that litigation may result from matters currently under investigation with regard to the City of Moreno Valley and that relevant evidence potentially may be destroyed if Resolution No. 2013-82 is passed and implemented. This information may be in the City of Moreno Valley's possession or control and the City has a duty to preserve that information.

Therefore, the District Attorney's Office demands that the City of Moreno Valley immediately take action to protect and preserve until further notice any of that information that is in its possession or under its control until further notice.

Specifically, the District Attorney's Office demands that the City of Moreno Valley immediately suspend deletion, overwriting and/or any other destruction of records and electronic stored information (hereinafter "ESI") connected, either directly or indirectly, to the following:

- All records and ESI associated with or concerning Highland Fairview, Iddo Benzeevi, Jerry Stephens, Tom Owings, Marcelo Co, Jesse Molina, Victoria Baca, Richard Stewart, Yxstian Gutierrez and Michael Geller.
- All records and ESI associated with or concerning all City of Moreno Valley elected and appointed public officials and Department Heads.

MV00260381

- All records and ESI associated with or concerning pending or approved development construction projects, infrastructure and/or new infrastructure projects located in the City of Moreno Valley.
- All records and ESI associated with or concerning communications to and from City of Moreno Valley employees, elected and/or appointed public officials regarding the hiring, employment and discharge of former City Manager Henry Garcia.
- All records and ESI associated with or concerning the following development projects: Skechers, World Logistic Center, Prologis, Aquabella Development, Ridge Property Development and Nason Street infrastructure improvements.

The District Attorney's Office is specifically demanding that you preserve all documents, tangible things and ESI potentially associated with or concerning the matters identified above for the time frame of January 1, 2008 to present.

ESI, as used in this demand, should be afforded the broadest possible definition and includes (by way of example and not as an exclusive list) any and all information electronically, magnetically or optically stored as:

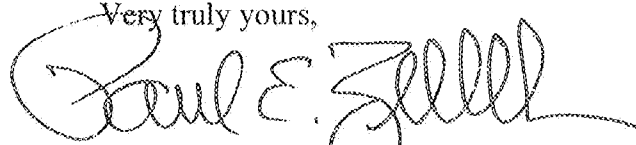
- Digital communications (e.g., e-mail, voice mail, instant messaging);
- Word processed documents (e.g., Word or WordPerfect documents and drafts);
- Spreadsheets and tables (e.g., Excel or Lotus 123 worksheets);
- Accounting Application Data (e.g., QuickBooks, Money, Peachtree data files);
- Image and Facsimile Files (e.g., .PDF, .TIFF, .JPG, .GIF images);
- Sound Recordings (e.g., .WAV and .MP3 files);
- Video and Animation (e.g., .AVI and .MOV files);
- Databases (e.g., Access, Oracle, SQL Server data, SAP);
- Contact and Relationship Management Data (e.g., Outlook, ACT!);
- Calendar and Diary Application Data (e.g., Outlook PST, Yahoo, blog tools);
- Online Access Data (e.g., Temporary Internet Files, History, Cookies);
- Presentations (e.g., PowerPoint, Corel Presentations)
- Network Access and Server Activity Logs;
- Project Management Application Data;
- Computer Aided Design/Drawing Files; and,
- Back Up and Archival Files (e.g., Zip, .GHO)

All ESI must be preserved so that it can be retrieved at a later time. The information must be preserved in its original electronic form so that all information contained within it,

whether visible or not, is also available for inspection. It is not sufficient to make a hard copy of electronic communication.

Thank you for your anticipated cooperation.

Very truly yours,



PAUL E. ZELLERBACH
Riverside County District Attorney

Cc: Michelle Dawson
Moreno Valley City Manager
14177 Frederick St.
Moreno Valley, CA 92552

Suzanne Bryant
Moreno Valley City Attorney
14177 Frederick St.
Moreno Valley, CA 92552

✓ Tom Owings
Mayor, Moreno Valley City Council
14177 Frederick St.
Moreno Valley, CA 92552

Jesse Molina
Mayor Pro Tem, Moreno Valley City Council
14177 Frederick St.
Moreno Valley, CA 92552

Victoria Baca
Moreno Valley City Council
14177 Frederick St.
Moreno Valley, CA 92552

Richard Stewart
Moreno Valley City Council
14177 Frederick St.
Moreno Valley, CA 92552

Yxstain Gutierrez
Moreno Valley City Council
14177 Frederick St.
Moreno Valley, CA 92552

From: Michelle Dawson
Sent: Tuesday, October 22, 2013 4:58 PM
To: Everyone
Subject: Update on investigation, subpoenas, etc.

City staff: I want to continue updating you on what little I do know about the investigation that began last May with the search warrants served at the residences of our Council Members (the ones in office at that time) and others. Subpoenas were delivered to the Clerk's Office today for documents related to the items listed below (most of which, the Clerk indicates, have already been provided to them). In addition, I was served with a subpoena to appear before a grand jury next Wednesday, as was Tom DeSantis. Our testimony is being requested just as witnesses.

Also, some in the media have tried to make an issue of an item on tonight's Council agenda; it is a routine update by the City Clerk of the City's record retention policy. This is done every few years to keep current with technological advancements and to comply with State law. Other cities do this as a routine update as well. Prior year updates were approved by the Council in 2003 and again in 2007. An outside consultant has been working on this update for over one year, obviously well before any investigation began. Tonight's item is on the consent calendar, as was the previous update. The City Clerk will be pulling this item from the agenda and preparing a comprehensive report to present to the City Council at a later date when the consultant can attend and provide information regarding this routine update. I don't know if the record retention update prompted today's influx of subpoenas, but as always the Clerk's Office and City staff will comply fully in providing copies of these items.

I apologize for any distraction and thank you for your continued hard work serving the City of Moreno Valley.
--Michelle

Items subpoenaed today included the following:

1. All documents relating to the following development projects in Moreno Valley: Any development by Ridge Property; Project Numbers P08-133; PA08-0098; PA10-0017, PA08-0097; and PA09-0022.
2. All documents relating to the following development projects in Moreno Valley: All Moreno Valley Properties and Highland Fairview Projects, including Skechers; and City of Moreno Valley project numbers PA07-0090; PA-07-0088; PA-07-0090; and PA-07-0091
3. All documents relating to the following development projects in Moreno Valley: The Aquabella project, including project numbers P11-029, PA-04-0005, PA04-0069, PA-04-0070 and PA-04-0082
4. All documents relating to Victoria Baca
5. All documents relating to the hiring, employment, and termination of Paul J. Early
6. All documents relating to Iddo Benzeevi
7. All documents relating to Tom Owings
8. All documents relating to Dr. Yxstain Gutierrez
9. All documents relating to development construction projects currently awaiting approval by the Moreno Valley City Council
10. All documents relating to pending or completed infrastructure projects in City Council District 3 of the City of Moreno Valley
11. All documents relating to the hiring, employment, and termination of Henry Garcia as City Manager
12. All documents relating to the hiring, employment, and termination of Barry Foster as Moreno Valley's Director of Economic Development

13. All documents relating to development construction projects approved by the Moreno Valley City Council
14. All documents relating to pending development construction projects currently pending approval of the Moreno Valley Planning Commission
15. All documents relating to the following development projects in Moreno Valley: Projects associated with the World Logistic Centers, including the Moreno Valley project numbers PA-12-0010, PA-12-0011, PA-12-0012, PA12-0013, PA-12-0014, PA-12-0015
16. All documents relating to development construction projects approved by the Moreno Valley Planning Commission
17. All documents relating to the following development projects in Moreno Valley: Projects associated with the company Prologis, including Moreno Valley project numbers P07-0081, PA-0081, PA-0084, PA-0142, PA-0158 and PA-0162
18. All documents relating to the following development projects in Moreno Valley: The Economic Development Action Plan approved by the City Council on April 26, 2011
19. All documents relating to Victoria Baca
20. All documents relating to Jesse Molina
21. All documents relating to Michael Geller
22. All documents relating to Richard Stewart
23. All documents relating to Marcelo Co
24. All documents relating to Jerry Stephens
25. All documents relating to the hiring, employment, and termination of Anne Schneider
26. All documents relating to Highland Fairview Corporation