COUNTY OF RIVERSIDE
AIRPORT LAND USE COMMISSION

STAFF REPORT

AGENDA ITEM:	3.1
HEARING DATE:	May 26, 2021 (Special Hearing Meeting)
CASE NUMBER:	ZAP1465MA21 – City of Moreno Valley (Representative: Chris Ormsby, Senior Planner)
APPROVING JURISDICTION:	City of Moreno Valley
JURISDICTION CASE NO:	General Plan 2040 PEN19-0240 (General Plan Comprehensive Update), PEN21-0030 (Zoning Ordinance Amendment)
LAND USE PLAN:	2014 March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan
Airport Influence Area:	March Air Reserve Base
Land Use Policy:	All Airport Compatibility Zones (A, B1-APZ-I, B1-APZ-II, B2, C1, C2, D, and E)
Noise Levels:	From below 60 CNEL to 75 CNEL from aircraft

MAJOR ISSUES: Although the City's General Plan land use designations are clearly consistent with the outer airport zones (Zones D and E) where residential density and non-residential intensity are not restricted (there is no Zone C2 within the City's boundaries), the proposed land use designations within the inner airport zones (A, B1-APZ-I, B1-APZ-II, B2, and C1) have the potential to be inconsistent with the 2014 March Air Reserve Base Inland Port/Airport Land Use Compatibility Plan (March ALUCP). In order to address this potential conflict, the City is proposing to amend its zoning ordinance, updating its permitted use tables to include a footnote stipulating certain zones shall also be consistent with the underlying Airport Compatibility Zone. In addition, the proposed zoning ordinance amendment will also have language stipulating parcels within the Accident Potential Zones (APZs) shall also be consistent with the Air Force Instruction 32-7063, which addresses Air Force policies on land use compatibility in accordance with the Department of Defense Instruction (DoDI) No. 4165.57. More specifically, future development in the APZs shall be consistent with the DoDI land use table, as well as its intensity criteria, which limits intensity to a maximum of 25 people in any given acre in APZ-I and to a maximum of 50 people in any given acre in APZ-II.

The proposed General Plan Circulation Element identifies Heacock Street as an 'Arterial' Road with a proposed bicycle trail with an alignment that bisects airport Compatibility Zone A (Clear Zone) immediately off the southerly end of Runway 14-32. There is a concern that

these potential vehicle, truck, and bicycle trips on Heacock Road within the Clear Zone exposes those occupants to a high risk area where over 27% of aircraft accidents occur. Within the Clear Zones, placement of structures, buildings, and aboveground utilities are prohibited as identified in the 2005 Air Installation Compatible Use Zone (AICUZ) study, which was used in the formation of the 2014 March ALUCP. The 2018 AICUZ study, which has not yet been adopted by the ALUC, states that "Roads within the graded portion of the Clear Zone are prohibited. All roads within the Clear Zone are discouraged, but if required, they should not be wider than two lands and the rights-of-way should be fenced (frangible) and not include sidewalks or bicycle trails". The March Air Reserve Base has historically been in strong opposition with the existing Heacock Street running through the Clear Zone, as well as with any future improvements to the road that would exceed the 2018 AICUZ and DoDI No.4165.57 criteria.

In light of this significant concern, the City has agreed to add a new policy to the Circulation Element: C.2-13 "The City will coordinate with MARB and ALUC staff to ensure that Heacock Street within the Clear Zone is consistent with future land use plans adopted by the March Air Reserve Base and/or the Airport Land Use Commission." With the inclusion of this policy, the proposed General Plan addresses the potential conflict of Heacock Street within the Clear Zone by requiring Heacock Street to be consistent with future land use compatibility plans from the March Air Reserve Base and ALUC.

RECOMMENDATIONS: Provided that the Circulation Element Policy C.2-13 is added to the General Plan document, staff recommends that the proposed City of Moreno Valley General Plan 2040/General Plan Comprehensive Update and related Zoning Ordinance Amendment be found CONSISTENT with the 2014 March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan.

PROJECT DESCRIPTION: The City of Moreno Valley proposes to adopt an updated General Plan ("General Plan 2040"), including the following elements: Land Use and Community Character, Economic Development, Circulation, Parks and Public Services, Safety, Noise, Environmental Justice, Healthy Community, Open Space and Resource Conservation, and Housing, to serve as the statement of the community's vision for the City's long-term development, and so as to bring the Plan into consistency with the 2014 March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan (March ALUCP). The City also proposes to amend its Development Code text to require new uses and development to be consistent with the General Plan update, and to comply with the 2014 March ALUCP, including adding Section 9.07.060 relating to Airport Land Use Compatibility Plan.

PROJECT LOCATION: All land subject to the land use jurisdiction of the City of Moreno Valley within the Airport Influence Area of March Air Reserve Base/Inland Port Airport, as delineated in the March ALUCP.

STATE HANDBOOK RECOMMENDATIONS: The 2011 California Airport Land Use Planning Handbook includes a Table 5A, General Plan Consistency Checklist, which is "intended to assist local agencies with modifications necessary to make their local plans and other local policies

consistent with the ALUCP." While the checklist "is not intended as a state requirement," failure to incorporate most of the items referenced would be a cause for concern.

One of the requirements is that there be no direct conflicts "between proposed new land uses indicated on a general plan land use map and the ALUC land use compatibility criteria." (See Land Use Designations and Compatibility Zones analysis below).

A second requirement is that criteria indicating the maximum noise exposure for which residential development is normally acceptable "must be made consistent with the equivalent ALUCP criteria." However, it also states that "a general plan may establish a different limit with respect to aviation-related noise than for noise from other sources," noting that "this may be appropriate in that aviation-related noise is sometimes judged to be more objectionable than other types of equally loud noises."

The proposed amendments to the Noise Element includes a specific policy (N.1-3) specifying that all projects within the compatibility zones are subject to the standards of the March ALUCP in order to protect against adverse effects of noise exposure from aircraft. Also, the General Plan does not propose any residential land use designations within airport Compatibility Zones A, B1-APZ-I, B1-APZ-II, and B2. There is a significant number of parcels designated Residential 3 located within a narrow swath of airport Compatibility Zone C1 between Alessandro Boulevard and Eucalyptus Avenue. These parcels are also subject to average noise levels from aircraft in the 60-65 CNEL contour range identified in the March ALUCP. March ALUCP Policy 2.3.(a) states that "the CNEL considered normally acceptable for new residential land uses in the vicinity of March ARB/IPA is 65 dB". Therefore, the proposed residential designation in these areas would be consistent with the noise contours of March Air Reserve Base/Inland Port Airport. (Also, new homes built in this area would be required to have a maximum CNEL 40 dB from aircraft-related interior noise levels).

The remaining recommended requirements may be included in either a General Plan or an implementing document such as a Zoning Code. Such document should incorporate ALUCP standards including, but not limited to (as applicable): intensity limits on nonresidential uses; identification of prohibited uses; open land requirements; infill development; height limitations; hazards to flight; buyer awareness measures; and nonconforming uses and reconstruction.

The City's proposed amendments to the Zoning Code include Section 9.07.060 relating to Airport Land Use Compatibility Plan. Airport Land Use Compatibility directly references Table MA-2 standards of the March ALUCP. The section also includes references to the Department of Defense Instruction No. 4165.57 and Air Force Instruction 32-7063 as they would affect discretionary actions proposed within the Accident Potential Zones. The City also proposes amending Permitted Land Use Tables 9.020.020-1 and 9.02.020-2 to ensure that land uses are consistent with the March ALUCP requirements (see Airport Land Use Compatibility References in Zoning Ordinance Amendment Text below for further analysis).

In addition to incorporation of ALUCP compatibility criteria, Table 5A states that "local agency implementing documents must specify the manner in which development proposals will be reviewed for consistency with the compatibility criteria." This would include: identification of the types of actions that would be required to be submitted for ALUC review; identification of the types of

actions potentially subject to ALUC review; procedures that the City would use to evaluate the consistency of other projects with ALUCP compatibility criteria; variance procedures; and enforcement. A copy of Table 5A is included herewith.

The City's proposed amendments to the Zoning Code addresses airport land use compatibility. Specifically, Section 9.07.060 relating to Airport Land Use Compatibility Plan, identifies the types of actions that would be required to be submitted for ALUC review. It also identifies the types of actions potentially subject to ALUC review via reference to Section 1.5 of the Countywide Policies of the 2004 Riverside County Airport Land Use Compatibility Plan.

Lastly, Section 9.07.060 states that the City will review projects not subject to ALUC review for consistency with the applicable ALUCP. Variances involving issues of noise, safety, airspace protection, or overflight compatibility for lands within the AIA would require consultation with ALUC.

AIRPORT LAND USE COMPATIBILITY REFERENCES IN GENERAL PLAN TEXT:

Land Use Element: The proposed Land Use Element includes a policy that discusses the March Air Reserve Base and the March ALUCP.

- Policy LCC.1-11. "Require new development be compatible with the standards for land uses, density and intensity specified in the March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan".

It is the objective of the City of Moreno Valley to avoid land use and transportation decisions that would adversely impact the long-term viability of March Air Reserve Base/Inland Port Airport. Toward that end, the City has pledged to work cooperatively with ALUC through the goals and policies of the proposed General Plan, protecting the Airport Influence Area, limiting the encroachment of uses that potentially pose a threat to continued airport operations, and limiting intensification of residential and commercial facilities in impacted areas.

Safety Element: The proposed Safety Element includes a section discussing 'Airport and Aviation Safety' of the March Air Reserve Base/Inland Port Airport. The Element also discusses airport hazards, a description and map of the March Land Use Compatibility Zones, and the following goals, policies and actions.

- Goal S-4. "Minimize airport safety hazards and promote compatibility within airport operations".

- Policy S.4.1. "Limit hazards from flight operations in Moreno Valley through consistency with the March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan".

- Policy S.4-2. "Review all projects within the March Air Reserve Base/Inland Port Airport Influence Area for conformance with the compatibility criteria outlined in the March ALUC Plan".

- Policy S.4-3. "Minimize the potential for development adjacent to the March Air Reserve Base/Inland Port Airport to adversely affect airport operations such as by reducing the potential for bird strikes, electromagnetic interference, and glare" (as proposed in the City's errata change list).

- Policy S.4-4. "Coordinate with the March Air Reserve, the March Joint Powers Authority, and the March Inland Port Airport Authority to ensure that roadways are designed to safely accommodate airport vehicles and that airport-related traffic is routed to minimize hazards to or conflicts with Moreno Valley residents and businesses".

- Policy S.4-5. "Use education and practical ways of reducing exposure to electromagnetic fields near transmission lines and other sources".

- Action S.4-A. "Update applicable site development standards in the Development Code to incorporate measures for landscape design and maintenance on properties immediately adjacent to the MARB so as to reduce the potential for bird strikes. Standards should address planting palette, water features and maintenance practices.

Noise Element: The proposed Noise Element includes a section discussing Airport Noise, a March Air Reserve Base Noise Contour map from the March ALUCP, and the following goal, policies and actions.

- Goal N-1. "Design for a pleasant healthy sound environment conducive to living and working".

- Policy N.1-1. "Protect occupants from existing and new buildings from exposure to excessive noise, particularly adjacent to freeways, major roadways, the railroad, and within areas of aircraft overflight".

- Policy N.1-3. "Apply the community noise compatibility standards to all new development and major redevelopment projects outside the noise and safety compatibility zones established in the March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan in order to protect against the adverse effects of noise exposure. Projects within the noise and safety compatibility zones are subject to the standards contained in the ALUC plan".

- Policy N.1-7 "Developers shall reduce the noise impacts on new development through appropriate means (e.g. double-paned or soundproof windows, setbacks, berming, and screening). Noise attenuation methods should avoid the use of visible sound walls where possible".

- Action N.1-A "Continue to review proposed projects for conformance with the March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan, including consideration of the Compatibility Zone Factors shown in Table MA-1 and the Basic Compatibility Criteria

shown in Table MA-2, as may be amended".

- Action N.1-B "Require dedication of an aviation easement as a condition of development approval for projects within the noise and safety compatibility zones identified by the March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan, as may be amended. The intention of this action is to alert interested individuals, including property buyers and developers, to the proximity of aircraft operations and related noise and safety compatibility protections".

- Goal N-2. "Ensure that noise does not have a substantial, adverse effect on the quality of life in the community".

- Policy N.2-4. "Collaborate with the March Joint Powers Authority, March Inland Port Airport Authority, Riverside County Airport Land Use Commission, and other responsible agencies to formulate and apply strategies to address noise and safety compatibility protection from airport operations".

- Policy N.2-5. "Encourage residential development heavily impacted by aircraft-related noise to transition to uses that are more compatible".

Housing Element: The proposed Housing Element includes the following policy that discusses the potential result of glare from residential rooftop solar panels impacting aircraft at the March Air Reserve Base/Inland Port Airport.

- Policy 6-3. "Encourage the use of the building placement, design, and construction techniques that promote energy conservation, including green building practices, the use of recycled materials, and the use of recycling of construction and demolition debris. Solar panels will be required to be consistent with the ALUC Plan" (as proposed in the City's errata change list).

Circulation Element: The proposed Circulation Element includes a policy identifying the risk factors of Heacock Street bisecting Compatibility Zone A (Clear Zone) (see Land Use Designations and Compatibility Zones below for more analysis).

- Policy C.2-13. "The City will coordinate with the March Air Reserve Base and ALUC staff to ensure that Heacock Street within the Clear Zone is consistent with future land use plans adopted by the March Air Reserve Base and/or the Airport Land Use Commission" (as proposed in the City's errata change list).

AIRPORT LAND USE COMPATIBILITY REFERENCES IN ZONING ORDINANCE AMENDMENT TEXT:

As part of the proposed General Plan Update, the City is also amending their zoning ordinance which contains language identifying and implementing the goals, standards, and policies of the March ALUCP. The City intends on using the proposed zoning ordinance amendments as a

supplement tool in finding the proposed General Plan Update consistent.

The ordinance amendment includes modification to Permitted Land Use Table 9.02.020-1 which identifies all zones within the City except Mixed Use zones and Mixed Use Overlay zones, which are shown in Permitted Land Use Table 9.02.020-2. These tables are extremely important as they are the implementing tool of the goals and policies of the General Plan document.

More specifically, these permitted land use tables directly reference (via footnote #18) conformity to the March ALUCP requirements for parcels located within the following City Zones: Busines Flex (BF), Residential 3 (R3), Neighborhood Commercial (NC), Community Commercial (CC), Industrial (I), Business Park (BP), Business Park-Mixed Use (18), which are also located within Airport Compatibility Zones A, B1-APZ-I, B1-APZ-II, B2, and C1. (As a note, the City's boundary do not contain any Airport Compatibility Zone C2. Also, Compatibility Zones D and E do not have restrictions to residential density or non-residential intensity and therefore would be consistent with all of the proposed land use designations. Therefore, no further analysis is warranted for these zones).

The City also proposes within their zoning ordinance amendment a new Section 9.07.060 Airport Land Use Compatibility Plan. The purpose of this section is to establish and implement the requirements of the March ALUCP that affects land uses within the City of Moreno Valley and to encourage future development that is compatible with the continued operation of the March Air Reserve Base. Specifically, Section 9.07.060.B states "The provisions of the ALUCP shall apply in addition to the provisions of the underlying district. If there are inconsistencies between the underlying zones and the ALUCP, the ALUCP shall take precedence". This language provides an additional layer of conformance with the March ALUCP.

In addition, the proposed zoning ordinance amendment includes requirements regarding development within the Accident Potential Zones (APZ's) be consistent with the Air Force Instruction 32-7063, which addresses Air Force policies on Land Use Compatibility in accordance with Department of Defense Instruction (DoDI) No. 4165.57. More specifically, future development within the APZs shall be consistent with the DoDI acceptable/not acceptable land use tables, as well as its intensity criteria, which limits intensity to a maximum of 25 people in any given acre in APZ-I and to a maximum of 50 people in any given acre in APZ-II.

LAND USE DESIGNATIONS AND COMPATIBILITY ZONES:

Compatibility Zone A: Within the proposed General Plan Land Use Element, only Open Space land use designation is proposed within Compatibility Zone A (Clear Zone), which allows outdoor recreation, the preservation of natural resources, the grazing of livestock, and the production of crops. Some of these uses could be inconsistent with the Compatibility Zone A prohibited use list. To address this issue, the City has provided within their zoning ordinance amendment Footnote #18 for Permitted Land Use Table 9.020-1: "See Section 9.07.060 Airport Land Use Compatibility Plan for Airport Land Use Compatibility requirements for actions proposed on property located within an Airport Compatibility Zone. When located within an Airport Land Use Compatibility Zone, greater land use restrictions for airport compatibility may apply per the applicable ALUCP". This footnote

requires that any proposed use within the Open Space zone would also have to be consistent with the March ALUCP.

Within the proposed General Plan is the Circulation Element, which is responsible for the movement of goods and people around the city. More specifically, the Circulation Element identifies Heacock Street as an 'Arterial' Road with a proposed bicycle trail with an alignment that bisects airport Compatibility Zone A (Clear Zone) immediately off the southerly end of Runway 14-32. There is a concern that these potential vehicle, truck, and bicycle trips on Heacock Road within the Clear Zone exposes those occupants to a high risk area where over 27% of aircraft accidents occur.

The 2005 Air Installation Compatible Use Zone (AICUZ) study, which was used in the formation of the 2014 March ALUCP, states in Footnote #3 of their permitted use table that "placement of structures, buildings, or aboveground utility lines in the CZ [Clear Zone] is subject to severe restriction. In a majority of the CZs, these items are prohibited".

The 2018 AICUZ study, which has not yet been adopted by the ALUC, states in Footnote #5 of the same permitted use table that "Roads within the graded portion of the Clear Zone are prohibited. All roads within the Clear Zone are discouraged, but if required, they should not be wider than two lands and the rights-of-way should be fenced (frangible) and not include sidewalks or bicycle trails". Work on the March Compatible Use Study, which is currently underway, will help guide the pending update to the 2014 March ALUCP, so that it is consistent with the 2018 AICUZ and DoDI No. 4165.57.

Lastly, the March Air Reserve Base has historically been in strong opposition with the existing Heacock Street running through the Clear Zone, as well as with any future improvements to the road that would exceed the 2018 AICUZ and DoDI No.4165.57 criteria.

In light of this significant concern, the City has agreed to add a new policy to the Circulation Element.

- C.2-13 "The City will coordinate with MARB and ALUC staff to ensure that Heacock Street within the Clear Zone is consistent with future land use plans adopted by the March Air Reserve Base and/or the Airport Land Use Commission."

With the inclusion of this policy, the proposed General Plan addresses the potential conflict between Heacock Street within the Clear Zone by requiring Heacock Street to be consistent with future land use compatibility plans from the March Air Reserve Base and ALUC.

Compatibility Zones B1-APZ-I, B1-APZ-II, and B2: All land within Compatibility Zones B1-APZ-I, B1-APZ-II, and B2 are designated: Business Park/Light Industrial, Business Flex, and Commercial. There are no residential designations proposed in Compatibility Zones B1-APZ-I, B1-APZ-II, and B2.

- Business Park/Light Industrial has a Floor Area Ratio (FAR) of 1.0. This translates as a building of 43,560 square feet on each acre. If we assume a manufacturing use (1 person per

200 square feet) for this building, this would result in a potential occupancy of 218 people, which would be inconsistent with the Compatibility Zone B1-APZ-I allowance of 25 people per acre, Compatibility Zone B1-APZ-II allowance of 50 people per acre, and Compatibility Zone B2 allowance of 100 people per acre. Using the same assumption, Compatibility Zone B1-APZ-I allowance of 25 people per acre would only allow for one 5,000 square foot industrial building, which translates as a FAR 0.11; Compatibility Zone B1-APZ-II allowance of 50 people per acre would only allow for one 10,000 square foot industrial building, which translates as a FAR 0.22; and Compatibility Zone B2 allowance of 100 people per acre would only allow for one 20,000 square foot industrial building, which translates as a FAR 0.45.

- Business Flex has a FAR of 0.5. This translates as a building of 21,780 square feet on each acre. If we assume a manufacturing use for this building, this would result in a potential occupancy of 109 people, which would be inconsistent with the Compatibility Zone B1-APZ-I allowance of 25 people per acre, Compatibility Zone B1-APZ-II allowance of 50 people per acre, and Compatibility Zone B2 allowance of 100 people per acre. Using the same assumption, Compatibility Zone B1-APZ-I allowance of 25 people per acre would only allow for one 5,000 square foot industrial building, which translates as a FAR 0.11; Compatibility Zone B1-APZ-II allowance of 50 people per acre would only allow for one 10,000 square foot industrial building, which translates as a FAR 0.22; and Compatibility Zone B2 allowance of 100 people per acre would only allow for one 20,000 square foot industrial building, which translates as a FAR 0.45.

- Commercial has a FAR of 1.0. This translates as a building of 43,560 square feet on each acre. If we assume a general retail use (not including restaurants, theaters, uses with high occupancies) at 1 person per 115 square feet (per the March ALUCP policy), this would result in a potential occupancy of 379 people, would be inconsistent with the Compatibility Zone B1-APZ-I allowance of 25 people per acre, Compatibility Zone B1-APZ-II allowance of 50 people per acre, and Compatibility Zone B2 allowance of 100 people per acre. Using the same assumption, Compatibility Zone B1-APZ-I allowance of 25 people per acre would only allow for one 2,875 square foot retail building, which translates as a FAR 0.06; Compatibility Zone B1-APZ-II allowance of 50 people per acre would only allow for one 5,750 square foot retail building, which translates as a FAR 0.13; and Compatibility Zone B2 allowance of 100 people per acre would only allow for one 11,500 square foot retail building, which translates as a FAR 0.26.

Compatibility Zone C1: All land within Compatibility Zone C1 are designated: Business Park/Light Industrial, Business Flex, Commercial, and Residential 3.

- Business Park/Light Industrial has a Floor Area Ratio (FAR) of 1.0. This translates as a building of 43,560 square feet on each acre. If we assume a manufacturing use (1 person per 200 square feet) for this building, this would result in a potential occupancy of 218 people, which would be inconsistent with the Compatibility Zone C1 allowance of 100 people per acre. Using the same assumption, the Compatibility Zone C1 allowance of 100 people per acre would only allow for one 20,000 square foot industrial building, which translates as a

FAR 0.45.

- Business Flex has a FAR of 0.5. This translates as a building of 21,780 square feet on each acre. If we assume a manufacturing use for this building, this would result in a potential occupancy of 109 people, which would be inconsistent with the Compatibility Zone C1 allowance of 100 people per acre. Using the same assumption, the Compatibility Zone C1 allowance of 100 people per acre would only allow for one 20,000 square foot industrial building, which translates as FAR 0.45.

- Commercial has a FAR of 1.0. This translates as a building of 43,560 square feet on each acre. If we assume a general retail use (not including restaurants, theaters, uses with high occupancies) at 1 person per 115 square feet (per the March ALUCP policy), this would result in a potential occupancy of 379 people, which would be inconsistent with the Compatibility Zone C1 allowance of 100 people per acre. Using the same assumption, the Compatibility Zone C1 allowance of 100 people per acre would only allow for one 11,500 square foot retail building, which translates as FAR 0.26.

- Residential 3 has a maximum density of 3.0 dwelling units per acre, which is consistent with Compatibility Zone C1 residential density maximum of 3.0 dwelling units per acre.

Compatibility Zones C2, D and E: The City's boundary do not contain any area that is located within Compatibility Zone C2. Compatibility Zones D and E do not restrict residential density or non-residential intensity, and therefore is consistent with the proposed land use designations. Therefore, no further analysis is warranted for these zones.

Most of the City is not located within areas subject to intensity limitations, so it is not necessary for the City to reduce allowable FARs Citywide. However, ALUC staff expressed concerns early on that readers of the General Plan could conclude that the listed FARs would be allowable regardless of a site's Airport Compatibility Zone designation.

To address this issue, the City has provided within their zoning ordinance amendment Footnote #18 for Permitted Land Use Tables 9.020-1 and 9.02.020-2 stating: "See Section 9.07.060 Airport Land Use Compatibility Plan for Airport Land Use Compatibility requirements for actions proposed on property located within an Airport Compatibility Zone. When located within an Airport Land Use Compatibility Zone, greater land use restrictions for airport compatibility may apply per the applicable ALUCP".

These Permitted Land Use Tables are extremely important as they are the implementing tool of the goals and policies of the General Plan document. More specifically, these permitted land use tables directly reference (via footnote #18) conformity to the March ALUCP requirements for parcels located within the following City Zones: Busines Flex (BF), Residential 3 (R3), Neighborhood Commercial (NC), Community Commercial (CC), Industrial (I), Business Park (BP), Business Park-Mixed Use (18), which are also located within Airport Compatibility Zones A, B1 (APZ-I and APZ-II), B2, and C1.

In addition, the proposed zoning ordinance amendment includes requirements regarding development within the Accident Potential Zones (APZ's) be consistent with the Air Force Instruction 32-7063, which addresses Air Force policies on Land Use Compatibility in accordance with Department of Defense Instruction (DoDI) No. 4165.57. More specifically, future development within the APZs shall be consistent with the DoDI acceptable/not acceptable land use tables, as well as its intensity criteria, which limits intensity to a maximum of 25 people in any given acre in APZ-I and to a maximum of 50 people in any given acre in APZ-II.

CONDITIONS: The following text amendments shall be incorporated into the General Plan document that is ultimately adopted by the Moreno Valley City Council.

1. **Add to the Circulation Element a discussion identifying Heacock Street's location within Zone A (Clear Zone) and the challenges that it presents with regards to satisfying Clear Zone criteria set forth in the 2014 March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan, the 2018 Air Installation Compatible Use Zone study, and the Department of Defense Instruction No. 4165.57. The following policy shall be added to the Circulation Element to ensure consistency with these plans: "C.2-13. The City will coordinate with the March Air Reserve Base and Airport Land Use Commission staff to ensure that Heacock Street within the Clear Zone is consistent with future land use plans adopted by the March Air Reserve Base and/or the Airport Land Use Commission".**

Summary of GP Policy modifications to address ALUC Comments

A. There should be a narrative and policy added to the Circulation Element regarding compatibility with the ALUC Plan. The ALUC Director requested a policy addressing restrictions of roads going through the Clear Zone. Although this is not mandated under the 2010 AICUZ, it will be included in the Compatibility Use Zone (CUZ) study that is underway.

"The Department of Defense (DoD) requirements applicable to Clear Zones and accident potential zones are outlined in Department of Defense Instruction, DODI 4165.57 1977 and DODI 4165.57 2011. Heacock Street as currently improved is consistent with the instruction in 4165.57 – 1977, specifically 6.10.5 (page 11), and DODI 4165.77 – 2011 (pages 13-14). Section 6.10.5 of the 1977 instruction states that DoD has the right to prohibit land uses in the right-of-way except for "Rights-of-way for fenced two-lane highways, without sidewalks or bicycle trails and single-track railroads."

The instructions in the 2011 DODI include nearly the same language, except it does not make specific reference to a two-lane highway. In Section 8(a), it states that "The DoD component shall consider the acquisition of necessary real property interests sufficient to protect the installation from encroachment." Further, in Section 8(10)(e), it states that the DOD may prohibit certain uses within rights-of-way, except for "Rights-of-way for fenced highways without sidewalks or bicycle trails."

Heacock Street as currently improved meets the exceptions for both the 1977 and 2011 DoD guidance. In order to ensure consistency with future MARB and ALUC land use plans, the City is proposing to add a General Plan policy to the Circulation Element as C.2-13 as follows:

C.2-13 The City will coordinate with MARB and ALUC staff to ensure that Heacock Street within the Clear Zone is consistent with future land use plans adopted by the March Air Reserve Base and/or the Airport Land Use Commission."

B. Based on ALUC staff's review, the Safety Element policy look good, but glare should be added to Policy S.4-3.

Amend Policy S.4-3 to read as follows:

S.4-3: Minimize the potential for development adjacent to the March Air Reserve Base/Inland Port Airport to adversely affect airport operations such as by reducing the potential for bird strikes, ~~and~~ electromagnetic interference, and glare.

C. ALUC Director would like to see a policy in the Housing Element that would ensure consistency with the ALUC Plan. Also, under Housing Goal policy 6, p. 55, ALUC would like the City to either add a policy or a sentence to one of the existing policies that would indicate that solar panels need to be consistent with the ALUC Plan.

Housing Element, Housing Goal #6

Policy 6-3 Encourage the use of building placement, design, and construction techniques that promote energy conservation, including green building practices, the use of recycled

materials, and the recycling of construction and demolition debris. Solar panels will be required to be consistent with the ALUC Plan.

ZONING CHANGE QUESTIONS						
Item#	*Current LU*	*Current Zoning*	*Proposed Zoning*	*APN(s)*	*Zoning Notes*	*Notes on Administrative corrections to the General Plan*
1	R/O	OC	Keep parcel as OC (it is in ALUC B1/APZII)	263070040 (0.32 acres) 2630070039 (0.58 acres)	Keep current zoning of OC for two lots along Old 215/Frontage Rd Both 263070040 (0.32 acres) & 263070039 (0.58 acres)	Change the land use designation from Residential 3 (R3) to Commercial (C) to achieve ALUC consistency.
2	R/O	Split between R10 (northern 2/3) and OC (south 1/3)	Business Flex (BF) (to match neighboring parcels)	291192025 (1.46 acres)	22184 Alessandro Blvd (Past CZ to allow smog shop in existing house) ALUC C1	Change the southern 1/3 (approx. 232' H x 100' W) to Business Flex to achieve ALUC consistency. The northern 2/3 of the parcel will be Residential 3 (R3) as shown in the General Plan.

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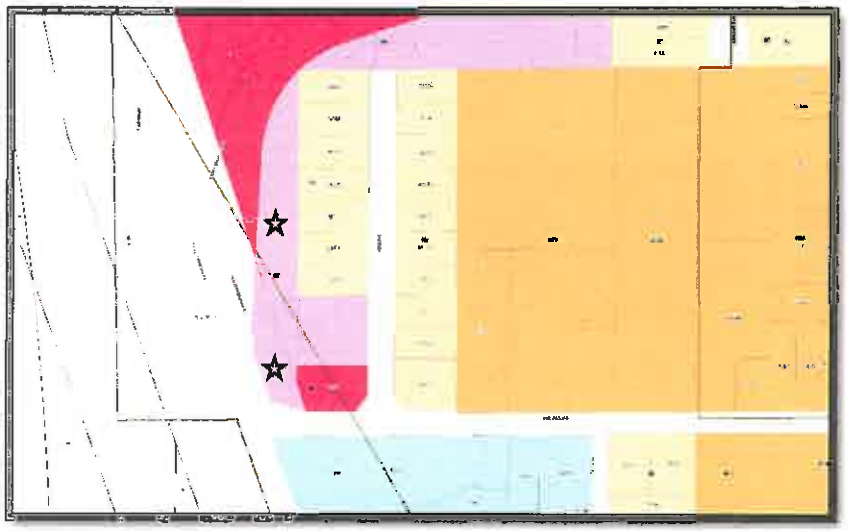

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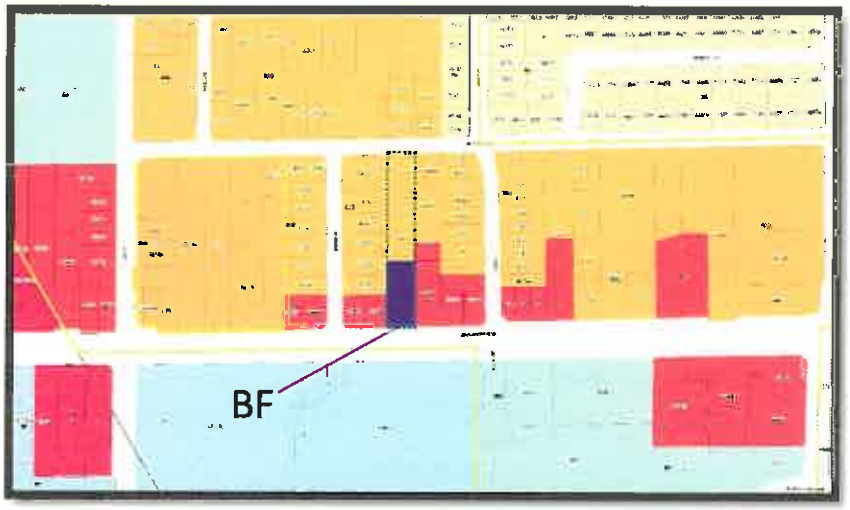


9.02.020 Permitted uses.*

* CodeAlert: This topic has been affected by Ordinance No. 968. To view amendments and newly added provisions, please refer to the CodeAlert Amendment List.

The following tables contain columns with headings identifying zones, and list uses by indicating the zone in which each use is permitted or allowed and whether the stated use is permitted subject to zone requirements, or whether the stated use is allowed only after obtaining a conditional use permit. Where the table indicates, a use is allowed with conditional use permit, unless otherwise expressly provided, all uses and other standards and requirements shall apply. Permitted Uses Table 9.02.020-1 identifies all zones within the City except for the Mixed Use zones and Mixed Use Overlay zones which are in Permitted Uses Table 9.02.020-1.

Draft

Chapter 9.07 SPECIAL DISTRICTS

Article I. Special Districts in General

9.07.010 Mixed Use Zones (B-F, COMU, and CEMU).
9.07.060 Airport Land Use Compatibility Plan consistency.

9.07.010 Mixed Use zones

A. Business Flex (B-F)

1. **Purpose and Intent.** This designation provides for a range of business activities involving production, distribution, or repair with supporting office and commercial space. Permitted uses include light manufacturing, research and development, warehousing and distribution, automobile services and repair, and other uses consistent with applicable airport land use compatibility regulations. Corresponding zoning will be performance-based to promote flexibility and minimize non-conformance issues with existing uses.

2. **Property Development Standards.** The Business Flex (BF) zone applies primarily to parcels fronting Alessandro Boulevard between Old Highway 215 and Elsworth Street. The intent is to provide opportunities for the development of onsite pedestrian-oriented friendly projects with development amenities that serves the needs of residents, visitors, and employees from the surrounding community. Development is allowed up to three (3) stories in height with building frontages near or at the sidewalk, landscaped pathways from the public right-of-way and throughout the development, and parking under or behind buildings.

3. **General Requirements.** The following sets forth minimum site development standards for Business Flex zone development projects:

BUSINESS FLEX Zone (B-F): DEVELOPMENT STANDARDS

Requirement	Development Standards
Density – Persons	Requires consistency with ALUCP and underlying ALUC Zone
Minimum Site Area	Commercial minimum 10,000 square feet; and warehousing uses minimum 35,000 squ feet
Minimum site width, in feet	80
Minimum Site Depth, in feet	100
Front Building Setback, in feet (after dedications for right-of-way)	5 to 10 (Building areas above thirty (30) feet in height shall be set back an additional fi feet for every 10 feet of additional structure height unless otherwise approved by th Planning Commission.)
Side street building setback area, in feet (after dedications for right-of-way)	10 (Building areas above thirty (30) feet in height shall be set back an additional five feet every 10 feet of additional structure height unless otherwise approved by the Plannir Commission.)
Lot coverage, maximum	60%
Floor Area Ratios	.5*
Building height, in feet, maximum	35 feet in B1 or B2; and up to 70 feet in C1 of the ALUC Plan For additional information regarding the ALUC Plan, see MC Section 9.07.060
Parking front street setback, in feet (after dedications for right-of-way)	10
Parking side street setback, in feet (after dedications for right-of-way)	10
Setback Landscaping	All setbacks exclusive of required walkways and driveways will be landscaped plantin areas.

* Further restrictions/regulations per the 2014 Airport Land Use Compatibility Plan (ALUCP), that include prohibited uses, restricted heights, and restricted FARs. The Business-Flex (B-F) zone is comprised of portions of the B1, B2, and C1 zones in said plan.

B. Corridor Mixed-Use Zone

1. **Purpose and Intent.** The Mixed-Use Community Corridor (COMU) zone is intended to create vibrant boulevards that are both a destination and a place where people can work and live. Each boulevard will evolve with a distinctive

character along its length, focusing on a pedestrian-scaled environment. This will consist of buildings that emphasize street-oriented frontages, pedestrian-scaled buildings, creative use of open spaces and building design, and engaging, well-crafted areas for pedestrian activity such as plazas and walkways with lush landscaping. The integration of residential and commercial uses into a mix of vertical and horizontal buildings will encourage businesses to relocate and establish a presence in Moreno Valley whereby pedestrians will work, live, shop and enjoy an array of entertainment experiences. The Mixed-Use Corridors will facilitate transit and bicycle use, and pedestrian activity. This designation allows for residential densities up to 25 dwelling units per acre.

2. Establishment and Intent.

The Corridor Mixed-Use zone is generally located on Alessandro Boulevard, Perris Boulevard, and Sunnymead Boulevard. For Sunnymead Boulevard, the Village Specific Plan (SP204) provides mixed use standards that are consistent with the intent of this section.

Alessandro Boulevard and Perris Boulevard (COMU) are major entryways into Moreno Valley providing windows into the essence of the City such that it should:

a

b. Facilitate a pedestrian-scaled environment with buildings that emphasize active and street-oriented frontages, well-scaled and designed buildings, and engaging outdoor spaces and landscaping.

c. Allow for higher intensity residential, commercial, and mixed-use buildings to provide the appropriate height relative to the width of the street.

d. Provide increased opportunities in Moreno Valley for residents to live near goods, services, transit, and entertainment while also ensuring a high standard and quality of life for residents.

e. Ensure that consideration and proper transition is designed to adjacent lower-density residential uses.

3. Applicability. For Alessandro Boulevard and Perris Boulevard, the building design standards, site design guidelines, and all other land use and development requirements, standards, or other provisions set forth in MC 9.07.010 shall apply to all development within the Corridor Mixed Use zone (COMU). The City's Official Zoning Atlas will identify the zone as COMU except that in areas within the Village Specific Plan (SP204), the zoning will be designated as COMU followed by the applicable Specific Plan zone within the Village Specific Plan. Within the COMU-SP 204 CC zone, commercial uses and development standards of the SP204 CC shall apply, and in addition residential and mixed use are permitted consistent with the standards of the SP204 VCR.

For the portion of Sunnymead Boulevard within the COMU zone, the permitted uses and standards of the Village Plan (SP 204) shall apply, except that within COMU-SP204 CC, the commercial uses and development standards of the SP204 CC shall apply, and in addition residential and mixed use are permitted consistent with the standards of the SP204 VCR. The City's Official Zoning Atlas will identify the zone as Corridor Mixed-Use (COMU) followed by the applicable zone within the Village Specific Plan (SP 204).

4. Limitations. A mix of uses is not required on every site but is desired on sites at intersections in order to foster nodes of commercial mixed use development along the corridor The maximum permitted FAR for commercial uses is 1.0. On smaller parcels, additional FAR may be permitted to achieve the desired vision of the area. No residential uses in a vertical mixed use project are permitted on the ground floor.

5. Use Regulations.

Permitted Land Uses. For Perris Boulevard and Alessandro Boulevard, Table 9.02.010-2 indicates the uses permitted (X), permitted with a conditional use permit (C), permitted under special distancing requirement (♦), and permitted pursuant to cannabis regulations (M). Any use not specifically indicated for the Corridor Mixed-Use (COMU) zone in Table 9.02.010-2 (Allowed Uses for Corridor Mixed-Use zone) shall be prohibited unless they are deemed by the Community Development Director to be similar and compatible uses which meet the purpose and intent of the Corridor Mixed-Use zone.

For uses on Sunnymead Boulevard within the COMU – SP204 VCR zone, the uses permitted by the SP204 CC shall apply and in addition residential and mixed uses are permitted consistent with the standards of the SP204 VCR.

6. Lot and Building development standards.

1. The development standards for Alessandro and Perris Boulevard (COMU) are provided in the table below. For the Village Specific Plan (SP204), the development standards of the Specific Plan will apply as described in this section.

DEVELOPMENT STANDARDS	COMU	Special Provisions
Density - Dwelling Units (Du)/Acre	15-25	-
Minimum Site Area, square feet	10,000	These requirements apply to parcels created based on a parcel map or tract map, and would not apply to a condominium map.
Minimum site width, in feet	100	
Minimum Site Depth, in feet	100	
Front Building Setback, in feet (after dedications for right-of-way)	5 -10	-
Side street building setback area, in feet (after dedications for right-of-way)	5	-
Interior side yard setback in feet	0-10	-
Rear yard setback in feet	5*	* 15 feet when abutting residential.
Building height, in feet, maximum	5 stories/60 ft.	-
Maximum Floor Area Ratio (FAR) - Commercial and Mixed-Use	1.3	
Minimum Dwelling Size	*See note below.	
Minimum distance between buildings in feet	10	
Parking (surface) front street setback, in feet (after dedications for right-of-way)	10	
Parking (surface) side street setback, in feet (after dedications for right-of-way)	5	
Garage/Tuck-Under Parking	Prohibited along front lot lines	
Underground/Podium Parking	Allowed beneath building footprints	
Above Ground Parking Structure	Allowed if screened from views from public right-of-way and adjacent single family residential zones	
Setback Landscaping	All setbacks exclusive of required walkways and driveways will be landscaped planting areas.	

Publicly Accessible Open Space (non-residential)	15% of net lot area
Private Open Space (Multi-family residential)	150 sq ft per unit on 1st floor, and 100 sq ft per unit on upper floors
Common Open Space (multi-family residential)	300 sq ft per unit

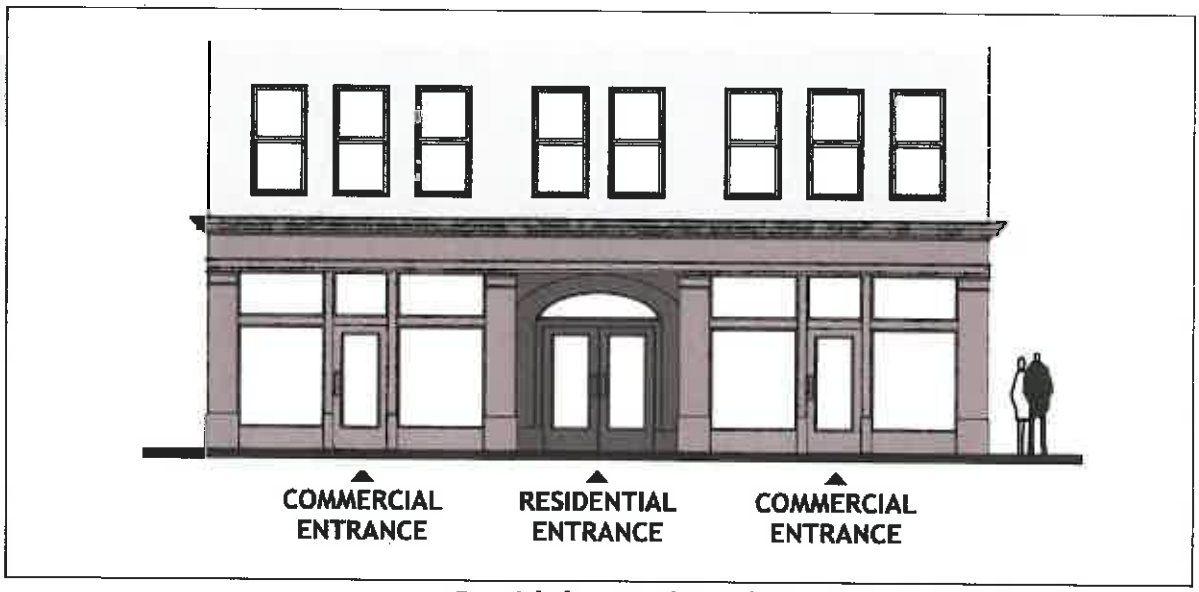
*Note: Minimum Dwelling Unit Sizes:
a. One Bedroom: four hundred fifty (450) square feet
b. Two Bedroom: eight hundred (800) square feet
c. Three Bedroom: one thousand (1000) square feet

7. Design Requirements.

1. Mixed-Use Corridor Development - Specific Design Regulations.

1. Mixed-Use that is vertically integrated into one (1) building or horizontally integrated on the same site shall comply with the development standards listed in this section] as they pertain to Mixed-Use, in addition to the standards below.

a. Entrances. When nonresidential and residential uses are in the same building, separate pedestrian entrances shall be provided for each use. The entrances for nonresidential uses shall be designed to be visually distinct from the entrances for residential uses.



Combining Residential and Commercial Entrances

b. Lighting Standards. Lighting for nonresidential uses shall be appropriately designed, located, and shielded to ensure that they do not negatively impact the residential uses in the development nor any adjacent residential uses and shall be consistent with all provisions of MC 9.08.100 (Lighting).

c. Recycling and Refuse Storage Facilities Standards. Recycling and refuse storage facilities for nonresidential uses shall be located as far as possible from residential units and shall be completely screened from view

from the residential portion of the development. Recycling and refuse storage facilities for nonresidential uses shall be compatible in architectural design and details with the overall project.

8. New Streets and Pathways Regulations.

1. **Street and Pathway Connectivity.** New development shall maintain and enhance pedestrian, bicycle, transit, and vehicle connectivity with a hierarchy of streets and pathways, consistent with the street typology identified in the Moreno Valley General Plan (Map C-1). Primary pedestrian access to buildings shall be from the sidewalk.

   a. Enhanced Streetscapes. Streetscapes shall be enhanced with enriched streetscape elements, including but not limited to a variety of landscaping and pedestrian amenities, such as benches, pedestrian-scaled lighting, trash enclosures, and bicycle storage.

2. **Pedestrian-Oriented Design/Pedestrian Access.** The design of new projects shall promote walkability and connectivity to include design and orientation standards such as:

   a. Internal Connections. A system of pedestrian walkways shall connect all buildings on a site to each other, including on-site automobile and bicycle parking areas, and any on-site open space areas and pedestrian amenities.

   b. Internal Pedestrian Walkways Width. Internal walkways shall be a minimum of six (6) feet wide adjacent to any common open space areas. Internal walkways elsewhere on the property shall be a minimum of four (4) feet wide and paved with permeable materials, unless walkways are located near swimming pools or in heavily trafficked areas.

   c. Lighting. Lighting shall be incorporated along sidewalks or other pedestrian walkways to enhance the pedestrian environment and provide for public safety. Lighting shall be low mounted, downward casting to reduce light trespass onto adjacent properties, and shall be consistent with all provisions of MC 9.08.100 (Lighting).

   d. Connections to Primary Street. Connections between on-site walkways and the public sidewalk shall be provided. An on-site walkway shall connect the primary building entry or entries to a public sidewalk on each street frontage. Such walkway shall be the shortest practical distance between the primary entry and sidewalk, generally no more than one hundred twenty-five (125) percent of the straight-line distance.

9. Parking Regulations.

1. **Development Standards for the COMU Zone.**

   a. Parking and Loading The parking standards in MC 9.11.040 off-street parking requirements shall apply.

C. Center Mixed Use zone (CEMU)

1. **Purpose and Intent.** This designation provides for the redevelopment of existing commercial centers and adjacent uses to complement existing development at prominent entry points into the community. The Centers are envisioned as integrated, pedestrian-oriented places with a mix of uses including retail, dining, entertainment, offices, lodging, recreational and cultural facilities that cater to both motorists passing through and residents of surrounding neighborhoods. It is expected that the Moreno Valley Mall at Towngate and commercial areas at the Festival Specific Plan (SP205) will have opportunities to incorporate higher-density housing on-site to support the vitality of commercial uses and activate the areas.

2. **Applicability.** The Center Mixed Use zone is located entirely within the existing extent of adopted Specific Plans: the Towngate Specific Plan (SP200) and the commercial areas of Festival Specific Plan (SP 205). The permitted uses of the underlying Specific Plan shall apply except that multi-family residential use (20 to 35 dwelling units per acre) is additionally permitted within the Moreno Valley Mall Planning Area of the Towngate

Specific Plan, and within the areas identified as CEMU within the Festival Specific Plan (SP 205) in conjunction with a mixed use project. It is expected that a Specific Plan amendment will be completed for any mixed use project within the CEMU. However, a master plot plan may be used to determine the standards for the mixed use project if the Community Development Director finds that the project is consistent with the spirit and intent of the Center Mixed Use General Plan designation. For all areas within the CEMU, the City's Official Zoning Atlas shall be amended to CEMU followed by the applicable zoning designation

3. **Property Development Standards.** The Center Mixed Use (CEMU) district applies primarily to the mall site within the Towngate Specific Plan (SP200) and commercial areas of the Festival Specific Plan (SP205), known as "The District." The maximum permitted FAR in the CEMU designation is 1.25 with a residential range of 20 to 35 dwelling units per acre. On smaller parcels, additional FAR may be permitted to achieve the desired vision of the area.

9.07.060 Airport Land Use Compatibility Plan ~~Air installation compatibility use overlay district (AICUZ).~~

A. ~~Purpose and Intent. It is the intent and purpose of this air installation compatibility use overlay (AICUZ overlay) district to limit public exposure to aircraft accidents and noise and to encourage future development that is compatible with the continued operation of March Air Force Base. It is also the intent of the AICUZ overlay to recognize and implement the purpose for the guidelines contained in the March Air Force Base air installation compatible use zone report.~~

B. ~~Applicability. The AICUZ overlay district shall apply within the accident potential zone I and II as depicted on the official zoning atlas. The provisions of the AICUZ overlay shall apply in addition to the provisions of the underlying district. If there are inconsistencies between the underlying zone and the AICUZ overlay, the AICUZ overlay shall take precedence.~~

C. ~~Development Standards. Setbacks and other site development standards shall be those of the underlying zoning district.~~

D. ~~Use Regulations.~~

1. ~~Unless identified as a permitted use within the underlying district in accordance with Table 9.02.020-1, a use within the AICUZ overlay shall be subject to approval of a conditional use permit.~~

2. ~~Notwithstanding the provisions of the permitted uses table (Table 9.02.020-1), the following uses shall be prohibited in the AICUZ overlay district:~~

a. ~~Uses that involve high density public assembly, including concert halls, club houses, churches, amusement areas, passenger terminals, restaurants, nightclubs and similar uses in accordance with the most current air installation compatible use zone report as of the date of the application to establish any such use.~~

b. ~~Single- and multiple-family dwellings, hotels, motels, rest/retirement homes and other residential uses;~~

c. ~~Schools, hospitals and day-care facilities;~~

d. ~~Landfills;~~

e. ~~Hazardous waste facilities;~~

f. ~~Supermarkets, department stores, swap meets, membership warehouse stores;~~

g. ~~Gas stations (automobile service stations);~~

h. ~~Manufacturing (general) as defined in this title;~~

i. ~~Resource production and extraction. E. Evaluation Criteria.~~

1. ~~Development within the AICUZ overlay district shall avoid uses which concentrate large numbers of people; are noise sensitive; create hazards to aircraft operations; pose special health and safety hazards in the event of an aircraft accident; or involve public facilities and utilities for which disruption would have an adverse impact on large numbers of people. The current March Air Force Base air installation compatible use zone report, referenced in subsection (D)(2)(a) of this section and any amendments thereto which are adopted as amendments to this code, shall be used as a guideline(s) in the evaluation of land uses within the AICUZ overlay district.~~

2. ~~Appropriate conditions shall be applied to each project to mitigate flight and safety hazards, excessive noise levels and other public safety or welfare concerns. Such conditions shall include a requirement that the property owner(s) grant a navigation easement to the city of Moreno Valley and the March Inland Port Airport Authority in the form and manner approved by the grantees and shall cause such easement to be recorded in the office of the county recorder. (Ord. 604 §§ 2.6, 2.7, 2002; Ord. 393 § 1.7, 1993: Ord. 359, 1992)~~

9.07.060 Airport Land Use Compatibility Plan

A. Purpose and Intent. The purpose of this chapter is to establish and implement the requirements of the Riverside County Airport Land Use Compatibility Plan (ALUCP) for the March Air Reserve Base/Inland Port Airport that affects land uses within the City of Moreno Valley and to encourage future development that is compatible with the continued operation of March Air Reserve Base. It is also the intent of this section to recognize and implement the purpose for the guidelines contained in the March Air Reserve Base air installation compatible use zone report.

B. Applicability. The provisions of the ALUCP shall apply in addition to the provisions of the underlying district. If there are inconsistencies between the underlying zone and the ALUCP, the ALUCP shall take precedence.

C. Airport Land Use Commission (ALUC).

1. The purpose of an Airport Land Use Commission (ALUC) is to conduct airport land use compatibility planning in order to protect public health, safety, and welfare by ensuring the orderly expansion of airports and the adoption of land use measures that minimize the public's exposure to excessive noise and safety hazards within areas around public airports. The statutes governing ALUCs are set forth in Division 9, Part 1, Chapter 4, Article 3.5, Sections 21670—21679.5 of the California Public Utilities Code (PUC).

2. The Riverside County Airport Land Use Commission has two principal duties, which include:

a. Preparing and adopting the ALUCP;

b. Reviewing plans, regulations, and other actions of local agencies, and airport operators to ensure consistency with the RCALUCP.

D. Airport Land Use Compatibility Plan (ALUCP). The Airport Land Use Compatibility Plan (ALUCP) is a State-required, long-range master plan that reflects the anticipated growth of an airport over a 20-year time period. State law requires general and specific plans to be consistent with any ALUCP affecting the City. The requirements are established to limit noise impacts on noise-sensitive uses and to protect and preserve airports and aviation safety, as well as public safety, from aviation-related hazards.

The Riverside County Airport Land Use Compatibility Plan (RCALUCP), designates zones of airport influence areas for 13 airports in Riverside County, and provides a series of policies and compatibility criteria to ensure that both aviation uses, and surrounding areas may continue, and are compatible. In 2014, the ALUC adopted the March Air Reserve Base/Inland Port Airport Compatibility Plan which includes compatibility criteria and maps for influence areas of the March Air Reserve Base/Inland Port Airport.

The RCALUCP establishes specific criteria for each of the airport compatibility zones described in this chapter. For property located within a compatibility zone and subject to airport land use compatibility plan policies and criteria, the ALUCP may be more restrictive than what would otherwise be allowed per City zoning designation applicable to the property. In addition to complying with the zoning requirements of this title, proposed uses and development on property within an airport compatibility zone must be determined to be consistent with, and comply with the compatibility criteria of the applicable compatibility zone and airport land use compatibility plan.

E. Actions which require ALUC Review. As required by State law, the following types of actions shall be referred to the Airport Land Use Commission for determination of consistency with the applicable Airport Land Use Compatibility Plan prior to approval by the City.

1. The adoption or approval of any amendment to a general or specific plan affecting the property within an airport influence area (Public Utilities Code Section 21676(b)).

2. The adoption or approval of a zoning ordinance or building regulation which affects property within an airport influence area, and involves the types of airport impact concerns listed in Section 1.4 of the March ALUCP (Public Utilities Code Section 21676(b)). These are impacts related to:

a. Exposure to aircraft noise;

b. Land use safety with respect both to people on the ground and the occupants of aircraft;

c. Protection of airport airspace; and

d. General concerns related to aircraft overflights.

3. Adoption or modification of a master plan for an existing public-use airport (Public Utilities Code Section 21676(c)).

4. Any proposal for expansion of an existing airport or heliport if such expansion will require an amended airport permit from the State of California (Public Utilities Code Section 21664.5).

5. Any proposal for a new airport or heliport whether for public use or private use if the facility requires a State airport permit (Public Utilities Code Section 21661.5).

F. Other land use actions subject to ALUC Review. In addition to the above types of land use actions for which ALUC review is mandatory, other types of land use actions are subject to review under the circumstances described in Section 1.5 of Chapter 2 Countywide Policies of the Riverside County Airport Land Use Compatibility Plan.

G. Timing of ALUC Review. Proposed projects requiring ALUC review should be submitted to ALUC as early in the process as possible so that the Commission's (or ALUC Executive Director's) review can be considered by the City before taking formal action on a project. The timing may vary depending upon the nature of the specific project. However, all projects requiring ALUC review must be submitted to ALUC for review prior to final approval by the City.

H. Actions not subject to ALUC Review—City ALUCP Compatibility Review. For discretionary actions on property within an airport influence area and compatibility zone, but which are not subject to ALUC review as described in Sections E - G above, the City shall review such action for consistency with the applicable ALUCP, and make a finding of project consistency or inconsistency with the applicable airport compatibility plan based on the basic land use compatibility criteria described below. Where there is uncertainty with regard to compatibility of a proposed use or project with the applicable airport land use compatibility plan, the City shall consult with ALUC staff, or defer such matter to ALUC for a consistency determination.

I. Compatibility zones and criteria for March Air Reserve Base/Inland Port Airport. For uses proposed within airport influence areas of the March Air Reserve Base/Inland Port Airport, refer to the March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan (March ALUCP) to determine whether a particular use is compatible with the applicable airport and a permissible use.

1. Airport Compatibility Zones. The 2014 March ALUCP establishes eight separate Compatibility Zones for March Air Reserve Base/Inland Port Airport. A general description of each compatibility zone is provided in the following table.

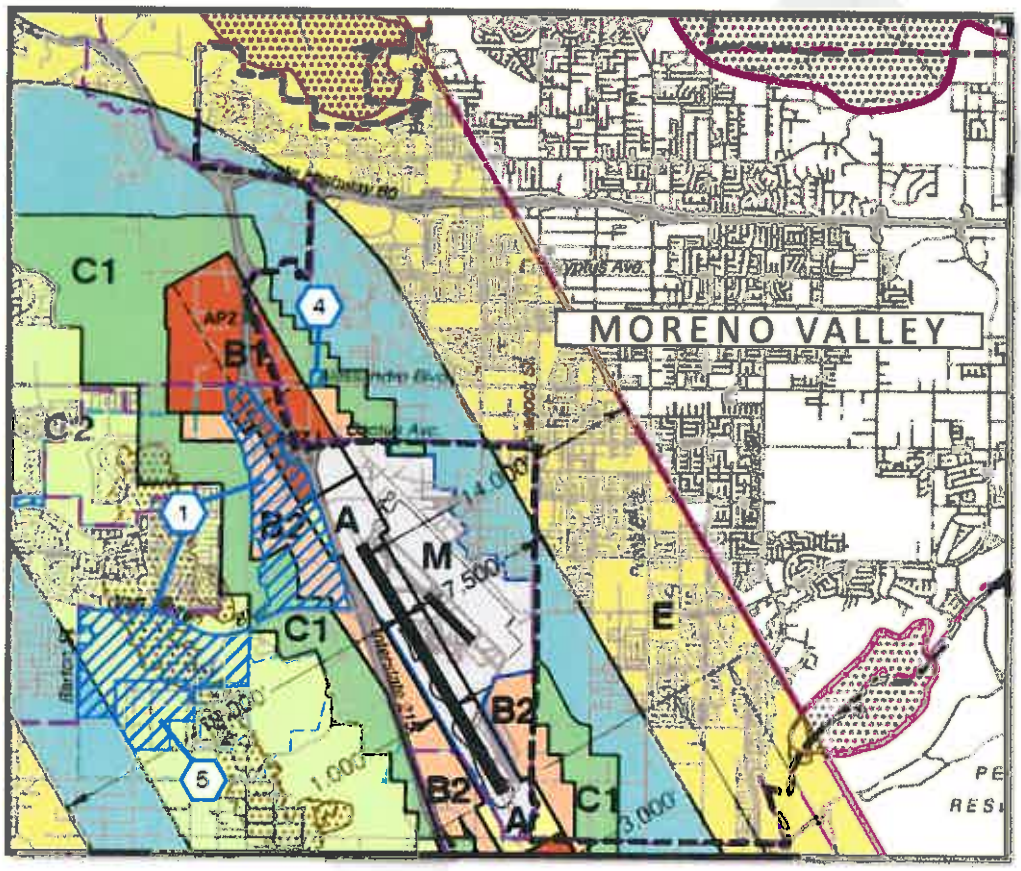
Table 9.07.060.I.1 - March Air Reserve Base/Inland Port Airport Compatibility Zones

Compatibility Zones	Description

M	Military
A	Clear Zone
B1	Inner Approach/Departure Zone
B2	High Noise Zone
C1	Primary Approach/Departure Zone
C2	Flight Corridor Zone
D	Flight Corridor Buffer
E	Other Airport Environs

2.The Compatibility Zones for the March Air Reserve Base/Inland Port Airport are established per Map MA-1 within Volume 1 of the 2014 March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan.

The safety zone boundaries, shown in the map below are consistent with the adopted 2014 Riverside County Airport Land Use Compatibility Plan and 2014 March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan.



3. Land use compatibility criteria for March Air Reserve Base/March Inland Port Airport. The criteria for assessing whether a project is compatible with the March ARB/IPA are set forth in the Compatibility Zone Factors matrix, Table MA-1 within Volume 1 of the March ALUCP, within Chapter 3 of the Riverside County Airport Land Use Compatibility Plan, or as amended. These criteria are to be used in conjunction with the compatibility map and policies for the March ARB/IPA as presented in Chapter 3 of the Riverside County ALUCP, or as amended. The basic compatibility criteria listed in Table 2A of Chapter 2 of the Riverside County ALUCP does not apply to the environs of March ARB/IPA.

4. Accident Potential Zones (APZ's). In addition to the compatibility zones described above, Map MA-1 within Volume 1 of the March ALUCP identifies two Accident Potential Zones (APZ's I and II) for the March Air Reserve Base/Inland Port Airport. The Department of Defense (DoD) Air Force Instruction AFI 32-7063 - December 18, 2015 describes Clear Zones, and APZ's as areas off the end of DOD runways that were developed based on past Air Force

aircraft accidents and reflect land areas at greater risk of an aircraft accident. The Clear Zone and the APZs represent areas where an accident is most likely to occur, if one would occur; however, they are not predictors of accidents. More specifically, the Clear Zone, and Accident Potential Zones (APZ's) are defined as follows:

a. The Clear Zone begins at the end of the runway and is the area of highest accident potential; it has few uses that are compatible.

b. APZ I lies beyond the Clear Zone [and] is in area of lower but still considerable accident potential.

c. APZ II is beyond APZ I and possesses less accident potential.

5. Department of Defense Requirements for March Air Reserve Base/Inland Port Airport Accident Potential Zones (APZ's). For discretionary actions proposed within March ARB/IPA Accident Potential Zones (APZ I & II) or within the Clear Zone, the proposed use and/or development shall, in addition to meeting the compatibility criteria of the March ALUCP, be consistent with current Air Force Guidance including:

a. Department of Defense Instruction 4165.57 for Air Installations Compatible Use Zones, March 12, 2015, or as amended, and

b. Air Force Instruction AFI 32-7063 for Air Installations Compatible Use Zones Program, December 18, 2015, or as amended. Specifically AFI 32-7063, Table A.2.1 of Attachment 2 - Land Use Compatibility Recommendations for APZS, generally identifies land uses acceptable or not acceptable within the Clear Zone, APZ I, and APZ II, and establishes maximum residential density, or nonresidential floor area ratio requirements applicable to each use and APZ.

c. Where a discretionary action is proposed within an APZ, or Clear Zone, the Department of the Air Force, 452d Air Mobility Wing (AFRC) March Air Reserve Base shall be consulted to determine whether the proposed discretionary action is consistent with the Air Force Guidance referenced above. Such consultation would be in addition to, and shall not be in lieu of requirements of the March ALUCP, or any review for airport land use compatibility that may be required by the Riverside County ALUC.

J. Overrule Procedures. When ALUC disapproves or finds an action, regulation, or permit, to be inconsistent with the ALUCP, ALUC shall notify the City within 30 days of such action pursuant to Public Utilities Code (PUC) 21675.1(d). The City Council may overrule ALUC decision, by a two-thirds vote and shall make specific findings that the proposed action, regulation, or permit is consistent with the purposes of Article 3.5, as stated in Section 21670 of the PUC.

A City Council proposed overrule of an ALUC action must provide a copy of the proposed decision and findings to both ALUC and the California Division of Aeronautics, a minimum of 45 days' prior to the decision to overrule ALUC. These agencies have 30 days in which to provide comments to City Council pursuant to PUC Sections 21676(a) and (b).

Permitted Uses Table 9.02.020-1

X - Indicates stated use is permitted subject to zoning requirements.
C - Indicates stated use is allowed with a conditional use permit.
♦ - Indicates a use is permitted unless the use is located three hundred (300) feet or less from a residential zone or use, in which case the use is allowed with a conditional use permit. However, the expansion of an existing general manufacturing use is allowed without a conditional use permit regardless of its distance from residential zones or residential uses.
A - Indicates a use is permitted with an adult business use permit, providing the requirements of Section 9.09.030 of this title are met.
S - Indicates a use is permitted, providing the requirements of 9.09.280 (Smoke Shops) of this title are met. A conditional use permit is required if dictated by the distance criteria.
M - Indicates a use is allowed with a conditional use permit, providing the requirements of 9.09.290 (Commercial Cannabis Activities) of this title are met.

	Residential Zones												Mixed Use Overlay			Commercial & Office Zones						Industrial Zones				
	HR	RR	R1	RA2	R2	R3 (18)	R5	RS10	R10	R15	R20	R30	MUN (9,11)	MUC (9,11)	MUI(8,10,11)	NC (18)	CC (18)	VC	OC	O	P	I (18)	LI	BP (18)	BPX (18)	OS (18)
Adult Businesses																	A		A	A		A	A	A	A	
Agricultural Uses—Crops Only	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
Agricultural (involving structures)																						X				
Aircraft Landing Facilities																	C		C	C	C	C				
Ambulance Service																	♦				♦	X	X	X	X	
Amusement Parks, Fairgrounds																	♦					X				
Animal Raising (see Section 9.09.090 of this title)	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
Appliance and Electronic Repair Shops													X	X	X	X	X					X	X		X	
Arcades, Video Machines																♦	X	♦								
Athletic Clubs, Gymnasiums and Spas													X	X	X	X	X		X			X	X	X	X	
Auction Houses																	X								X	
Auditoriums													♦	♦	♦		♦	♦	♦	♦	♦	♦	♦	♦	♦	
Auto Electronic Accessories and Installation																	X					X	X		X	

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M - Indicates a use is allowed with a conditional use permit, providing the requirements of 9.09.290 (Commercial Cannabis Activities) of this title are met.

	Residential Zones												Mixed Use Overlay			Commercial & Office Zones						Industrial Zones				
	HR	RR	R1	RA2	R2	R3 (18)	R5	RS10	R10	R15	R20	R30	MUN (9,11)	MUC (9,11)	MUI(8,10,11)	NC (18)	CC (18)	VC	OC	O	P	I (18)	LI	BP (18)	BPX (18)	OS (18)
Automobile Fleet Storage																						X	X			
Automobile, Motorcycle, Truck, Golf Cart, Recreational Vehicle and Boat Sales and Incidental Minor Repairs and Accessory Installations																	♦					X	X			
Auto Service Stations Accessory uses include convenience store and car wash Minor repairs to include auto/boat/motorcycle/RV (excludes major repair, paint, body work)																♦	♦	♦	♦	♦	♦	♦	♦	♦	♦	
Automotive, Boat, Motorcycle and RV Repair—Minor (includes brake, muffler and tire installation and repair)																♦	X					X	X		X	

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Automotive Paint and Body Repair—Major Engine Overhaul																	♦					X				
Auto Rentals																	X						X	X	X	
Auto Supply Stores													X	X	X	X	X					X	X		X	
Bakery Shops													X	X	X	X	X	X							X	
Bakery—Commercial																						X				
Banks—Financial Institutions													X	X	X	X	X	X	X	X				X	X	
Barber and Beauty Colleges													X	X	X	X	X		X	X				X	X	
Bars (Drinking Establishments)																										
Bars													C	C	C	C	C	C								
Bars, with Limited Live Entertainment													C	C	C	C	C	C								
Boat Sales New and Used Including Repairs and Accessory Installation																	♦					X				
Boarding and Rooming Houses									X	X	X	X	X	X												
Bowling Alley													♦	♦	♦	X	X									
Building Material Sales																	♦									
With outdoor storage																	♦					X	X			

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Building Material Storage Yards																						X				
Bus, Rail and Taxi Stations															♦		♦									
Business Equipment Sales (includes repairs)													X	X	X	X	X	X	X							X	
Business Schools													X	X	X	X	X	X	X	X			X	X	X	X	
Business Supply Stores													X	X	X	X	X		X			X	X	X		X	
Cabinet Shop																						X	X	X	X	X	
Caretakers Residence[1]																♦	♦	C	♦	♦	♦	♦	♦	♦	♦	
Car Wash																X	X					X				
Accessory to auto related use																♦	♦					X				
Catering Service													X	X	X	X	X	X						X	X	
Cemetery (Human or Pet) With or Without Accessory Mortuary and Cremation Services (Minimum 10-acre site required)	C	C	C	C	C	C	C	C	C	C	C	C														
Churches[2]	C	C	C	C	C	C	C	C	C	C	C	C	♦	♦	♦	♦	♦	C	♦	♦	♦	♦	♦	♦	♦	
Clubs								♦	♦	♦	♦	♦	♦	♦	♦	♦	♦	♦	♦	♦	♦					C
Commercial Cannabis Activities[17]																										
Cultivation																							M	M	M	

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Dispensary																M	M								M	
Manufacturing																							M	M	M	
Testing																							M	M	M	
Microbusiness																	M								M	
Distribution Center																M	M						M	M	M	
Commercial Radio or Television Stations																										
With on-site antenna																	♦					♦	♦	♦	♦	
Without on-site antenna																	X					X	X	X	X	
Communications Facilities (See Section 9.09.040 of this title)																										
Computer Sales and Repairs													X	X	X	X	X		X			X	X	X	X	
Contractors Storage Yard																						X				
Convalescent Homes/Assisted Living							C	C	C	C	C	C	♦	♦	♦	♦	♦	♦	♦	♦	♦					
Convenience Stores																										
With drive-through																X	X									
Without drive-through													X	X	X	X	X									
With alcohol sales													♦	♦	♦	♦	♦									
Convention Hall, Trade Show, Exhibit Building															C		♦		♦		♦			♦	♦	

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with Incidental Food Services																										
Copy Shops													X	X	X	X	X	X	X	X		X	X	X	X	
Country Club	C	C	C	C	C	C	C	C	C	C	C	C														
Dancing, Art, Music and Similar Schools													X	X	X	X	X	X	X	X			X	X	X	
Day Care Centers[19]	C	C	C	C	C	C	C	C	C	C	C	C	♦	♦	♦	♦	♦	♦	♦	♦	♦	♦	♦	♦	♦	C
Delicatessens													X	X	X	X	X	X	X				X	X	X	
Diaper Supply Service																						X				
Laundry with fleet storage																						X				
Disposal company																						X				
Drapery Shops													X	X	X	X	X	X								
Dressmaking Shops													X	X	X	X	X	X								
Driving School													X	X	X	X	X		X	X			X	X	X	
Drug Stores													X	X	X	X	X	X								
Dry Cleaning or Laundry																										
a. Dry Cleaning													X	X	X	X	X	X	X						X	
b. Laundromat													X	X	X	X	X	X	X							
c. Laundry Commercial																						X	X			
Emergency Shelters[14]																	C		C	C	X	C			C	
Equestrian Centers, Riding Academies, Commercial Stables	C	C	C	C													♦									C

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(including incidental sales of feed and tack)																										
Exterminators																	C					X	X	X	X	
Farm Worker Housing									X	X	X	X														
Feed and Grain Stores																X	X	X								
Fire and Police Stations	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
Floor Covering Stores (may include incidental repairs with installation service)													X	X	X	X	X					X				
Fraternity/Sorority								C	C	C	C	C														
Frozen Food Locker																						X	X			
Gasoline Dispensing - Non-retail accessory to an auto-related use																	X					X	X	X	X	
Glass Shops and Glass Studios—Stained, etc.																X	X					X	X		X	
Golf Courses or Golf Driving Ranges with Incidental Commercial Uses	C	C	C	C	C	C	C	C	C	C	C	C														♦
Handicapped Housing								X	X	X	X	X	X	X	X											
Heavy Equipment Sales and Rentals																	X						X	X		

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Hospitals															♦		♦		♦	♦				C	C	C
Hotels																										
a. With 20% or less of the units containing kitchens													X	X	X		X		C				X	X	X	
b. With over 20% of the units containing kitchens													C	C	C		C		C				C	C	C	
Ice Cream Stores—Including Yogurt Sales													X	X	X	X	X	X	X						X	
Impound Yards																						X				
Jewelry Stores													X	X	X	X	X	X								
Kennel and Catteries	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C		♦	♦	♦	♦	C			
Laboratories (medical and dental)													X	X	X	X	X		X	X		X	X	X	X	
Libraries	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X		X	X	X	
Liquor Stores													♦	♦		♦	♦									
Live/Work Unit [12]													X	X	X											
Locksmith Shops													X	X	X	X	X	X				X	X	X	X	
Lodge Halls and Similar Facilities													♦	♦	♦	♦	♦		♦					♦	♦	
Lumberyards																	X					X				
Mail Order House																	X					X	X	X	X	
Manufacturing and Assembly																										

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a. Custom and light manufacturing indoor uses only (50,000 square feet or less), with light truck traffic, on-site and wholesaling of goods produced																						X	X	X	X	
b. Custom and light manufacturing indoor uses only (more than 50,000 square feet), with light truck traffic, on-site and wholesaling of goods produced																						X	X			
c. General manufacturing with frequent truck traffic and/or outdoor equipment or storage																						X	X			
d. Retail sales of goods produced or warehoused on-site[3]																						X	X	X	X	
Medical Clinics/Medical Care																										
Inpatient care													X	X	X	X	X		X	X		X	X	X	X	

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Urgent care													X	X	X	X	X		X	X						
Medical device services and sales (retail), including, but not limited to, fittings for and sale of prosthetic and orthotic devices															X	X	X		X							
Medical equipment supply, including retail sales for in-home medical care, such as wheelchairs, walkers, and respiratory equipment															X	X	X		X							
Mobile Home Parks	C	C	C	C	C	C	C	C	C	C	C	C														
Mobile Home Sales or Rentals (outdoor display)																	C									
Mortuaries																										
With cremation services																							X	X		
No cremation services			C	C	C	C	C	C	C	C	C	C			♦	♦	♦						X	X		
Museums	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
Newspaper and Printing Shops													X	X	X	X	X					X	X	X	X	
Nightclubs														C	C		C									

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Nursery, (Plant), Wholesale and Distribution	X	X	X	X																		X	X			X
Offices (administrative and professional)													X	X	X	X	X	X	X	X			X	X	X	
Open Air Theaters															C						C					C
Orphanages	C	C	C	C	C	C	C	C	C	C	C	C														
Painting Contractor																						X	X			
Parcel Delivery Terminals																						X	X	X	X	
Parking Lot															C	C	X	X	C					X		
Parks and Recreation Facilities (public)	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
Personal Services (e.g., nail salons, spa facilities[15], barber and beauty shops, and tattoo parlors)													X	X	X	X	X	X	X						X	
Pharmacy[4]													X	X	X	X	X	X	X						X	
Photo Studios													X	X	X	X	X	X	X						X	
Plumbing Shops																	X								X	
Plumbing Supply Stores for Contractors																							X	X	X	
Pool Hall														♦		♦	♦									
Postal Services													X	X	X	X	X	X	X				X	X	X	

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Pottery Sales with Outdoor Sales													X	X	X	X	X	X				X			X	
Public Administration, Buildings and Civic Centers													X	X	X	X	X	X	X	X	X	X	X	X	X	
Public Utility Stations, Yards, Wells and Similar Facilities, Excluding Offices	C	C	C	C	C	C	C	C	C	C	C	C	♦	♦	♦	♦	♦	♦	♦	♦	♦	X	X	♦	♦	C
Racetracks																	C				C					
Record Store													X	X	X	X	X	X								
Recording Studio													X	X	X	X	X	X	X	X		X	X	X	X	
Recreational Facilities (Private) such as Tennis Club, Polo Club, with Limited Associated Incidental Uses	C	C	C	C	C	C	C	C	C	C	C	C	♦	♦	♦	♦	♦	♦								
Recycling, Large Collection Facility[5]																	♦					X	X			
Recycling, Small Collection Facility													X	X	X	X	X	X								
Recycling Processing Centers																						X	X	X	X	
Refreshment Stands													X	X	X	X	X	X	X	X	X	X	X	X	X	
Rental Service																										

Permitted Uses Table 9.02.020-1

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	Residential Zones												Mixed Use Overlay			Commercial & Office Zones						Industrial Zones				
	HR	RR	R1	RA2	R2	R3 (18)	R5	RS10	R10	R15	R20	R30	MUN (9,11)	MUC (9,11)	MUI(8,10,11)	NC (18)	CC (18)	VC	OC	O	P	I (18)	LI	BP (18)	BPX (18)	OS (18)
Within an enclosed structure (furniture, office, party supplies)													X	X	X	X	X	X				X	X	X	X	
With outdoor storage and display (vehicles, equipment, etc.)																♦	♦					X	X			
Research and Development													X	X	X				X	X		X	X	X	X	
Residential																										
Single-Family	X	X	X	X	X	X	X	X																		
Multiple-Family									X	X	X	X	X	X	X											
Manufactured home park (see mobile home parks)																										
Residential Care Facility (for seven or more persons)	C	C	C	C	C	C	C	C	C	C	C	C	C	C	X											
Restaurants (Eating and Drinking Establishments)																										
Without entertainment													X	X	X	X	X	X	X						X	
With Limited Live entertainment													X	X	X	X	X	X	X							
With alcoholic beverage sales													X	X	X	X	X	X	X						X	

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	Residential Zones												Mixed Use Overlay			Commercial & Office Zones						Industrial Zones				
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With outdoor seating[13]													X	X	X	X	X	X	X						X	
Restaurants (fast-food)																										
With drive-through																♦	♦								♦	
Without drive-through													X	X	X	X	X								X	
Retails Sales													X	X	X	X	X	X								
Support Retail Sales													X	X	X				X						X	
Sandwich Shops[6]													X	X	X	X	X	X	X	X[6]						
Schools, Private	C	C	C	C	C	C	C	C	C	C	C	C	♦	♦	♦	♦	♦		♦	♦				♦	♦	
Senior Housing	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X				X	X						
Shoe Shine Stands													X	X	X	X	X		X	X				X	X	
Shoe Repair Shop													X	X	X	X	X	X								
Sign Shop													X	X	X	X	X	X				X	X	X	X	
Single room occupancy (SRO) facility												C	C	C	C		X									
Skating Rinks														X			X									
Smoke Shops[16]																S	S	S	S							
Stationery Stores													X	X	X	X	X	X	X					X	X	
Statue Shop -Outdoor display																	♦					X	X			
Storage Lots and Mini-Warehouses																										
Indoor																	C					X				
Outdoor																	C					X				

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Swim Schools/Center with Incidental Commercial Uses	C	C	C	C	C	C	C	C	C	C	C	C					X									
Taxidermist																	X					X	X			
Theaters (excludes open air)													X	X	X	X	X	X								
Tire Recapping																						X				
Trade and Vocational Schools													X	X	X		X		X	X			X	X	X	
Transfer, Moving and Storage Facilities																						X	X			
Truck Wash																						X	X			
Upholstery Shops																	X					X	X		X	
Vehicle Storage Yards																										
Indoor																	X					X	X			
Outdoor																	C					X	X			
Vending Machine Service and Repair																						X	X	X	X	
Veterinarian (including animal hospital)																										
All activities within an enclosed structure													X	X	X	X	X							X	X	
With outdoor activities																	♦							♦	♦	
Weight Reduction Center													X	X	X	X	X	X	X							

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Wholesale, Storage, and Distribution																										
All activities indoors (50,000 square feet or less)																						X	X	X	X	
All activities indoors (more than 50,000 square feet)																						X	X			
All activities outdoors																						X				
Retail sale of goods warehoused on-site[7]																						X	X	X		
Wrecking Yard																						♦				

Notes:

(1) Do not consider residential use per distance requirement
(2) The administrative plot plan process may be used to establish these uses in an existing building within any commercial or industrial zone, even if the project is located adjacent to residential uses or zones.
(3) Retail is limited to fifteen (15) percent of gross floor area (see Section 9.05.040 of this title).
(4) Permitted in the OC and VOR only as a support medical office facility
(5) Large collection facilities may be established within an existing building through the "tenant improvement" process if such building or tenant space occupied by the use is not located adjacent to a residential use or zone.
(6) Sandwich shops shall not have cooking hoods, nor shall they exceed five percent of the gross floor area of the complex where they are located.
(7) Retail is limited to fifteen (15) percent of gross floor area (see Section 9.05.040 of this title).

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	Residential Zones												Mixed Use Overlay			Commercial & Office Zones						Industrial Zones				
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(8) In the MUI, mixed use (commercial uses on first floor with office uses or residential uses on upper floors) are (a) required to on lots at street intersections and within 300 feet in any direction from a street intersection, as measured from the corner formed by the lot's property lines, and (b) are allowed, but not required on the other lots.
(9) In the MUC and MUN, mixed use (commercial uses on first floor with office uses or residential uses on upper floors) are (a) required to on lots at street intersections and within 150 feet in any direction from a street intersection, as measured from the corner formed by the lot's property lines, and (b) are allowed, but not required on the other lots.
(10) See Section 9.07.40 (Medical Use Overlay)
(11) See Section 9.09.260 (Mixed Use Development)
(12) See Section 9.09.250 (Live-Work Development)
(13) See Section 9.09.270 (Outdoor Dining)
(14) Use is also permitted in the Moreno Valley Industrial Area Plan (SP 208)
(15) For Spa Facilities refer to Title 11, Chapter 11.96 of the Municipal Code.
(16) See Section 9.09.280.C (Smoke Shops) for distance requirements that require a Conditional Use Permit.
(17) See Section 9.09.290 (Commercial Cannabis Activities) for all Commercial Cannabis Activities regulations.
(18) See Section 9.07.060 Airport Land Use Compatibility Plan for Airport Land Use Compatibility Plan (ALUCP) requirements for actions proposed on property located within an Airport Compatibility Zone. When located within an Airport Land Use Compatibility Zone, greater land use, restrictions for airport compatibility may apply per the applicable ALUCP.
(19) For Day Care uses in the Moreno Valley Industrial Area Plan (SP 208), See Section 9.07.060 Airport Land Use Compatibility Plan for Airport Land Use Compatibility Plan (ALUCP) requirements for actions proposed on property located within an Airport Compatibility Zone. When located within an Airport Land Use Compatibility Zone, greater land use, restrictions for airport compatibility may apply per the applicable ALUCP.

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	Residential Zones												Mixed Use Overlay			Commercial & Office Zones						Industrial Zones				
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Zoning Key

HR	Hillside Residential	MU	Mixed Use Overlay
RR	Rural Residential	MUN	Mixed-Use Neighborhood Overlay
R1	Residential 1 (40,000 square feet minimum lot size)	MUC	Mixed-Use Community Overlay
RA2	Residential Agriculture 2 (20,000 square feet minimum lot size)	MUI	Mixed-Use Institutional Anchor Overlay
R2	Residential 2 (20,000 square feet minimum lot size)	NC	Neighborhood Commercial
R3	Residential 3 (10,000 square feet minimum lot size)	CC	Community Commercial
R5	Residential 5 (7,200 square feet minimum lot size)	VC	Village Commercial
RS10	Residential Single-Family 10 (4,500 square feet minimum lot size)	OC	Office Commercial
R10	Residential 10 (Up to 10 Dwelling Units per net acre)	O	Office
R15	Residential 15 (Up to 15 Dwelling Units per net acre)	P	Public
R20	Residential 20 (Up to 20 Dwelling Units per net acre)	I	Industrial
R30	Residential 30 (Up to 30 Dwelling Units per net acre)	LI	Light Industrial
		BP	Business Park
		BPX	Business Park-Mixed Use
		OS	Open Space

Permitted Uses Table 9.02.020-2 MIXED USE ZONES

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	Mixed Use Zones				Mixed Use Overlay		
	BF zone	H-OC zone	COMU zone	DC zone	MUN (9,11)	MUC (9,11)	MUI (8,10,11)
Adult Businesses							
Agricultural Uses—Crops Only[18]		X	X	X	X	X	X
Agricultural (involving structures)							
Aircraft Landing Facilities							
Ambulance Service	♦		♦	♦			
Amusement Parks, Fairgrounds[18]							
Animal Raising (see Section 9.09.090 of this title)[18]					X	X	X
Appliance and Electronic Repair Shops			X		X	X	X
Arcades, Video Machines			X				
Athletic Clubs, Gymnasiums and Spas[18]		X	X	X	X	X	X
Auction Houses[18]			X				
Auditoriums[18]		X	♦	X	♦	♦	♦
Auto Electronic Accessories and Installation	X		X				
Automobile Fleet Storage	X						
Automobile, Motorcycle, Truck, Golf Cart, Recreational Vehicle,	♦	X	♦				

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	Mixed Use Zones				Mixed Use Overlay		
	BF zone	H-OC zone	COMU zone	DC zone	MUN (9,11)	MUC (9,11)	MUI (8,10,11)
Aircraft and Boat Sales, Leasing, and Incidental Minor Repairs and Accessory Installations							
Auto Service Stations a) Accessory uses include convenience store and car wash b) Minor repairs to include auto/boat/motorcycle/RV (excludes major repair, paint, body work)	X	♦	♦	♦			
Automotive, Boat, Motorcycle and RV Repair—Minor (includes brake, muffler and tire installation and repair)	♦		♦				
Automotive Paint and Body Repair—Major Engine Overhaul	♦		♦				
Auto Rentals	X		X				
Auto Supply Stores			X	X	X	X	X
Bakery Shops		X	X	X	X	X	X
Bakery—Commercial[18]							

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	Mixed Use Zones				Mixed Use Overlay		
	BF zone	H-OC zone	COMU zone	DC zone	MUN (9,11)	MUC (9 11)	MUI (8,10,11)
Banks—Financial Institutions[18]		X	X	X	X	X	X
Barber and Beauty Colleges[18]		X	X	X	X	X	X
Bars (Drinking Establishments) [18]							
Bars			C	C	C	C	C
Bars, with Limited Live Entertainment			C	C	C	C	C
Boarding and Rooming Houses[18]					X	X	
Bowling Alley[18]			X	X	♦	♦	♦
Building Material Sales (with or without outdoor sales)[18]	♦		♦				
Building Material Storage Yards[18]	X						
Bus, Rail and Taxi Stations[18]			♦	♦			♦
Business Equipment Sales (includes repairs)	X	X	X	X	X	X	X
Business Schools[18]		X	X	X	X	X	X
Business Supply Stores	X	X	X	X	X	X	X
Cabinet Shop	X						
Caretakers Residence[1]	C		X				

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	Mixed Use Zones				Mixed Use Overlay		
	BF zone	H-OC zone	COMU zone	DC zone	MUN (9,11)	MUC (9,11)	MUI (8,10,11)
Car Wash	X		X				
Accessory to auto related use							
Catering Service			X	X	X	X	X
Cemetery (Human or Pet) With or Without Accessory Mortuary and Cremation Services (Minimum 10-acre site required)							
Churches[2, 18]		♦	♦	♦	♦	♦	♦
Clubs[18]			♦	♦	♦	♦	♦
Commercial Cannabis Activities[17, 18]							
Cultivation							
Dispensary	M		M				
Manufacturing							
Testing							
Microbusiness			M				
Distribution							
Commercial Radio or Television Stations							
With on-site antenna			♦	C			
Without on-site antenna	X		X	X			

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	Mixed Use Zones				Mixed Use Overlay		
	BF zone	H-OC zone	COMU zone	DC zone	MUN (9,11)	MUC (9,11)	MUI (8,10,11)
Communications Facilities (See Section 9.09.040 of this title)							
Computer Sales and Repairs	X	X	X	X	X	X	X
Contractors Storage Yard							
Convalescent Homes/Assisted Living[18]			♦	♦	♦	♦	♦
Convenience Stores							
With drive-through	X		X				
Without drive-through	X	X	X	X	X	X	X
With alcohol sales	♦	♦	♦	♦	♦	♦	♦
Convention Hall, Trade Show, Exhibit Building with Incidental Food Services[18]				C			C
Copy Shops	X	X	X	X	X	X	X
Country Club[18]				C			
Dancing, Art, Music and Similar Schools[18]		X	X	X	X	X	X
Day Care Centers[18, 19]		♦	♦	♦	♦	♦	♦
Delicatessens[18]		X	X	X	X	X	X
Diaper Supply Service	X						
Laundry with fleet storage[18]							
Disposal company							

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	BF zone	H-OC zone	COMU zone	DC zone	MUN (9,11)	MUC (9,11)	MUI (8,10,11)
Drapery Shops	X	X	X	X	X	X	X
Dressmaking Shops	X	X	X	X	X	X	X
Driving School[18]	X	X	X	X	X	X	X
Drug Stores	X	X	X	X	X	X	X
Dry Cleaning or Laundry[18]							
a. Dry Cleaning	X		X	X	X	X	X
b. Laundromat	X		X	X	X	X	X
c. Laundry Commercial	X						
Emergency Shelters[14]							
Equestrian Centers, Riding Academies, Commercial Stables (including incidental sales of feed and tack) [18]		X					
Exterminators	X		C				
Farm Worker Housing[18]							
Feed and Grain Stores	X		X				
Fire and Police Stations	X	X	X	X	X	X	X
Floor Covering Stores (may include incidental repairs with installation service)	X	X	X	X	X	X	X
Fraternity/Sorority[18]							
Frozen Food Locker							

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	Mixed Use Zones				Mixed Use Overlay		
	BF zone	H-OC zone	COMU zone	DC zone	MUN (9,11)	MUC (9,11)	MUI (8,10,11)
Gasoline Dispensing - Non-retail accessory to an auto-related use[18]	X		X	X			
Glass Shops and Glass Studios—Stained, etc.	X		X	X			
Golf Courses or Golf Driving Ranges with Incidental Commercial Uses[18]				C			
Handicapped Housing[18]			X	X	X	X	X
Heavy Equipment Sales and Rentals	X						
Hospitals[18]			♦	♦			♦
Hotels[18]							
a. With 20% or less of the units containing kitchens			X	X	X	X	X
b. With over 20% of the units containing kitchens			C	C	C	C	C
Ice Cream Stores—Including Yogurt Sales	X	X	X	X	X	X	X
Impound Yards	C						
Jewelry Stores	X	X	X	X	X	X	X
Kennel and Catteries	C		C		C	C	C
Laboratories (medical and dental)[18]	X		X	X	X	X	X

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	Mixed Use Zones				Mixed Use Overlay		
	BF zone	H-OC zone	COMU zone	DC zone	MUN (9,11)	MUC (9,11)	MUI (8,10,11)
Libraries[18]	X	X	X	X	X	X	X
Liquor Stores			♦	♦	♦	♦	
Live/Work Unit [12, 18]			X	X	X	X	X
Locksmith Shops	X		X	X	X	X	X
Lodge Halls and Similar Facilities[18]			♦	♦	♦	♦	♦
Lumberyards							
Mail Order House							
Manufacturing and Assembly[18]							
a. Custom and light manufacturing indoor uses only (50,000 square feet or less), with light truck traffic, on-site and wholesaling of goods produced	X						
b. Custom and light manufacturing indoor uses only (more than 50,000 square feet), with light truck traffic, on-site and wholesaling of goods produced	X						
c. General manufacturing with frequent truck traffic							

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	Mixed Use Zones				Mixed Use Overlay		
	BF zone	H-OC zone	COMU zone	DC zone	MUN (9,11)	MUC (9,11)	MUI (8,10,11)
and/or outdoor equipment or storage							
d. Retail sales of goods produced or warehoused on-site[3]	X						
Medical Clinics/Medical Care[18]							
Inpatient care		X	X	X	X	X	X
Urgent care		X	X	X	X	X	X
Medical device services and sales (retail), including, but not limited to, fittings for and sale of prosthetic and orthotic devices	X	X	X	X			X
Medical equipment supply, including retail sales for in-home medical care, such as wheelchairs, walkers, and respiratory equipment	X	X	X	X			X
Mobile Home Parks[18]							
Mobile Home Sales or Rentals (outdoor display)							
Mortuaries[18]							
With cremation services							

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	Mixed Use Zones				Mixed Use Overlay		
	BF zone	H-OC zone	COMU zone	DC zone	MUN (9,11)	MUC (9 11)	MUI (8,10,11)
No cremation services			♦				♦
Museums[18]		X	X	X	X	X	X
Newspaper and Printing Shops	X	X	X	X	X	X	X
Nightclubs[18]			C	C		C	C
Nursery, (Plant), Wholesale and Distribution		X	X				
Offices (administrative and professional) [18]	X	X	X	X	X	X	X
Open Air Theaters[18]				X			C
Orphanages[18]							
Painting Contractor	X						
Parcel Delivery Terminals[18]							
Parking Lot	X		X	X			C
Parks and Recreation Facilities (public) [18]		X	X	X	X	X	X
Personal Services (e.g., nail salons, spa facilities[15], barber and beauty shops, and tattoo parlors) [18]	X	X	X	X	X	X	X
Pharmacy[4]	X	X	X	X	X	X	X
Photo Studios	X	X	X	X	X	X	X
Plumbing Shops	X		X				

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	Mixed Use Zones				Mixed Use Overlay		
	BF zone	H-OC zone	COMU zone	DC zone	MUN (9,11)	MUC (9,11)	MUI (8,10,11)
Plumbing Supply Stores for Contractors	X						
Pool Hall[18]				♦		♦	
Postal Services	X		X	X	X	X	X
Pottery Sales with Outdoor Sales	X	X	X	X	X	X	X
Public Administration, Buildings and Civic Centers[18]			X	X	X	X	X
Public Utility Stations, Yards, Wells and Similar Facilities, Excluding Offices[18]					♦	♦	♦
Racetracks[18]							
Record Store			X	X	X	X	X
Recording Studio	X	X	X	X	X	X	X
Recreational Facilities (Private) such as Tennis Club, Polo Club, with Limited Associated Incidental Uses[18]	♦	♦	♦	♦	♦	♦	♦
Recycling, Large Collection Facility[5]							
Recycling, Small Collection Facility	X		X	X	X	X	X

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	BF zone	H-OC zone	COMU zone	DC zone	MUN (9,11)	MUC (9 11)	MUI (8,10,11)
Recycling Processing Centers							
Refreshment Stands					X	X	X
Rental Service							
Within an enclosed structure (furniture, office, party supplies)	X		X		X	X	X
With outdoor storage and display (vehicles, equipment, etc.)	♦						
Research and Development[18]	X	X	X	X	X	X	X
Residential[18]							
Single-Family				X			
Multiple-Family			X	X	X	X	X
Manufactured home park (see mobile home parks)							
Residential Care Facility (for seven or more persons) [18]			C	C	C	C	X
Restaurants (Eating and Drinking Establishments) [18]							
Without entertainment		X	X	X	X	X	X

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	Mixed Use Zones				Mixed Use Overlay		
	BF zone	H-OC zone	COMU zone	DC zone	MUN (9,11)	MUC (9,11)	MUI (8,10,11)
With Limited Live entertainment			X	X	X	X	X
With alcoholic beverage sales			X	X	X	X	X
With outdoor seating[13]		X	X	X	X	X	X
Restaurants (fast-food) [18]							
With drive-through	X	♦	♦	♦			
Without drive-through	X	X	X	X	X	X	X
Retail Sales	X	X	X	X	X	X	X
Support Retail Sales			X	X	X	X	X
Sandwich Shops[6]	X	X	X	X	X	X	X
Schools, Private		X	♦	C	♦	♦	♦
Senior Housing			X	X	X	X	X
Shoe Shine Stands	X	X	X	X	X	X	X
Shoe Repair Shop	X		X	X	X	X	X
Sign Shop	X		X	X	X	X	X
Single room occupancy (SRO) facility[18]					C	C	C
Skating Rinks[18]			X	X		X	
Smoke Shops[16]			S	S			
Stationery Stores	X		X	X	X	X	X
Statue Shop -Outdoor display	X						
Storage Lots and Mini-Warehouses							
Indoor	C		C				

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	BF zone	H-OC zone	COMU zone	DC zone	MUN (9,11)	MUC (9 11)	MUI (8,10,11)
Outdoor	C						
Swim Schools/Center with Incidental Commercial Uses[18]			X	C			
Taxidermist	X						
Theaters (excludes open air) [18]			X	X	X	X	X
Tire Recapping							
Trade and Vocational Schools[18]		X	X	X	X	X	X
Transfer, Moving and Storage Facilities	X						
Truck Wash							
Upholstery Shops	X		X				
Vehicle Storage Yards							
Indoor	X						
Outdoor							
Vending Machine Service and Repair	X						
Veterinarian (including animal hospital) [18]							
All activities within an enclosed structure	X	X	X	X	X	X	X
With outdoor activities			♦				
Weight Reduction Center	X	X	X	X	X	X	X

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	BF zone	H-OC zone	COMU zone	DC zone	MUN (9,11)	MUC (9,11)	MUI (8,10,11)
Wholesale, Fulfillment, Storage, and Distribution[18]							
All activities indoors (50,000 square feet or less)	X						
All activities indoors (more than 50,000 square feet)	X						
All activities outdoors							
Retail sale of goods warehoused on-site[7]	X						
Wrecking Yard							

Notes:

(1) Do not consider residential use per distance requirement.
(2) The administrative plot plan process may be used to establish these uses in an existing building within any commercial or industrial zone, even if the project is located adjacent to residential uses or zones.
(3) Retail is limited to fifteen (15) percent of gross floor area (see Section 9 05.040 of this title).
(4) Permitted in the OC and VOR zones only as a support medical office facility.
(5) Large collection facilities may be established within an existing building through the "tenant improvement" process if such building or tenant space occupied by the use is not located adjacent to a residential use or zone.
(6) Sandwich shops shall not have cooking hoods, nor shall they exceed five percent of the gross floor area of the complex where they are located.
(7) Retail is limited to fifteen (15) percent of gross floor area (see Section 9.05.040 of this title).

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	BF zone	H-OC zone	COMU zone	DC zone	MUN (9,11)	MUC (9,11)	MUI (8,10,11)

(8) In the MUI, mixed use (commercial uses on first floor with office uses or residential uses on upper floors) are (a) required to on lots at street intersections and within 300 feet in any direction from a street intersection, as measured from the corner formed by the lot's property lines, and (b) are allowed, but not required on the other lots.
(9) In the MUC and MUN, mixed use (commercial uses on first floor with office uses or residential uses on upper floors) are (a) required to on lots at street intersections and within 150 feet in any direction from a street intersection, as measured from the corner formed by the lot's property lines, and (b) are allowed, but not required on the other lots.
(10) See Section 9.07.40 (Medical Use Overlay)
(11) See Section 9.09.260 (Mixed Use Development)
(12) See Section 9.09.250 (Live-Work Development)
(13) See Section 9.09.270 (Outdoor Dining)
(14) Use is also permitted in the Moreno Valley Industrial Area Plan (SP 208)
(15) For Spa Facilities refer to Title 11, Chapter 11.96 of the Municipal Code.
(16) See Section 9.09.280.C (Smoke Shops) for distance requirements that require a Conditional Use Permit.
(17) See Section 9.09.290 (Commercial Cannabis Activities) for all Commercial Cannabis Activities regulations.
(18) See Section 9.07.060 Airport Land Use Compatibility Plan for Airport Land Use Compatibility Plan (ALUCP) requirements for actions proposed on property located within an Airport Compatibility Zone. When located within an Airport Land Use Compatibility Zone, greater land use, restrictions for airport compatibility may apply per the applicable ALUCP.
(19) For Day Care uses in the Moreno Valley Industrial Area Plan (SP 208), See Section 9.07.060 Airport Land Use Compatibility Plan for Airport Land Use Compatibility Plan (ALUCP) requirements for actions proposed on property located within an Airport Compatibility Zone. When located within an Airport Land Use Compatibility Zone, greater land use, restrictions for airport compatibility may apply per the applicable ALUCP.

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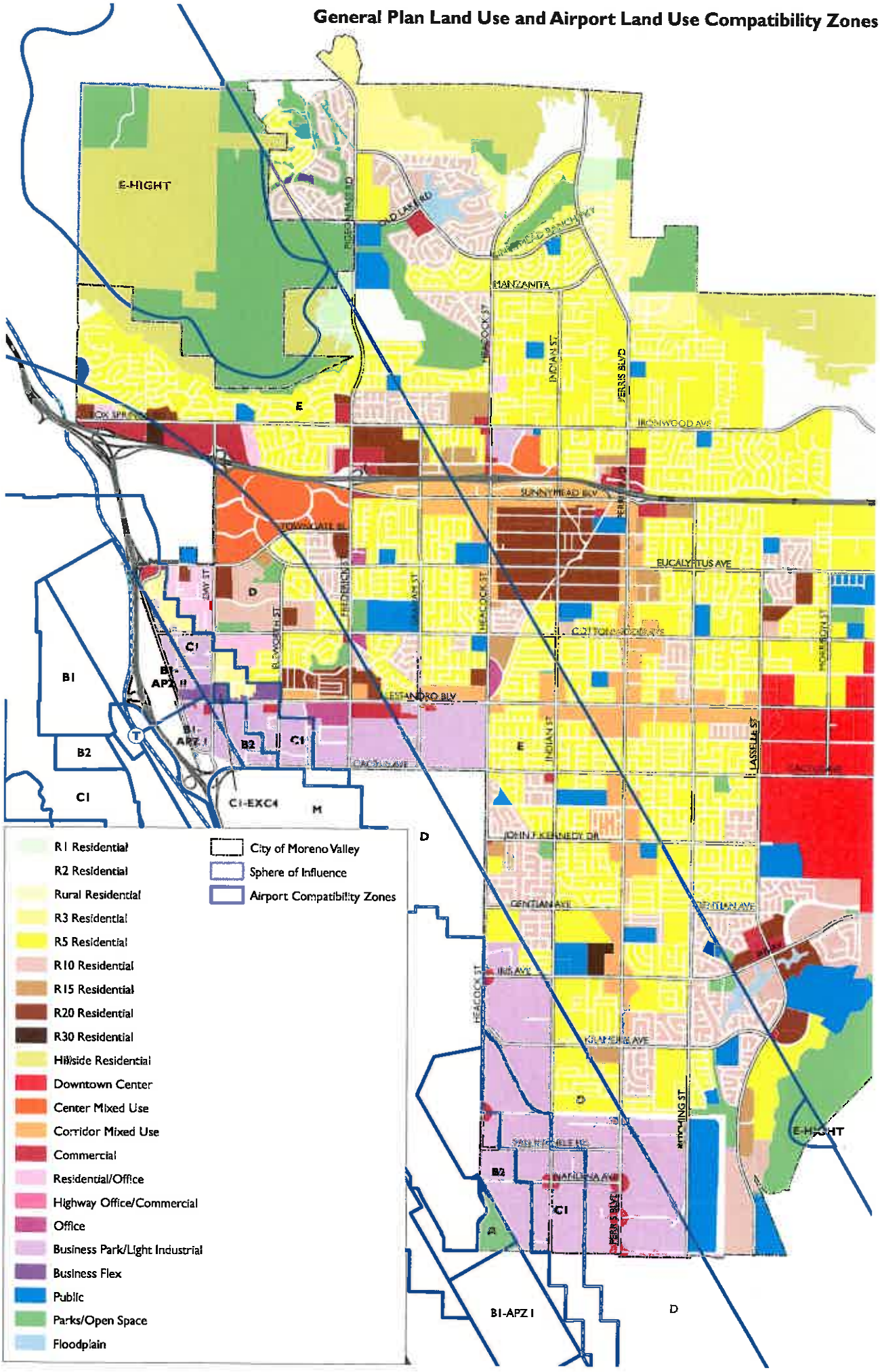
	BF zone	H-OC zone	COMU zone	DC zone	MUN (9,11)	MUC (9,11)	MUI (8,10,11)

Zoning Key

HR	Hillside Residential	MU	Mixed Use Overlay
RR	Rural Residential	MUN	Mixed-Use Neighborhood Overlay
R1	Residential 1 (40,000 square feet minimum lot size)	MUC	Mixed-Use Community Overlay
RA2	Residential Agriculture 2 (20,000 square feet minimum lot size)	MUI	Mixed-Use Institutional Anchor Overlay
R2	Residential 2 (20,000 square feet minimum lot size)	P	Public
R3	Residential 3 (10,000 square feet minimum lot size)	I	Industrial
R5	Residential 5 (7,200 square feet minimum lot size)	LI	Light Industrial
RS10	Residential Single-Family 10 (4,500 square feet minimum lot size)	BP	Business Park
R10	Residential 10 (Up to 10 Dwelling Units per net acre)	BPX	Business Park-Mixed Use
R15	Residential 15 (Up to 15 Dwelling Units per net acre)	OS	Open Space
R20	Residential 20 (Up to 20 Dwelling Units per net acre)	BF	Business Flex
R30	Residential 30 (Up to 30 Dwelling Units per net acre)	DC	Downtown Center
NC	Neighborhood Commercial	COMU	Corridor Mixed Use
CC	Community Commercial	H-OC	Highway – Office/Commercial
VC	Village Commercial		
OC	Office Commercial		
O	Office		

General Plan Land Use and Airport Land Use Compatibility Zones



APN	EXISTING USE	ACRES	CURRENT GENERAL PLAN	ZONING	PROPOSED GENERAL PLAN	ALUC ZONES
316210025	Vacant	9.38	OS Open Space	Open Space/Park	OS Open Space	A
316210001	Vacant	4.70	OS Open Space	Open Space/Park	OS Open Space	A
316210014	Vacant	1.89	OS Open Space	Open Space/Park	OS Open Space	A
316210064	Vacant	9.17	OS Open Space	Open Space/Park	OS Open Space	A
316210018	General Industrial	10.77	OS Open Space	Open Space/Park	OS Open Space	A
316210065	/ays/Open Space/Flood	0.10	OS Open Space	Open Space/Park	OS Open Space	A
316210015	Vacant	2.72	OS Open Space	Open Space/Park	OS Open Space	A
316210016	General Industrial	2.65	OS Open Space	Open Space/Park	OS Open Space	A
297100008	Road/ROW	2.89	Business Park/Light Indust	Industrial/Business Park	BP Business Park/Light Industria	B1-APZI
297120018	Light Industrial	0.32	Business Park/Light Indust	Industrial/Business Park	BP Business Park/Light Industria	B1-APZI
297120003	Light Industrial	0.13	Business Park/Light Indust	Industrial/Business Park	BP Business Park/Light Industria	B1-APZI
297100006	Vacant	8.00	Business Park/Light Indust	Industrial/Business Park	BP Business Park/Light Industria	B1-APZI
297100045	Road/ROW	0.01	Business Park/Light Indust	Industrial/Business Park	BP Business Park/Light Industria	B1-APZI
297100073	Light Industrial	0.64	Business Park/Light Indust	Industrial/Business Park	BP Business Park/Light Industria	B1-APZI
297120017	Light Industrial	0.32	Business Park/Light Indust	Industrial/Business Park	BP Business Park/Light Industria	B1-APZI
297100076	Light Industrial	0.97	Business Park/Light Indust	P Business Park/Light Industri	BP Business Park/Light Industria	B1-APZI
297100079	eneral/Retail Commerci	5.91	Business Park/Light Indust	Industrial/Business Park	BP Business Park/Light Industria	B1-APZI
297120016	Light Industrial	3.90	Business Park/Light Indust	Industrial/Business Park	BP Business Park/Light Industria	B1-APZI
297130036	Light Industrial	8.13	Business Park/Light Indust	Industrial/Business Park	BP Business Park/Light Industria	B1-APZI
297130062	Light Industrial	1.14	Business Park/Light Indust	Industrial/Business Park	BP Business Park/Light Industria	B1-APZI
297120002	Light Industrial	0.16	Business Park/Light Indust	Industrial/Business Park	BP Business Park/Light Industria	B1-APZI
297100066	Light Industrial	11.36	Business Park/Light Indust	Industrial/Business Park	BP Business Park/Light Industria	B1-APZI
297120011	Light Industrial	0.96	Business Park/Light Indust	Industrial/Business Park	BP Business Park/Light Industria	B1-APZI
297120012	Light Industrial	0.97	Business Park/Light Indust	Industrial/Business Park	BP Business Park/Light Industria	B1-APZI
297130063	General Industrial	28.18	Business Park/Light Indust	Industrial/Business Park	BP Business Park/Light Industria	B1-APZI
297120004	eneral/Retail Commerci	0.05	C Commercial	Commercial	C Commercial	B1-APZI
297120015	eneral/Retail Commerci	0.22	C Commercial	Commercial	C Commercial	B1-APZI
297120010	General Industrial	0.96	C Commercial	Commercial	C Commercial	B1-APZI
297120009	General Industrial	0.96	C Commercial	Commercial	C Commercial	B1-APZI
297120013	eneral/Retail Commerci	0.32	C Commercial	Commercial	C Commercial	B1-APZI
297120008	General Industrial	0.94	C Commercial	Commercial	C Commercial	B1-APZI
316210048	/ays/Open Space/Flood	4.07	OS Open Space	Open Space/Park	OS Open Space	B1-APZI

297110005	Road/ROW	0.79				B1-APZI
297160009	Road/ROW	0.85				B1-APZI
297100005	Road/ROW	0.76				B1-APZI
297130058	Road/ROW	1.88				B1-APZI
263190036	Vacant	2.60	Business Park/Light Indust	Industrial/Business Park	BP Business Park/Light Industria	B1-APZII
263160022	Single Family Residentia	0.09	Business Park/Light Indust	Industrial/Business Park	BP Business Park/Light Industria	B1-APZII
263150021	Vacant	2.06	Business Park/Light Indust	Industrial/Business Park	BP Business Park/Light Industria	B1-APZII
263150010	Vacant	1.27	Business Park/Light Indust	Industrial/Business Park	BP Business Park/Light Industria	B1-APZII
263150020	Vacant	0.67	Business Park/Light Indust	Industrial/Business Park	BP Business Park/Light Industria	B1-APZII
263150013	Vacant	0.38	Business Park/Light Indust	Industrial/Business Park	BP Business Park/Light Industria	B1-APZII
263160024	Vacant	0.14	Business Park/Light Indust	Industrial/Business Park	BP Business Park/Light Industria	B1-APZII
263190019	Vacant	0.82	Business Park/Light Indust	Industrial/Business Park	BP Business Park/Light Industria	B1-APZII
263230002	Vacant	2.99	Business Park/Light Indust	Industrial/Business Park	BP Business Park/Light Industria	B1-APZII
263160023	Vacant	0.34	Business Park/Light Indust	Industrial/Business Park	BP Business Park/Light Industria	B1-APZII
263190005	ays/Open Space/Flood	0.55	Business Park/Light Indust	Industrial/Business Park	BP Business Park/Light Industria	B1-APZII
263190006	Utilities	0.77	Business Park/Light Indust	Industrial/Business Park	BP Business Park/Light Industria	B1-APZII
263190012	Vacant	0.73	Business Park/Light Indust	Industrial/Business Park	BP Business Park/Light Industria	B1-APZII
263190018	Vacant	0.39	Business Park/Light Indust	Industrial/Business Park	BP Business Park/Light Industria	B1-APZII
263190025	Vacant	0.60	Business Park/Light Indust	Industrial/Business Park	BP Business Park/Light Industria	B1-APZII
263190031	Vacant	0.46	Business Park/Light Indust	Industrial/Business Park	BP Business Park/Light Industria	B1-APZII
263220002	Vacant	0.04	Business Park/Light Indust	Industrial/Business Park	BP Business Park/Light Industria	B1-APZII
263220023	Vacant	2.11	Business Park/Light Indust	Industrial/Business Park	BP Business Park/Light Industria	B1-APZII
263190023	Vacant	0.05	Business Park/Light Indust	Industrial/Business Park	BP Business Park/Light Industria	B1-APZII
263190015	Vacant	0.74	Business Park/Light Indust	Industrial/Business Park	BP Business Park/Light Industria	B1-APZII
263190017	Vacant	0.41	Business Park/Light Indust	Industrial/Business Park	BP Business Park/Light Industria	B1-APZII
263220027	Vacant	0.09	Business Park/Light Indust	Industrial/Business Park	BP Business Park/Light Industria	B1-APZII
263150001	Vacant	1.39	Business Park/Light Indust	Industrial/Business Park	BP Business Park/Light Industria	B1-APZII
263150004	Multi Family Residential	0.93	Business Park/Light Indust	Industrial/Business Park	BP Business Park/Light Industria	B1-APZII
263150008	Vacant	0.24	Business Park/Light Indust	Industrial/Business Park	BP Business Park/Light Industria	B1-APZII
263150011	Single Family Residentia	0.76	Business Park/Light Indust	Industrial/Business Park	BP Business Park/Light Industria	B1-APZII
263150014	Single Family Residentia	0.22	Business Park/Light Indust	Industrial/Business Park	BP Business Park/Light Industria	B1-APZII
263150015	Multi Family Residential	0.45	Business Park/Light Indust	Industrial/Business Park	BP Business Park/Light Industria	B1-APZII
263190016	Vacant	0.82	Business Park/Light Indust	Industrial/Business Park	BP Business Park/Light Industria	B1-APZII
263190026	plex/Two Family Resider	0.93	Business Park/Light Indust	Industrial/Business Park	BP Business Park/Light Industria	B1-APZII

263190024	eneral/Retail Commerci	0.54	Business Park/Light Indust	Industrial/Business Park	BP Business Park/Light Industria	B1-APZII
263210018	Single Family Residentia	0.27	Business Park/Light Indust	Industrial/Business Park	BP Business Park/Light Industria	B1-APZII
263190027	Multi Family Residential	0.58	Business Park/Light Indust	Industrial/Business Park	BP Business Park/Light Industria	B1-APZII
263210019	Single Family Residentia	0.34	Business Park/Light Indust	Industrial/Business Park	BP Business Park/Light Industria	B1-APZII
263190030	Vacant	0.47	Business Park/Light Indust	Industrial/Business Park	BP Business Park/Light Industria	B1-APZII
263210020	plex/Two Family Resider	0.34	Business Park/Light Indust	Industrial/Business Park	BP Business Park/Light Industria	B1-APZII
263190028	Service Station	0.57	Business Park/Light Indust	Industrial/Business Park	BP Business Park/Light Industria	B1-APZII
263190032	Multi Family Residential	0.84	Business Park/Light Indust	Industrial/Business Park	BP Business Park/Light Industria	B1-APZII
263190033	Single Family Residentia	0.33	Business Park/Light Indust	Industrial/Business Park	BP Business Park/Light Industria	B1-APZII
263092003	l/Motel/Lodging Comm	0.78	Business Park/Light Indust	Industrial/Business Park	BP Business Park/Light Industria	B1-APZII
263092004	eneral/Retail Commerci	0.22	Business Park/Light Indust	Industrial/Business Park	BP Business Park/Light Industria	B1-APZII
263092005	eneral/Retail Commerci	0.55	Business Park/Light Indust	Industrial/Business Park	BP Business Park/Light Industria	B1-APZII
263220004	Vacant	1.16	Business Park/Light Indust	Industrial/Business Park	BP Business Park/Light Industria	B1-APZII
263220029	Vacant	0.55	Business Park/Light Indust	Industrial/Business Park	BP Business Park/Light Industria	B1-APZII
263220028	eneral/Retail Commerci	0.46	Business Park/Light Indust	Industrial/Business Park	BP Business Park/Light Industria	B1-APZII
263220008	Vacant	0.09	Business Park/Light Indust	Industrial/Business Park	BP Business Park/Light Industria	B1-APZII
263220009	eneral/Retail Commerci	1.81	Business Park/Light Indust	Industrial/Business Park	BP Business Park/Light Industria	B1-APZII
263220017	Vacant	0.14	Business Park/Light Indust	Industrial/Business Park	BP Business Park/Light Industria	B1-APZII
263220018	Single Family Residentia	2.34	Business Park/Light Indust	Industrial/Business Park	BP Business Park/Light Industria	B1-APZII
263150016	Multi Family Residential	0.41	Business Park/Light Indust	Industrial/Business Park	BP Business Park/Light Industria	B1-APZII
263190001	Multi Family Residential	0.42	Business Park/Light Indust	Industrial/Business Park	BP Business Park/Light Industria	B1-APZII
263160025	Multi Family Residential	0.20	Business Park/Light Indust	Industrial/Business Park	BP Business Park/Light Industria	B1-APZII
263190002	Multi Family Residential	0.39	Business Park/Light Indust	Industrial/Business Park	BP Business Park/Light Industria	B1-APZII
263160026	Public Facilities	0.59	Business Park/Light Indust	Industrial/Business Park	BP Business Park/Light Industria	B1-APZII
263190003	plex/Two Family Resider	0.30	Business Park/Light Indust	Industrial/Business Park	BP Business Park/Light Industria	B1-APZII
263190004	Single Family Residentia	0.20	Business Park/Light Indust	Industrial/Business Park	BP Business Park/Light Industria	B1-APZII
263092001	Single Family Residentia	0.68	Business Park/Light Indust	Industrial/Business Park	BP Business Park/Light Industria	B1-APZII
263190034	Single Family Residentia	0.14	Business Park/Light Indust	Industrial/Business Park	BP Business Park/Light Industria	B1-APZII
263190035	Single Family Residentia	0.14	Business Park/Light Indust	Industrial/Business Park	BP Business Park/Light Industria	B1-APZII
263190029	Single Family Residentia	0.18	Business Park/Light Indust	Industrial/Business Park	BP Business Park/Light Industria	B1-APZII
263092002	Single Family Residentia	0.12	Business Park/Light Indust	Industrial/Business Park	BP Business Park/Light Industria	B1-APZII
263210021	Single Family Residentia	0.20	Business Park/Light Indust	Industrial/Business Park	BP Business Park/Light Industria	B1-APZII
263210017	Single Family Residentia	0.26	Business Park/Light Indust	Industrial/Business Park	BP Business Park/Light Industria	B1-APZII
263210022	Single Family Residentia	0.23	Business Park/Light Indust	Industrial/Business Park	BP Business Park/Light Industria	B1-APZII

263220001	Single Family Residentia	0.12	Business Park/Light Indust	Industrial/Business Park	BP Business Park/Light Industria	B1-APZII
263220003	Single Family Residentia	0.30	Business Park/Light Indust	Industrial/Business Park	BP Business Park/Light Industria	B1-APZII
263210023	Single Family Residentia	0.29	Business Park/Light Indust	Industrial/Business Park	BP Business Park/Light Industria	B1-APZII
263210024	plex/Two Family Resider	0.55	Business Park/Light Indust	Industrial/Business Park	BP Business Park/Light Industria	B1-APZII
263220022	Single Family Residentia	0.11	Business Park/Light Indust	Industrial/Business Park	BP Business Park/Light Industria	B1-APZII
263220021	plex/Two Family Resider	0.38	Business Park/Light Indust	Industrial/Business Park	BP Business Park/Light Industria	B1-APZII
263220020	Single Family Residentia	0.42	Business Park/Light Indust	Industrial/Business Park	BP Business Park/Light Industria	B1-APZII
263220019	Single Family Residentia	0.42	Business Park/Light Indust	Industrial/Business Park	BP Business Park/Light Industria	B1-APZII
263220011	eneral/Retail Commerci	0.04	C Commercial	Commercial	Business Flex	B1-APZII
263230020	Vacant	0.21	C Commercial	Commercial	Business Flex	B1-APZII
263220010	eneral/Retail Commerci	0.32	C Commercial	Commercial	Business Flex	B1-APZII
263220025	eneral/Retail Commerci	1.28	C Commercial	Commercial	Business Flex	B1-APZII
263220013	eneral/Retail Commerci	0.84	C Commercial	Commercial	Business Flex	B1-APZII
263220024	eneral/Retail Commerci	0.85	C Commercial	Commercial	Business Flex	B1-APZII
263230022	Vacant	0.74	C Commercial	Commercial	Business Flex	B1-APZII
263220016	Vacant	0.49	C Commercial	Commercial	Business Flex	B1-APZII
263220026	Vacant	0.46	C Commercial	Commercial	Business Flex	B1-APZII
263220015	eneral/Retail Commerci	0.94	C Commercial	Commercial	Business Flex	B1-APZII
263230021	Vacant	0.18	C Commercial	Commercial	Business Flex	B1-APZII
263230023	eneral/Retail Commerci	0.42	C Commercial	Commercial	Business Flex	B1-APZII
263230019	Multi Family Residential	1.46	C Commercial	Commercial	Business Flex	B1-APZII
263230017	Multi Family Residential	0.87	C Commercial	Commercial	Business Flex	B1-APZII
263230018	Single Family Residentia	0.57	C Commercial	Commercial	Business Flex	B1-APZII
263230016	Vacant	1.43	C Commercial	Commercial	Business Flex	B1-APZII
263131009	eneral/Retail Commerci	0.25	C Commercial	Commercial	C Commercial	B1-APZII
297120001	eneral/Retail Commerci	0.77	C Commercial	Commercial	C Commercial	B1-APZII
263070040	Vacant	0.28	R/O Residential Office	Office	R3 Residential	B1-APZII
263070074	Road/ROW	0.32				B1-APZII
316210017	General Industrial	2.65	Business Park/Light Indust	Industrial/Business Park	BP Business Park/Light Industria	B2
297130043	Vacant	1.42	Business Park/Light Indust	Industrial/Business Park	BP Business Park/Light Industria	B2
297130038	Light Industrial	0.27	Business Park/Light Indust	Industrial/Business Park	BP Business Park/Light Industria	B2
297130049	Light Industrial	2.86	Business Park/Light Indust	Industrial/Business Park	BP Business Park/Light Industria	B2
316170026	General Industrial	19.46	Business Park/Light Indust	Industrial/Business Park	BP Business Park/Light Industria	B2
297130067	Vacant	2.95	Business Park/Light Indust	Industrial/Business Park	BP Business Park/Light Industria	B2

297130068	Vacant	1.41	Business Park/Light Indust	Industrial/Business Park	BP Business Park/Light Industria	B2
297130069	Vacant	1.95	Business Park/Light Indust	Industrial/Business Park	BP Business Park/Light Industria	B2
297130061	Light Industrial	1.12	Business Park/Light Indust	Industrial/Business Park	BP Business Park/Light Industria	B2
297130060	Light Industrial	0.98	Business Park/Light Indust	Industrial/Business Park	BP Business Park/Light Industria	B2
316210026	General Industrial	4.19	Business Park/Light Indust	Industrial/Business Park	BP Business Park/Light Industria	B2
297130035	Light Industrial	8.92	Business Park/Light Indust	Industrial/Business Park	BP Business Park/Light Industria	B2
297130065	Light Industrial	19.08	Business Park/Light Indust	Industrial/Business Park	BP Business Park/Light Industria	B2
297130048	Light Industrial	4.52	Business Park/Light Indust	Industrial/Business Park	BP Business Park/Light Industria	B2
297130039	eneral/Retail Commerci	0.52	Business Park/Light Indust	Industrial/Business Park	BP Business Park/Light Industria	B2
297130027	Light Industrial	1.17	Business Park/Light Indust	Industrial/Business Park	BP Business Park/Light Industria	B2
297130041	eneral/Retail Commerci	1.30	Business Park/Light Indust	Industrial/Business Park	BP Business Park/Light Industria	B2
297130042	Service Station	0.96	Business Park/Light Indust	Industrial/Business Park	BP Business Park/Light Industria	B2
316180015	General Industrial	18.77	Business Park/Light Indust	Industrial/Business Park	BP Business Park/Light Industria	B2
316180016	General Industrial	18.27	Business Park/Light Indust	Industrial/Business Park	BP Business Park/Light Industria	B2
316210092	General Industrial	49.44	Business Park/Light Indust	Industrial/Business Park	BP Business Park/Light Industria	B2
316210094	General Industrial	22.77	Business Park/Light Indust	Industrial/Business Park	BP Business Park/Light Industria	B2; A
316210067	/ays/Open Space/Flood	0.02	Business Park/Light Indust	Industrial/Business Park	BP Business Park/Light Industria	C-1
316020038	/ays/Open Space/Flood	0.06	Business Park/Light Indust	Industrial/Business Park	BP Business Park/Light Industria	C-1
316210033	Vacant	4.84	Business Park/Light Indust	Industrial/Business Park	BP Business Park/Light Industria	C-1
316210049	/ays/Open Space/Flood	1.48	Business Park/Light Indust	Industrial/Business Park	BP Business Park/Light Industria	C-1
316210063	/ays/Open Space/Flood	0.03	Business Park/Light Indust	Industrial/Business Park	BP Business Park/Light Industria	C-1
316100033	/ays/Open Space/Flood	0.28	Business Park/Light Industrial		BP Business Park/Light Industria	C-1
316100039	/ays/Open Space/Flood	0.17	Business Park/Light Indust	Industrial/Business Park	BP Business Park/Light Industria	C-1
316100041	/ays/Open Space/Flood	0.17	Business Park/Light Indust	Industrial/Business Park	BP Business Park/Light Industria	C-1
316100042	General Industrial	0.48	Business Park/Light Indust	Industrial/Business Park	BP Business Park/Light Industria	C-1
316100043	/ays/Open Space/Flood	0.09	Business Park/Light Indust	Industrial/Business Park	BP Business Park/Light Industria	C-1
297150021	Light Industrial	1.02	Business Park/Light Indust	Industrial/Business Park	BP Business Park/Light Industria	C-1
297150031	Vacant	2.29	Business Park/Light Indust	Industrial/Business Park	BP Business Park/Light Industria	C-1
297210009	Public Facilities	0.52	Business Park/Light Indust	Industrial/Business Park	BP Business Park/Light Industria	C-1
297150013	Office	0.98	Business Park/Light Indust	Industrial/Business Park	BP Business Park/Light Industria	C-1
297150049	Light Industrial	0.89	Business Park/Light Indust	Industrial/Business Park	BP Business Park/Light Industria	C-1
297140044	Vacant	1.86	Business Park/Light Indust	Industrial/Business Park	BP Business Park/Light Industria	C-1
297130056	Light Industrial	8.68	Business Park/Light Indust	Industrial/Business Park	BP Business Park/Light Industria	C-1
297150050	Light Industrial	0.53	Business Park/Light Indust	Industrial/Business Park	BP Business Park/Light Industria	C-1

297210008	Vacant	1.21	Business Park/Light Indust	Industrial/Business Park	BP Business Park/Light Industria	C-1
316210032	Vacant	5.06	Business Park/Light Indust	Industrial/Business Park	BP Business Park/Light Industria	C-1
316100040	General Industrial	0.80	Business Park/Light Indust	Industrial/Business Park	BP Business Park/Light Industria	C-1
297210021	Vacant	0.96	Business Park/Light Indust	Industrial/Business Park	BP Business Park/Light Industria	C-1
263200010	Vacant	0.16	Business Park/Light Indust	Industrial/Business Park	BP Business Park/Light Industria	C-1
263160039	Light Industrial	0.29	Business Park/Light Indust	Industrial/Business Park	BP Business Park/Light Industria	C-1
263200011	Vacant	1.55	Business Park/Light Indust	Industrial/Business Park	BP Business Park/Light Industria	C-1
263200022	Vacant	1.15	Business Park/Light Indust	Industrial/Business Park	BP Business Park/Light Industria	C-1
263160038	Light Industrial	0.30	Business Park/Light Indust	Industrial/Business Park	BP Business Park/Light Industria	C-1
263200023	Vacant	0.65	Business Park/Light Indust	Industrial/Business Park	BP Business Park/Light Industria	C-1
263200013	Vacant	0.50	Business Park/Light Indust	Industrial/Business Park	BP Business Park/Light Industria	C-1
263210030	Vacant	0.67	Business Park/Light Indust	Industrial/Business Park	BP Business Park/Light Industria	C-1
263190009	Vacant	0.31	Business Park/Light Indust	Industrial/Business Park	BP Business Park/Light Industria	C-1
263190014	Vacant	0.36	Business Park/Light Indust	Industrial/Business Park	BP Business Park/Light Industria	C-1
263210047	Vacant	0.18	Business Park/Light Indust	Industrial/Business Park	BP Business Park/Light Industria	C-1
263210012	Vacant	0.24	Business Park/Light Indust	Industrial/Business Park	BP Business Park/Light Industria	C-1
263190011	Vacant	0.06	Business Park/Light Indust	Industrial/Business Park	BP Business Park/Light Industria	C-1
263210055	Vacant	1.20	Business Park/Light Indust	Industrial/Business Park	BP Business Park/Light Industria	C-1
263230025	Vacant	4.60	Business Park/Light Indust	Industrial/Business Park	BP Business Park/Light Industria	C-1
263210025	olex/Two Family Resider	0.15	Business Park/Light Indust	Industrial/Business Park	BP Business Park/Light Industria	C-1
263210048	olex/Two Family Resider	0.02	Business Park/Light Indust	Industrial/Business Park	BP Business Park/Light Industria	C-1
263210050	Single Family Residentia	0.08	Business Park/Light Indust	Industrial/Business Park	BP Business Park/Light Industria	C-1
263210052	hurch/Religious Facilitie	0.19	Business Park/Light Indust	Industrial/Business Park	BP Business Park/Light Industria	C-1
316200043	Light Industrial	8.89	Business Park/Light Indust	Industrial/Business Park	BP Business Park/Light Industria	C-1
316170020	General Industrial	0.09	Business Park/Light Indust	Industrial/Business Park	BP Business Park/Light Industria	C-1
316170025	General Industrial	17.91	Business Park/Light Indust	Industrial/Business Park	BP Business Park/Light Industria	C-1
316170018	General Industrial	0.15	Business Park/Light Indust	Industrial/Business Park	BP Business Park/Light Industria	C-1
263150005	Vacant	1.19	Business Park/Light Indust	Industrial/Business Park	BP Business Park/Light Industria	C-1
263150009	Single Family Residentia	0.24	Business Park/Light Indust	Industrial/Business Park	BP Business Park/Light Industria	C-1
263160021	Light Industrial	0.76	Business Park/Light Indust	Industrial/Business Park	BP Business Park/Light Industria	C-1
263160036	Multi Family Residential	0.63	Business Park/Light Indust	Industrial/Business Park	BP Business Park/Light Industria	C-1
263200012	olex/Two Family Resider	0.60	Business Park/Light Indust	Industrial/Business Park	BP Business Park/Light Industria	C-1
263190010	Multi Family Residential	0.36	Business Park/Light Indust	Industrial/Business Park	BP Business Park/Light Industria	C-1
263200014	olex/Two Family Resider	0.41	Business Park/Light Indust	Industrial/Business Park	BP Business Park/Light Industria	C-1

263190013	Single Family Residentia	0.18	Business Park/Light Indust	Industrial/Business Park	BP Business Park/Light Industria	C-1
263200015	Single Family Residentia	0.76	Business Park/Light Indust	Industrial/Business Park	BP Business Park/Light Industria	C-1
263200024	Single Family Residentia	0.66	Business Park/Light Indust	Industrial/Business Park	BP Business Park/Light Industria	C-1
263200016	hurch/Religious Facilitie	1.40	Business Park/Light Indust	Industrial/Business Park	BP Business Park/Light Industria	C-1
263210039	Multi Family Residential	0.36	Business Park/Light Indust	Industrial/Business Park	BP Business Park/Light Industria	C-1
263210002	Single Family Residentia	0.19	Business Park/Light Indust	Industrial/Business Park	BP Business Park/Light Industria	C-1
263210043	Single Family Residentia	0.21	Business Park/Light Indust	Industrial/Business Park	BP Business Park/Light Industria	C-1
297210010	Public Facilities	0.63	Business Park/Light Indust	Industrial/Business Park	BP Business Park/Light Industria	C-1
297210015	Light Industrial	0.37	Business Park/Light Indust	Industrial/Business Park	BP Business Park/Light Industria	C-1
297210026	Office	1.52	Business Park/Light Indust	Industrial/Business Park	BP Business Park/Light Industria	C-1
297210014	hurch/Religious Facilitie	0.33	Business Park/Light Indust	Industrial/Business Park	BP Business Park/Light Industria	C-1
297210013	Office	0.31	Business Park/Light Indust	Industrial/Business Park	BP Business Park/Light Industria	C-1
297130059	General Industrial	4.99	Business Park/Light Indust	Industrial/Business Park	BP Business Park/Light Industria	C-1
297210022	Light Industrial	0.57	Business Park/Light Indust	Industrial/Business Park	BP Business Park/Light Industria	C-1
297210012	Light Industrial	0.34	Business Park/Light Indust	Industrial/Business Park	BP Business Park/Light Industria	C-1
297210011	Light Industrial	1.14	Business Park/Light Indust	Industrial/Business Park	BP Business Park/Light Industria	C-1
297210003	Light Industrial	0.34	Business Park/Light Indust	Industrial/Business Park	BP Business Park/Light Industria	C-1
297210002	Light Industrial	0.34	Business Park/Light Indust	Industrial/Business Park	BP Business Park/Light Industria	C-1
297130007	Light Industrial	9.36	Business Park/Light Indust	Industrial/Business Park	BP Business Park/Light Industria	C-1
297150041	Light Industrial	0.89	Business Park/Light Indust	Industrial/Business Park	BP Business Park/Light Industria	C-1
297150042	Light Industrial	0.83	Business Park/Light Indust	Industrial/Business Park	BP Business Park/Light Industria	C-1
297150020	Light Industrial	1.01	Business Park/Light Indust	Industrial/Business Park	BP Business Park/Light Industria	C-1
297150053	Light Industrial	0.54	Business Park/Light Indust	Industrial/Business Park	BP Business Park/Light Industria	C-1
297150048	Light Industrial	1.14	Business Park/Light Indust	Industrial/Business Park	BP Business Park/Light Industria	C-1
297150054	Light Industrial	0.54	Business Park/Light Indust	Industrial/Business Park	BP Business Park/Light Industria	C-1
297150012	eneral/Retail Commerci	3.01	Business Park/Light Indust	Industrial/Business Park	BP Business Park/Light Industria	C-1
297150052	Light Industrial	0.82	Business Park/Light Indust	Industrial/Business Park	BP Business Park/Light Industria	C-1
316100051	Vacant	8.57	Business Park/Light Indust	Industrial/Business Park	BP Business Park/Light Industria	C-1
316020049	Vacant	1.57	Business Park/Light Indust	Industrial/Business Park	BP Business Park/Light Industria	C-1
316100047	General Industrial	31.88	Business Park/Light Indust	Industrial/Business Park	BP Business Park/Light Industria	C-1
316210052	Vacant	4.72	Business Park/Light Indust	Industrial/Business Park	BP Business Park/Light Industria	C-1
316210080	Light Industrial	18.32	Business Park/Light Indust	Industrial/Business Park	BP Business Park/Light Industria	C-1
316210097	General Industrial	19.55	Business Park/Light Indust	Industrial/Business Park	BP Business Park/Light Industria	C-1
316210096	General Industrial	71.70	Business Park/Light Indust	Industrial/Business Park	BP Business Park/Light Industria	C-1

316210069	General Industrial	12.71	Business Park/Light Industrial		BP Business Park/Light Industria	C-1
263150017	Single Family Residentia	0.22	Business Park/Light Indust	Industrial/Business Park	BP Business Park/Light Industria	C-1
263150003	plex/Two Family Resider	0.34	Business Park/Light Indust	Industrial/Business Park	BP Business Park/Light Industria	C-1
263190007	Single Family Residentia	0.36	Business Park/Light Indust	Industrial/Business Park	BP Business Park/Light Industria	C-1
263190008	Single Family Residentia	0.27	Business Park/Light Indust	Industrial/Business Park	BP Business Park/Light Industria	C-1
263200001	Single Family Residentia	0.31	Business Park/Light Indust	Industrial/Business Park	BP Business Park/Light Industria	C-1
263200002	Single Family Residentia	0.92	Business Park/Light Indust	Industrial/Business Park	BP Business Park/Light Industria	C-1
263210053	Single Family Residentia	0.21	Business Park/Light Indust	Industrial/Business Park	BP Business Park/Light Industria	C-1
263210016	Single Family Residentia	0.24	Business Park/Light Indust	Industrial/Business Park	BP Business Park/Light Industria	C-1
263210004	plex/Two Family Resider	0.19	Business Park/Light Indust	Industrial/Business Park	BP Business Park/Light Industria	C-1
263210005	Single Family Residentia	0.24	Business Park/Light Indust	Industrial/Business Park	BP Business Park/Light Industria	C-1
263210015	Single Family Residentia	0.24	Business Park/Light Indust	Industrial/Business Park	BP Business Park/Light Industria	C-1
263200003	plex/Two Family Resider	0.27	Business Park/Light Indust	Industrial/Business Park	BP Business Park/Light Industria	C-1
263210026	plex/Two Family Resider	0.48	Business Park/Light Indust	Industrial/Business Park	BP Business Park/Light Industria	C-1
263210006	Single Family Residentia	0.24	Business Park/Light Indust	Industrial/Business Park	BP Business Park/Light Industria	C-1
263210014	Single Family Residentia	0.24	Business Park/Light Indust	Industrial/Business Park	BP Business Park/Light Industria	C-1
263210027	plex/Two Family Resider	0.49	Business Park/Light Indust	Industrial/Business Park	BP Business Park/Light Industria	C-1
263200004	Single Family Residentia	0.29	Business Park/Light Indust	Industrial/Business Park	BP Business Park/Light Industria	C-1
263210007	Single Family Residentia	0.24	Business Park/Light Indust	Industrial/Business Park	BP Business Park/Light Industria	C-1
263210013	Single Family Residentia	0.24	Business Park/Light Indust	Industrial/Business Park	BP Business Park/Light Industria	C-1
263200005	Multi Family Residential	0.53	Business Park/Light Indust	Industrial/Business Park	BP Business Park/Light Industria	C-1
263210028	plex/Two Family Resider	0.40	Business Park/Light Indust	Industrial/Business Park	BP Business Park/Light Industria	C-1
263210008	Single Family Residentia	0.25	Business Park/Light Indust	Industrial/Business Park	BP Business Park/Light Industria	C-1
263210029	plex/Two Family Resider	0.57	Business Park/Light Indust	Industrial/Business Park	BP Business Park/Light Industria	C-1
263210011	plex/Two Family Resider	0.24	Business Park/Light Indust	Industrial/Business Park	BP Business Park/Light Industria	C-1
263210010	Single Family Residentia	0.22	Business Park/Light Indust	Industrial/Business Park	BP Business Park/Light Industria	C-1
263200017	hurch/Religious Facilitie	1.85	Business Park/Light Indust	Industrial/Business Park	BP Business Park/Light Industria	C-1
263210009	hurch/Religious Facilitie	0.47	Business Park/Light Indust	Industrial/Business Park	BP Business Park/Light Industria	C-1
263200006	plex/Two Family Resider	0.45	Business Park/Light Indust	Industrial/Business Park	BP Business Park/Light Industria	C-1
263230001	Vacant	0.75	Business Park/Light Indust	Industrial/Business Park	BP Business Park/Light Industria	C-1
263200007	Single Family Residentia	0.25	Business Park/Light Indust	Industrial/Business Park	BP Business Park/Light Industria	C-1
263200008	Single Family Residentia	0.16	Business Park/Light Indust	Industrial/Business Park	BP Business Park/Light Industria	C-1
263210031	Vacant	3.64	Business Park/Light Indust	Industrial/Business Park	BP Business Park/Light Industria	C-1
263200009	Single Family Residentia	0.30	Business Park/Light Indust	Industrial/Business Park	BP Business Park/Light Industria	C-1

263210032	plex/Two Family Resider	0.36	Business Park/Light Indust	Industrial/Business Park	BP Business Park/Light Industria	C-1
263230003	Multi Family Residential	2.30	Business Park/Light Indust	Industrial/Business Park	BP Business Park/Light Industria	C-1
263200018	Multi Family Residential	0.95	Business Park/Light Indust	Industrial/Business Park	BP Business Park/Light Industria	C-1
263200019	Single Family Residentia	0.53	Business Park/Light Indust	Industrial/Business Park	BP Business Park/Light Industria	C-1
263230004	Vacant	2.32	Business Park/Light Indust	Industrial/Business Park	BP Business Park/Light Industria	C-1
263210040	Single Family Residentia	0.22	Business Park/Light Indust	Industrial/Business Park	BP Business Park/Light Industria	C-1
263200020	Single Family Residentia	2.34	Business Park/Light Indust	Industrial/Business Park	BP Business Park/Light Industria	C-1
263210033	Single Family Residentia	0.16	Business Park/Light Indust	Industrial/Business Park	BP Business Park/Light Industria	C-1
263210034	Vacant	0.21	Business Park/Light Indust	Industrial/Business Park	BP Business Park/Light Industria	C-1
263210046	Single Family Residentia	0.97	Business Park/Light Indust	Industrial/Business Park	BP Business Park/Light Industria	C-1
263210041	plex/Two Family Resider	0.38	Business Park/Light Indust	Industrial/Business Park	BP Business Park/Light Industria	C-1
263210035	Single Family Residentia	0.19	Business Park/Light Indust	Industrial/Business Park	BP Business Park/Light Industria	C-1
263210036	Single Family Residentia	0.19	Business Park/Light Indust	Industrial/Business Park	BP Business Park/Light Industria	C-1
263210051	Single Family Residentia	0.19	Business Park/Light Indust	Industrial/Business Park	BP Business Park/Light Industria	C-1
263210042	Single Family Residentia	0.19	Business Park/Light Indust	Industrial/Business Park	BP Business Park/Light Industria	C-1
263200025	Vacant	2.45	Business Park/Light Indust	Industrial/Business Park	BP Business Park/Light Industria	C-1
297130064	eneral/Retail Commerci	1.02	Business Park/Light Indust	Industrial/Business Park	BP Business Park/Light Industria	C-1
297130046	eneral/Retail Commerci	2.16	Business Park/Light Indust	Industrial/Business Park	BP Business Park/Light Industria	C-1
297150010	Service Station	1.04	Business Park/Light Indust	Industrial/Business Park	BP Business Park/Light Industria	C-1
297150011	eneral/Retail Commerci	0.93	Business Park/Light Indust	Industrial/Business Park	BP Business Park/Light Industria	C-1
297150030	Light Industrial	9.23	Business Park/Light Indust	Industrial/Business Park	BP Business Park/Light Industria	C-1
297150014	Office	3.16	Business Park/Light Indust	Industrial/Business Park	BP Business Park/Light Industria	C-1
297150033	eneral/Retail Commerci	1.34	Business Park/Light Indust	Industrial/Business Park	BP Business Park/Light Industria	C-1
297140056	General Industrial	16.03	Business Park/Light Indust	Industrial/Business Park	BP Business Park/Light Industria	C-1
316100045	Light Industrial	18.69	Business Park/Light Indust	Industrial/Business Park	BP Business Park/Light Industria	C-1
316170023	General Industrial	35.86	Business Park/Light Indust	Industrial/Business Park	BP Business Park/Light Industria	C-1
316100048	Vacant	6.09	Business Park/Light Indust	Industrial/Business Park	BP Business Park/Light Industria	C-1
316180013	Light Industrial	34.97	Business Park/Light Indust	Industrial/Business Park	BP Business Park/Light Industria	C-1
316200038	Light Industrial	12.65	Business Park/Light Indust	Industrial/Business Park	BP Business Park/Light Industria	C-1
316210078	Light Industrial	4.97	Business Park/Light Indust	Industrial/Business Park	BP Business Park/Light Industria	C-1
291200033	Utilities	2.16	C Commercial	Commercial	Business Flex	C-1
291200036	Vacant	0.17	C Commercial	Commercial	Business Flex	C-1
291200021	Vacant	0.75	R/O Residential Office	Multi-Family	Business Flex	C-1
291200035	Vacant	0.16	C Commercial	Commercial	Business Flex	C-1

291200024	Vacant	2.45	R30 Residential	Multi-Family	Business Flex	C-1
291200034	Vacant	0.15	C Commercial	Commercial	Business Flex	C-1
291200028	plex/Two Family Resider	0.35	R/O Residential Office	Multi-Family	Business Flex	C-1
263230026	Single Family Residentia	0.60	C Commercial	Commercial	Business Flex	C-1
263230008	Single Family Residentia	0.20	C Commercial	Commercial	Business Flex	C-1
263230009	Single Family Residentia	0.19	C Commercial	Commercial	Business Flex	C-1
291200029	plex/Two Family Resider	0.42	R/O Residential Office	Multi-Family	Business Flex	C-1
263230010	Single Family Residentia	0.21	C Commercial	Commercial	Business Flex	C-1
291200025	Multi Family Residential	1.56	R30 Residential	Multi-Family	Business Flex	C-1
291200030	plex/Two Family Resider	0.36	R30 Residential	Multi-Family	Business Flex	C-1
263230011	Multi Family Residential	0.37	C Commercial	Commercial	Business Flex	C-1
291191022	eneral/Retail Commerci	0.20	C Commercial	Commercial	Business Flex	C-1
263230015	Multi Family Residential	1.47	C Commercial	Commercial	Business Flex	C-1
263230024	eneral/Retail Commerci	1.13	C Commercial	Commercial	Business Flex	C-1
263230013	Vacant	0.33	C Commercial	Commercial	Business Flex	C-1
263230012	Vacant	0.30	C Commercial	Commercial	Business Flex	C-1
291191024	eneral/Retail Commerci	0.27	C Commercial	Commercial	Business Flex	C-1
291192029	Single Family Residentia	0.23	C Commercial	Commercial	Business Flex	C-1
291192008	Multi Family Residential	0.25	C Commercial	Commercial	Business Flex	C-1
291192014	Single Family Residentia	0.55	C Commercial	Commercial	Business Flex	C-1
291192023	Single Family Residentia	0.38	C Commercial	Commercial	Business Flex	C-1
291192024	Single Family Residentia	0.36	C Commercial	Commercial	Business Flex	C-1
291200037	eneral/Retail Commerci	1.57	R/O Residential Office	Multi-Family	Business Flex	C-1
291200038	Single Family Residentia	0.34	R30 Residential	Multi-Family	Business Flex	C-1
291200039	Vacant	0.93	R30 Residential	Multi-Family	Business Flex	C-1
291200015	Single Family Residentia	1.66	R/O Residential Office	Multi-Family	Business Flex	C-1
291200040	Office	0.43	R30 Residential	Multi-Family	Business Flex	C-1
291200023	eneral/Retail Commerci	1.51	R30 Residential	Multi-Family	Business Flex	C-1
291200027	eneral/Retail Commerci	0.85	R30 Residential	Multi-Family	Business Flex	C-1
291090035	Vacant	0.19	C Commercial	Commercial	C Commercial	C-1
291090047	Road/ROW	0.08	C Commercial		C Commercial	C-1
291090036	Vacant	0.04	C Commercial	Commercial	C Commercial	C-1
291090046	Vacant	0.14	C Commercial	Commercial	C Commercial	C-1
291090048	Vacant	0.17	C Commercial	Commercial	C Commercial	C-1

291090049	Road/ROW	0.06	C Commercial		C Commercial	C-1
263113005	Vacant	0.52	C Commercial	Commercial	C Commercial	C-1
263113001	Vacant	0.18	C Commercial	Commercial	C Commercial	C-1
263113004	plex/Two Family Reside	0.46	C Commercial	Commercial	C Commercial	C-1
263113008	Vacant	0.21	C Commercial	Commercial	C Commercial	C-1
263113007	Vacant	0.51	C Commercial	Commercial	C Commercial	C-1
263070038	Vacant	1.75	C Commercial	Commercial	C Commercial	C-1
263113006	Vacant	0.13	C Commercial	Commercial	C Commercial	C-1
263070037	Vacant	0.14		Commercial	C Commercial	C-1
263113003	Multi Family Residential	1.23	C Commercial	Commercial	C Commercial	C-1
263113002	Single Family Residentia	0.93	C Commercial	Commercial	C Commercial	C-1
263111046	eneral/Retail Commerci	0.72	C Commercial	Commercial	C Commercial	C-1
263160037	eneral/Retail Commerci	0.53	C Commercial	Commercial	C Commercial	C-1
297210024	eneral/Retail Commerci	1.47	C Commercial	Commercial	C Commercial	C-1
297210025	eneral/Retail Commerci	1.38	C Commercial	Commercial	C Commercial	C-1
297210019	eneral/Retail Commerci	0.66	C Commercial	Commercial	C Commercial	C-1
297210018	eneral/Retail Commerci	1.01	C Commercial	Commercial	C Commercial	C-1
316210093	Utilities	0.19	C Commercial	Industrial/Business Park	C Commercial	C-1
291200002	Vacant	0.20	R/O Residential Office	Multi-Family	R3 Residential	C-1
291192010	Vacant	0.09	R/O Residential Office	Multi-Family	R3 Residential	C-1
291172030	Vacant	1.37	R/O Residential Office	Multi-Family	R3 Residential	C-1
291172034	Single Family Residentia	0.08	R/O Residential Office	Multi-Family	R3 Residential	C-1
291192021	Vacant	0.26	R/O Residential Office	Multi-Family	R3 Residential	C-1
291171008	Vacant	0.91	R/O Residential Office	Multi-Family	R3 Residential	C-1
263160001	ays/Open Space/Flood	1.38	R/O Residential Office	Multi-Family	R3 Residential	C-1
263160008	Vacant	3.97	R/O Residential Office	Multi-Family	R3 Residential	C-1
263160029	Vacant	0.49	R/O Residential Office	Multi-Family	R3 Residential	C-1
263111026	Vacant	0.33	R/O Residential Office	Office	R3 Residential	C-1
263160018	Vacant	0.29	R/O Residential Office	Suburban Residential	R3 Residential	C-1
263132014	Vacant	1.19	R/O Residential Office	Multi-Family	R3 Residential	C-1
263111013	Vacant	0.58	R/O Residential Office	Suburban Residential	R3 Residential	C-1
263160019	Vacant	0.23	R/O Residential Office	Suburban Residential	R3 Residential	C-1
263160028	Vacant	1.23	R/O Residential Office	Multi-Family	R3 Residential	C-1
263070039	Vacant	0.72	R/O Residential Office	Office	R3 Residential	C-1

263111020	Vacant	0.49	R/O Residential Office	Office	R3 Residential	C-1
263111023	Vacant	0.41	R/O Residential Office	Office	R3 Residential	C-1
263111038	Vacant	0.14	R/O Residential Office	Office	R3 Residential	C-1
263160020	Vacant	0.16	R/O Residential Office	Suburban Residential	R3 Residential	C-1
263132013	Vacant	2.35	R/O Residential Office	Multi-Family	R3 Residential	C-1
263132015	Vacant	0.22	R/O Residential Office	Multi-Family	R3 Residential	C-1
291192022	Vacant	0.19	R/O Residential Office	Multi-Family	R3 Residential	C-1
291200001	Vacant	0.23	R/O Residential Office	Multi-Family	R3 Residential	C-1
291172031	Vacant	1.13	R/O Residential Office	Multi-Family	R3 Residential	C-1
263170006	Vacant	0.24	R/O Residential Office	Multi-Family	R3 Residential	C-1
263111029	Vacant	0.62	R/O Residential Office	Office	R3 Residential	C-1
263111012	Multi Family Residential	0.63	R/O Residential Office	Suburban Residential	R3 Residential	C-1
263111017	Single Family Residentia	0.23	R/O Residential Office	Suburban Residential	R3 Residential	C-1
263111018	Single Family Residentia	0.22	R/O Residential Office	Suburban Residential	R3 Residential	C-1
263111016	Single Family Residentia	0.24	R/O Residential Office	Suburban Residential	R3 Residential	C-1
263132001	Single Family Residentia	0.16	R/O Residential Office	Suburban Residential	R3 Residential	C-1
263131001	Single Family Residentia	0.19	R/O Residential Office	Suburban Residential	R3 Residential	C-1
263132002	Single Family Residentia	0.16	R/O Residential Office	Suburban Residential	R3 Residential	C-1
263131002	Single Family Residentia	0.19	R/O Residential Office	Suburban Residential	R3 Residential	C-1
263132003	Single Family Residentia	0.17	R/O Residential Office	Suburban Residential	R3 Residential	C-1
263131003	Single Family Residentia	0.20	R/O Residential Office	Suburban Residential	R3 Residential	C-1
263132004	Single Family Residentia	0.16	R/O Residential Office	Suburban Residential	R3 Residential	C-1
263131004	Single Family Residentia	0.19	R/O Residential Office	Suburban Residential	R3 Residential	C-1
263132005	Single Family Residentia	0.16	R/O Residential Office	Suburban Residential	R3 Residential	C-1
263131005	Single Family Residentia	0.18	R/O Residential Office	Suburban Residential	R3 Residential	C-1
263132006	Single Family Residentia	0.16	R/O Residential Office	Suburban Residential	R3 Residential	C-1
263131006	Single Family Residentia	0.19	R/O Residential Office	Suburban Residential	R3 Residential	C-1
263132007	Single Family Residentia	0.16	R/O Residential Office	Suburban Residential	R3 Residential	C-1
263131007	Single Family Residentia	0.18	R/O Residential Office	Suburban Residential	R3 Residential	C-1
263132008	Single Family Residentia	0.17	R/O Residential Office	Suburban Residential	R3 Residential	C-1
263131008	plex/Two Family Resider	0.41	R/O Residential Office	Office	R3 Residential	C-1
263132009	Single Family Residentia	0.16	R/O Residential Office	Suburban Residential	R3 Residential	C-1
263160004	Single Family Residentia	0.11	R/O Residential Office	Multi-Family	R3 Residential	C-1
263160003	Single Family Residentia	0.11	R/O Residential Office	Multi-Family	R3 Residential	C-1

263160011	Single Family Residentia	0.23	R/O Residential Office	Suburban Residential	R3 Residential	C-1
263160002	Vacant	0.73	R/O Residential Office	Multi-Family	R3 Residential	C-1
263160012	Single Family Residentia	0.26	R/O Residential Office	Suburban Residential	R3 Residential	C-1
263160013	Single Family Residentia	0.27	R/O Residential Office	Suburban Residential	R3 Residential	C-1
263160014	Single Family Residentia	0.27	R/O Residential Office	Suburban Residential	R3 Residential	C-1
263160015	Single Family Residentia	0.26	R/O Residential Office	Suburban Residential	R3 Residential	C-1
263160016	Single Family Residentia	0.26	R/O Residential Office	Suburban Residential	R3 Residential	C-1
263160040	Single Family Residentia	0.21	R/O Residential Office	Multi-Family	R3 Residential	C-1
263160041	Single Family Residentia	0.22	R/O Residential Office	Multi-Family	R3 Residential	C-1
263170016	Single Family Residentia	0.25	R/O Residential Office	Multi-Family	R3 Residential	C-1
263160031	Single Family Residentia	0.23	R/O Residential Office	Multi-Family	R3 Residential	C-1
263160032	Single Family Residentia	0.29	R/O Residential Office	Multi-Family	R3 Residential	C-1
263170015	plex/Two Family Resider	0.23	R/O Residential Office	Multi-Family	R3 Residential	C-1
263160017	Single Family Residentia	0.26	R/O Residential Office	Suburban Residential	R3 Residential	C-1
263160033	Single Family Residentia	0.33	R/O Residential Office	Multi-Family	R3 Residential	C-1
263160034	Single Family Residentia	0.31	R/O Residential Office	Multi-Family	R3 Residential	C-1
263170014	Multi Family Residential	0.73	R/O Residential Office	Multi-Family	R3 Residential	C-1
263170013	Single Family Residentia	0.25	R/O Residential Office	Multi-Family	R3 Residential	C-1
263170012	Multi Family Residential	0.25	R/O Residential Office	Multi-Family	R3 Residential	C-1
263160035	Single Family Residentia	0.33	R/O Residential Office	Multi-Family	R3 Residential	C-1
263170011	Multi Family Residential	0.39	R/O Residential Office	Multi-Family	R3 Residential	C-1
263170010	Single Family Residentia	0.25	R/O Residential Office	Multi-Family	R3 Residential	C-1
291150002	plex/Two Family Resider	1.07	R/O Residential Office	Multi-Family	R3 Residential	C-1
291150001	Single Family Residentia	0.22	R/O Residential Office	Multi-Family	R3 Residential	C-1
291150003	Single Family Residentia	1.27	R/O Residential Office	Multi-Family	R3 Residential	C-1
291150004	Multi Family Residential	2.53	R/O Residential Office	Multi-Family	R3 Residential	C-1
291172036	Single Family Residentia	0.21	R/O Residential Office	Suburban Residential	R3 Residential	C-1
291171003	plex/Two Family Resider	0.25	R/O Residential Office	Multi-Family	R3 Residential	C-1
291172037	Single Family Residentia	0.19	R/O Residential Office	Suburban Residential	R3 Residential	C-1
291171004	plex/Two Family Resider	0.29	R/O Residential Office	Multi-Family	R3 Residential	C-1
291172038	Single Family Residentia	0.18	R/O Residential Office	Suburban Residential	R3 Residential	C-1
291172002	plex/Two Family Resider	0.24	R/O Residential Office	Multi-Family	R3 Residential	C-1
291171007	Multi Family Residential	0.69	R/O Residential Office	Multi-Family	R3 Residential	C-1
291171005	Multi Family Residential	0.34	R/O Residential Office	Multi-Family	R3 Residential	C-1

291172039 Single Family Residentia	0.26	R/O Residential Office	Suburban Residential	R3 Residential	C-1
291172003 Single Family Residentia	0.12	R/O Residential Office	Multi-Family	R3 Residential	C-1
291172026 Single Family Residentia	0.24	R/O Residential Office	Suburban Residential	R3 Residential	C-1
291172004 Single Family Residentia	0.27	R/O Residential Office	Multi-Family	R3 Residential	C-1
291172027 plex/Two Family Resider	0.12	R/O Residential Office	Suburban Residential	R3 Residential	C-1
291172028 Single Family Residentia	0.13	R/O Residential Office	Suburban Residential	R3 Residential	C-1
291192015 Single Family Residentia	0.16	R/O Residential Office	Multi-Family	R3 Residential	C-1
291191015 plex/Two Family Resider	0.16	R/O Residential Office	Multi-Family	R3 Residential	C-1
291192016 Single Family Residentia	0.18	R/O Residential Office	Multi-Family	R3 Residential	C-1
291192001 plex/Two Family Resider	0.55	R/O Residential Office	Multi-Family	R3 Residential	C-1
291192017 Multi Family Residential	0.19	R/O Residential Office	Multi-Family	R3 Residential	C-1
291191016 Single Family Residentia	0.27	R/O Residential Office	Multi-Family	R3 Residential	C-1
291200003 Single Family Residentia	0.19	R/O Residential Office	Multi-Family	R3 Residential	C-1
291192018 Single Family Residentia	0.20	R/O Residential Office	Multi-Family	R3 Residential	C-1
291191017 Single Family Residentia	0.26	R/O Residential Office	Multi-Family	R3 Residential	C-1
291200004 plex/Two Family Resider	0.20	R/O Residential Office	Multi-Family	R3 Residential	C-1
291192002 Single Family Residentia	0.31	R/O Residential Office	Multi-Family	R3 Residential	C-1
291192019 Single Family Residentia	0.23	R/O Residential Office	Multi-Family	R3 Residential	C-1
291200005 Single Family Residentia	0.20	R/O Residential Office	Multi-Family	R3 Residential	C-1
291192003 Single Family Residentia	0.30	R/O Residential Office	Multi-Family	R3 Residential	C-1
291191018 Single Family Residentia	0.26	R/O Residential Office	Multi-Family	R3 Residential	C-1
291200006 Single Family Residentia	0.20	R/O Residential Office	Multi-Family	R3 Residential	C-1
291192020 Single Family Residentia	0.27	R/O Residential Office	Multi-Family	R3 Residential	C-1
291200007 Single Family Residentia	0.20	R/O Residential Office	Multi-Family	R3 Residential	C-1
291191019 Single Family Residentia	0.27	R/O Residential Office	Multi-Family	R3 Residential	C-1
291191020 Single Family Residentia	0.26	R/O Residential Office	Multi-Family	R3 Residential	C-1
291192026 plex/Two Family Resider	0.28	R/O Residential Office	Multi-Family	R3 Residential	C-1
291200008 Single Family Residentia	0.19	R/O Residential Office	Multi-Family	R3 Residential	C-1
291192028 Single Family Residentia	0.35	R/O Residential Office	Multi-Family	R3 Residential	C-1
291200009 Single Family Residentia	0.20	R/O Residential Office	Multi-Family	R3 Residential	C-1
291200010 Single Family Residentia	0.20	R/O Residential Office	Multi-Family	R3 Residential	C-1
291191021 Single Family Residentia	0.29	R/O Residential Office	Multi-Family	R3 Residential	C-1
291192006 Single Family Residentia	0.29	R/O Residential Office	Multi-Family	R3 Residential	C-1
263132010 Multi Family Residential	0.26	R/O Residential Office	Suburban Residential	R3 Residential	C-1

263132034	Multi Family Residential	0.71	R/O Residential Office	Multi-Family	R3 Residential	C-1
263160010	Single Family Residentia	0.21	R/O Residential Office	Suburban Residential	R3 Residential	C-1
263132016	Vacant	2.35	R/O Residential Office	Multi-Family	R3 Residential	C-1
263160009	Single Family Residentia	0.22	R/O Residential Office	Suburban Residential	R3 Residential	C-1
263160027	plex/Two Family Resider	1.51	R/O Residential Office	Multi-Family	R3 Residential	C-1
263160007	plex/Two Family Resider	0.22	R/O Residential Office	Multi-Family	R3 Residential	C-1
263160042	Multi Family Residential	0.25	R/O Residential Office	Multi-Family	R3 Residential	C-1
263160005	plex/Two Family Resider	0.15	R/O Residential Office	Multi-Family	R3 Residential	C-1
263170009	Single Family Residentia	0.48	R/O Residential Office	Multi-Family	R3 Residential	C-1
263170008	plex/Two Family Resider	0.18	R/O Residential Office	Multi-Family	R3 Residential	C-1
263170007	Multi Family Residential	3.13	R/O Residential Office	Multi-Family	R3 Residential	C-1
263170004	Single Family Residentia	1.59	R/O Residential Office	Multi-Family	R3 Residential	C-1
263170005	Vacant	0.50	R/O Residential Office	Multi-Family	R3 Residential	C-1
291171009	plex/Two Family Resider	0.34	R/O Residential Office	Multi-Family	R3 Residential	C-1
291150013	Single Family Residentia	2.54	R/O Residential Office	Multi-Family	R3 Residential	C-1
291171002	plex/Two Family Resider	0.24	R/O Residential Office	Multi-Family	R3 Residential	C-1
291172001	Single Family Residentia	0.33	R/O Residential Office	Multi-Family	R3 Residential	C-1
291172006	Multi Family Residential	0.57	R/O Residential Office	Multi-Family	R3 Residential	C-1
291172042	Single Family Residentia	0.60	R/O Residential Office	Multi-Family	R3 Residential	C-1
291172007	Single Family Residentia	0.57	R/O Residential Office	Multi-Family	R3 Residential	C-1
291172008	Multi Family Residential	0.71	R/O Residential Office	Multi-Family	R3 Residential	C-1
291150012	Multi Family Residential	4.37	R/O Residential Office	Multi-Family	R3 Residential	C-1
291172009	Single Family Residentia	0.33	R/O Residential Office	Multi-Family	R3 Residential	C-1
291172010	plex/Two Family Resider	0.31	R/O Residential Office	Multi-Family	R3 Residential	C-1
291172032	plex/Two Family Resider	0.77	R/O Residential Office	Multi-Family	R3 Residential	C-1
291172033	Single Family Residentia	0.19	R/O Residential Office	Multi-Family	R3 Residential	C-1
291172013	Single Family Residentia	0.35	R/O Residential Office	Multi-Family	R3 Residential	C-1
291172012	Single Family Residentia	0.23	R/O Residential Office	Multi-Family	R3 Residential	C-1
291191014	Single Family Residentia	0.20	R/O Residential Office	Multi-Family	R3 Residential	C-1
291172035	Single Family Residentia	0.24	R/O Residential Office	Multi-Family	R3 Residential	C-1
291192025	Single Family Residentia	1.47	R/O Residential Office	Multi-Family	R3 Residential	C-1
291172021	Single Family Residentia	0.15	R/O Residential Office	Multi-Family	R3 Residential	C-1
291172024	Single Family Residentia	0.15	R/O Residential Office	Multi-Family	R3 Residential	C-1
291172017	Single Family Residentia	1.24	R/O Residential Office	Multi-Family	R3 Residential	C-1

291172020	Single Family Residentia	0.17	R/O Residential Office	Multi-Family	R3 Residential	C-1
291172019	Single Family Residentia	0.18	R/O Residential Office	Multi-Family	R3 Residential	C-1
291192011	Single Family Residentia	0.19	R/O Residential Office	Multi-Family	R3 Residential	C-1
291172018	Single Family Residentia	0.22	R/O Residential Office	Multi-Family	R3 Residential	C-1
291172022	Single Family Residentia	0.35	R/O Residential Office	Multi-Family	R3 Residential	C-1
291192012	plex/Two Family Resider	0.31	R/O Residential Office	Multi-Family	R3 Residential	C-1
291192013	Vacant	0.31	R/O Residential Office	Multi-Family	R3 Residential	C-1
316170012	ays/Open Space/Flood	0.72				C-1
291191026	Vacant	0.08	R30 Residential	Multi-Family	Business Flex	C1-EXC4
291191013	Vacant	0.81	R30 Residential	Multi-Family	Business Flex	C1-EXC4
291191010	Vacant	0.95	R30 Residential	Multi-Family	Business Flex	C1-EXC4
291191025	Vacant	0.17	R30 Residential	Multi-Family	Business Flex	C1-EXC4
291191027	Vacant	0.79	R30 Residential	Multi-Family	Business Flex	C1-EXC4
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291191008	Vacant	1.52	R30 Residential	Multi-Family	Business Flex	C1-EXC4
291191009	Vacant	1.48	R30 Residential	Multi-Family	Business Flex	C1-EXC4
291191011	Vacant	0.97	R30 Residential	Multi-Family	Business Flex	C1-EXC4
291191012	Vacant	0.24	R30 Residential	Multi-Family	Business Flex	C1-EXC4

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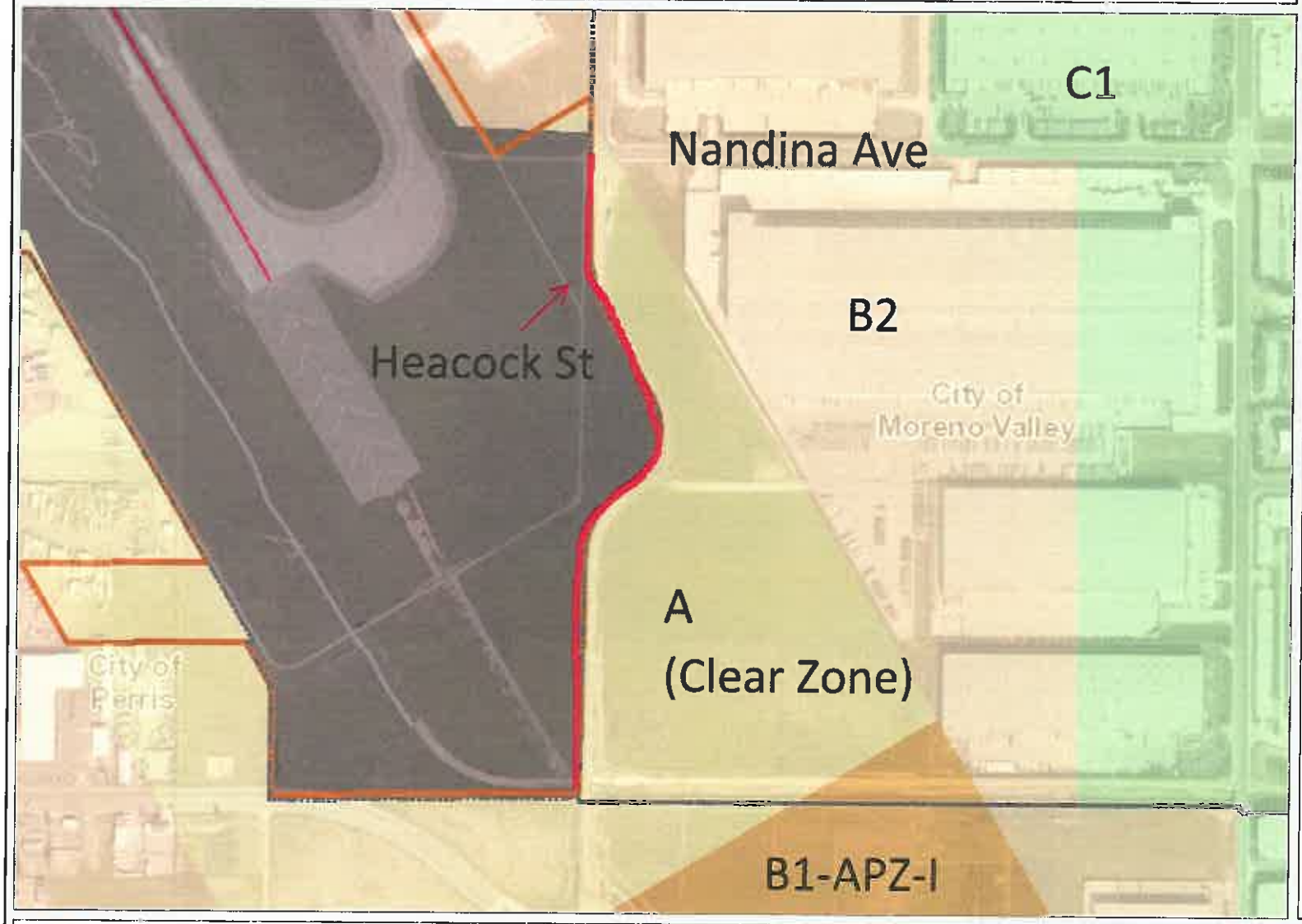

Legend

- Runways
- Airports
- Airport Influence Areas
- Airport Compatibility Zones
  - OTHER COMPATIBILITY ZONE
  - A
  - A-EXC1
  - B1
  - B1-APZ I
  - B1-APZ I-EXC1
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  - B2-EXC1
  - C
  - C1
  - C1-EXC1
  - C1-EXC3
  - C1-EXC4
  - C1-HIGHT
  - C2
  - C2-EXC1
  - C2-EXC2
  - C2-EXC3
  - C2-EXC5
  - C2-EXC6

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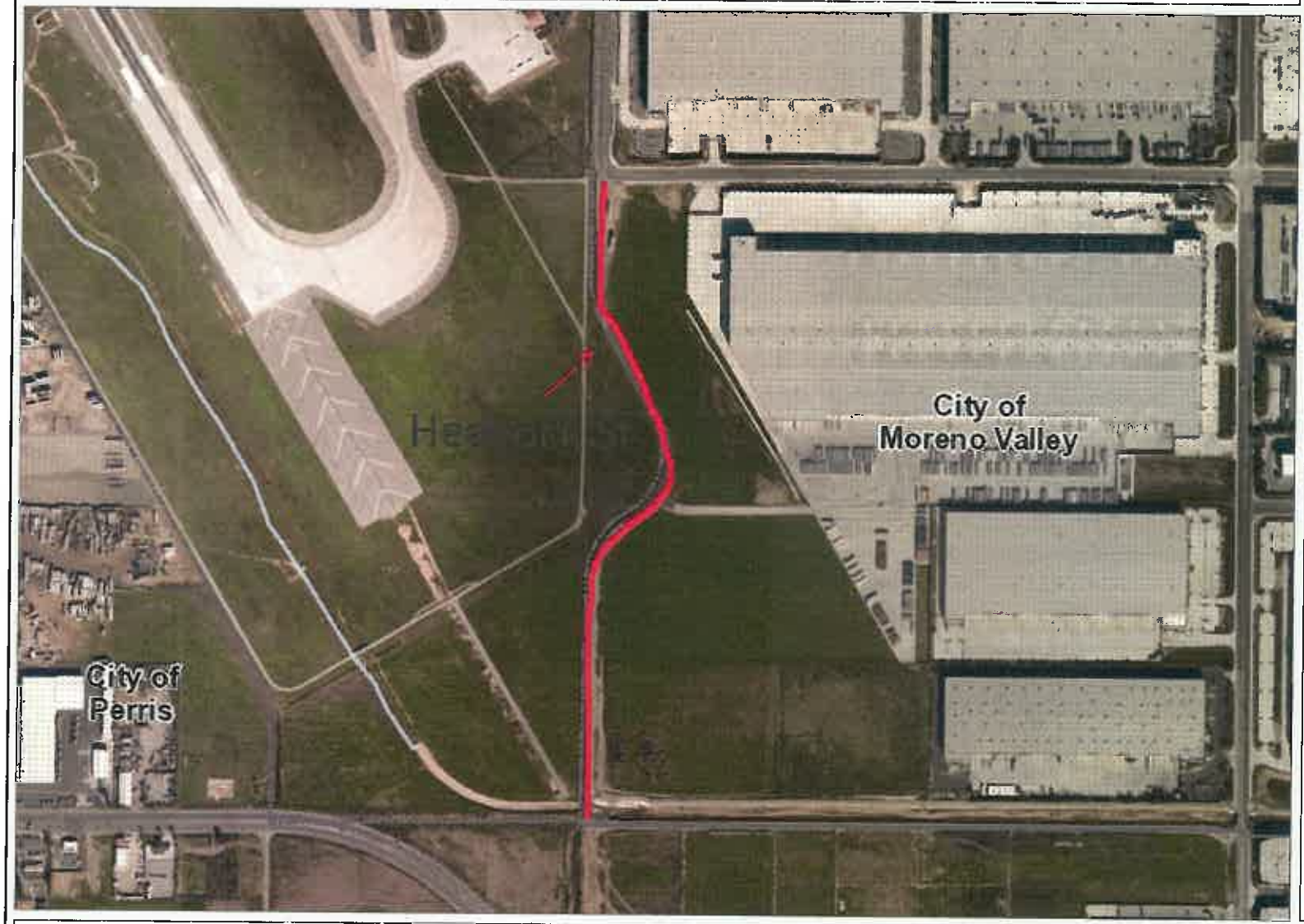

Legend

- Blueline Streams
- City Areas
- World Street Map

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Notes

TABLE 5A: GENERAL PLAN CONSISTENCY CHECKLIST

For additional guidance see:	COMPATIBILITY CRITERIA
	This checklist is intended to assist local agencies with modifications necessary to make their local plans and other local policies consistent with the ALUCP. It is also designed to facilitate ALUC reviews of these local plans and policies. The list will need to be modified to reflect the policies of each individual ALUC and is not intended as a state requirement.
	General Plan Document The following items typically appear directly in a general plan document. Amendment of the general plan will be required if there are any conflicts with the ALUCP
Page 6-17	• **Land Use Map**—No direct conflicts should exist between proposed new land uses indicated on a general plan land use map and the ALUC land use compatibility criteria. – Residential densities (dwelling units per acre) should not exceed the set limits. – Proposed nonresidential development needs to be assessed with respect to applicable intensity limits (see below). – No new land uses of a type listed as specifically prohibited should be shown within affected areas.
Pages 3-8	• **Noise Element**—General plan noise elements typically include criteria indicating the maximum noise exposure for which residential development is normally acceptable. This limit must be made consistent with the equivalent ALUCP criteria. Note, however, that a general plan may establish a different limit with respect to aviation-related noise than for noise from other sources (this may be appropriate in that aviation-related noise is sometimes judged to be more objectionable than other types of equally loud noises).
	Zoning or Other Policy Documents The following items need to be reflected either in the general plan or in a separate policy document such as a combining zone ordinance. If a separate policy document is adopted, modification of the general plan to achieve consistency with the ALUCP may not be required. Modifications would normally be needed only to eliminate any conflicting language which may be present and to make reference to the separate policy document.
Page 4-26, Appendix G	• **Intensity Limitations on Nonresidential Uses**—ALUCPs may establish limits on the usage intensities of commercial, industrial, and other nonresidential land uses. This can be done by duplication of the performance-oriented criteria—specifically, the number of people per acre—indicated in the ALUCP. Alternatively, ALUCs may create a detailed list of land uses which are allowable and/or not allowable within each compatibility zone. For certain land uses, such a list may need to include limits on building sizes, floor area ratios, habitable floors, and/or other design parameters which are equivalent to the usage intensity criteria.
Pages 3-11, 4-29, Figures 4B - G	• **Identification of Prohibited Uses**—ALUCPs may prohibit schools, day care centers, assisted living centers, hospitals, and other uses within a majority of an airport's influence area. The facilities often are permitted or conditionally permitted uses within many commercial or industrial land use designations.
Page 4-31	• **Open Land Requirements**—ALUCP requirements, if any, for assuring that a minimum amount of open land is preserved in the airport vicinity must be reflected in local policies. Normally, the locations which are intended to be maintained as open land would be identified on a map with the total acreage within each compatibility zone indicated. If some of the area included as open land is private property, then policies must be established which assure that the open land will continue to exist as the property develops. Policies specifying the required characteristics of eligible open land should also be established.
Page 3-56, 4-18, 4-42	• **Infill Development**—If an ALUCP contains infill policies and a jurisdiction wishes to take advantage of them, the lands that meet the qualifications must be shown on a map.
Pages 3-29, 4-35	• **Height Limitations and Other Hazards to Flight**—To protect the airport airspace, limitations must be set on the height of structures and other objects near airports. These limitations are to be based upon FAR Part 77. Restrictions also must be established on other land use characteristics which can cause hazards to flight (specifically, visual or electronic interference with navigation and uses which attract birds). Note that many jurisdictions have already adopted an airport-related hazard and height limit zoning ordinance which, if up to date, will satisfy this consistency requirement.

TABLE 5A: GENERAL PLAN CONSISTENCY CHECKLIST

For additional guidance see:	COMPATIBILITY CRITERIA
Pages 3-9, 4-14	• **Buyer Awareness Measures**—Besides disclosure rules already required by state law, as a condition for approval of development within certain compatibility zones, some ALUCPs require either dedication of an avigation easement to the airport proprietor or placement on deeds of a notice regarding airport impacts. If so, local agency policies must contain similar requirements.
Page 4-42	• **Nonconforming Uses and Reconstruction**—Local agency policies regarding nonconforming uses and reconstruction must be equivalent to or more restrictive than those in the ALUCP, if any.
	REVIEW PROCEDURES In addition to incorporation of ALUC compatibility criteria, local agency implementing documents must specify the manner in which development proposals will be reviewed for consistency with the compatibility criteria.
Page 6-1	• **Actions Always Required to be Submitted for ALUC Review**—PUC Section 21676 identifies the types of actions that must be submitted for airport land use commission review. Local policies should either list these actions or, at a minimum, note the local agency's intent to comply with the state statute.
Page 6-5	• **Other Land Use Actions Potentially Subject to ALUC Review**—In addition to the above actions, ALUCPs may identify certain major land use actions for which referral to the ALUC is dependent upon agreement between the local agency and ALUC. If the local agency fully complies with all of the items in this general plan consistency check list or has taken the necessary steps to overrule the ALUC, then referral of the additional actions is voluntary. On the other hand, a local agency may elect not to incorporate all of the necessary compatibility criteria and review procedures into its own policies. In this case, referral of major land use actions to the ALUC is mandatory. Local policies should indicate the local agency's intentions in this regard.
Pages 5-10, 6-13	• **Process for Compatibility Reviews by Local Agencies**—If a local agency chooses to submit only the mandatory actions for ALUC review, then it must establish a policy indicating the procedures which will be used to assure that airport compatibility criteria are addressed during review of other projects. Possibilities include: a standard review procedure checklist which includes reference to compatibility criteria; use of a geographic information system to identify all parcels within the airport influence area; etc.
Page 6-9	• **Variance Procedures**—Local procedures for granting of variances to the zoning ordinance must make certain that any such variances do not result in a conflict with the compatibility criteria. Any variance that involves issues of noise, safety, airspace protection, or overflight compatibility as addressed in the ALUCP must be referred to the ALUC for review.
Page 5-10	• **Enforcement**—Policies must be established to assure compliance with compatibility criteria during the lifetime of the development. Enforcement procedures are especially necessary with regard to limitations on usage intensities and the heights of trees. An airport combining district zoning ordinance is one means of implementing enforcement requirements.

MORENO VALLEY
WHERE DREAMS SOAR

City of Moreno Valley

GENERAL PLAN 2040

Public Review Draft
April 2, 2021

Prepared By
DYETT & BHATIA
Urban and Regional Planners

ACKNOWLEDGMENTS

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MORENO VALLEY
WHERE DREAMS SOAR

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GENERAL PLAN 2040

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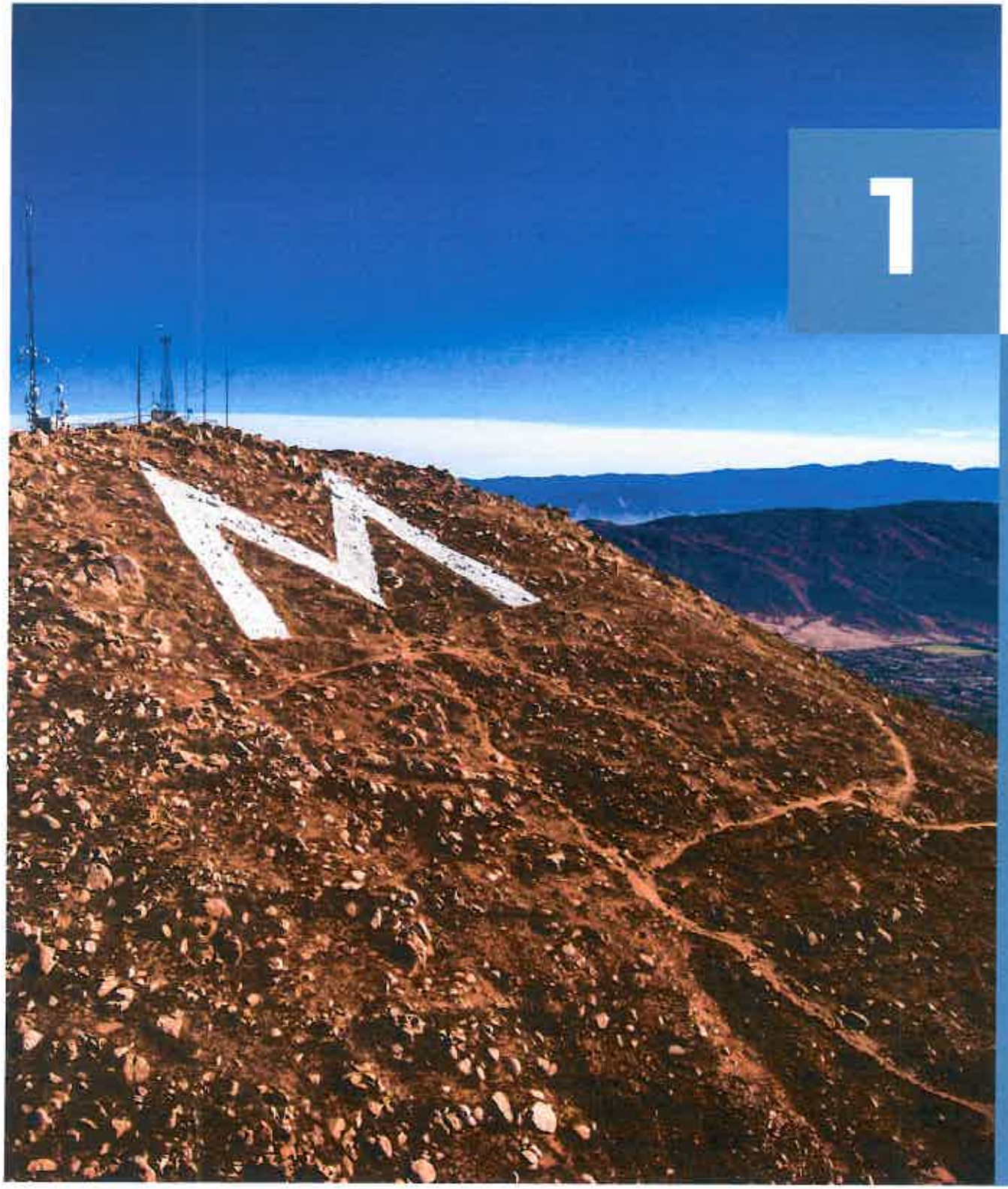


1 Introduction

Framed by a backdrop of mountains and hills, Moreno Valley enjoys a beautiful setting and a strategic location with easy access Los Angeles, Orange County, and San Diego. The community has seen rapid population growth in recent decades as development has edged eastward from coastal communities, and today Moreno Valley is the second largest city in Riverside County and an important economic player in the region. The city is home to a host of thriving businesses, two major regional medical centers, and a young, diverse population.

Looking ahead, Moreno Valley is well positioned to serve as a model city in the Inland Empire and Southern California—a desirable place to live, work, and play. For the community to continue to flourish, it will need to remain focused on diversifying and growing the local job base; ensuring a variety of housing types that cater to people at all stages of life; building community identity and sense of place; and enhancing neighborhood livability. In rising to meet these challenges and turning them into opportunities for an even brighter future, Moreno Valley will emerge a stronger, more resilient, and prosperous community for all.

The General Plan is a dynamic document that sets forth conditions to guide how and where Moreno Valley will grow for years to come. This Plan reflects community aspirations to cultivate a family-friendly city with a modern, innovative brand and unique sense of place that reflects Moreno Valley's growing reputation as a model community where people choose to live, work, and play for the next generation, and generations to come.

Moreno Valley Profile

Moreno Valley is located within the northwestern portion of Riverside County in the southern Inland Empire portion of the state of California. The city is strategically located at the junction of Interstate 215 (I-215) and State Route 60 (SR-60), well located for life and for business. Moreno Valley is a progressive city with a bright future. While maintaining its friendly small-town attitude, the 52-square-mile community boasts big city amenities including contemporary retail destinations and neighborhood shopping centers, plus a multitude of options for entertainment, dining, cultural, and recreational experiences and an array of housing options. The City is dedicated to fostering new business and well-managed growth to create a superb quality of life for residents and visitors to enjoy.

Moreno Valley has seen significant employment growth in recent years, having created 20,000 new jobs locally since 2013. The city is currently home to approximately 4,500 businesses, including many Fortune 500 and international companies such as Amazon, Procter & Gamble, Skechers USA, and Karma Automotive. Other important institutions established in the city include the Riverside University Health System Medical Center, a public teaching hospital, the Kaiser Permanente Hospital and medical complex, and Moreno Valley College, all of which have recently expanded or have plans of expansion in the near future.

Today, Moreno Valley is a community of approximately 208,000 residents[1] and the city's motto is "People, Pride, Progress." Among California's growing cities, Moreno Valley is the second most populous in Riverside County and growth can be attributed to a range of quality housing options including higher-end executive homes, affordable single-family homes, and condominiums; a family-friendly lifestyle; good schools; and impressive quality-of-life amenities and growing job centers. The demographic profile of Moreno Valley consists primarily of young families. The majority of the city's population identify as Hispanic/Latino (of any race). The average age in the city is also young, with nearly 30 percent of the population under 18 years of age.

1 California Department of Finance, January 2020; Southern California Association of Governments (SCAG) Pre-Certified Local Housing Data for the City of Moreno Valley, August 2020.

Scope and Purpose of the General Plan

California Government Code Section 65300 requires each city and county in California to adopt a General Plan "for the physical development of the county or city, and any land outside its boundaries which...bears relation to its planning." The Moreno Valley General Plan can be considered the city's development constitution, containing both a statement of the community's vision of its long-term development as well as the policies to support that vision by guiding the physical growth of the city. The Moreno Valley General Plan serves to:

- Establish a long-range vision that reflects the aspirations of the community and outlines steps to achieve this vision;
- Guide decision-making related to development, housing, transportation, environmental quality, public services, parks, open space, and agricultural conservation;
- Help Moreno Valley achieve compliance with applicable State and regional policies, including around housing production and environmental regulations;
- Allow City departments, other public agencies, and private developers to design projects that will enhance the character of the community, preserve environmental resources, and minimize hazards; and
- Provide the basis for establishing and setting priorities for detailed plans and implementing programs, such as the Zoning Ordinance and future specific plans.

Due to the general and long-range nature of the General Plan, there will be instances where more detailed studies will be necessary in order to implement the General Plan's policies.

GENERAL PLAN REQUIREMENTS

California grants local authorities power over land use decisions. As a result, cities have considerable flexibility in preparing their general plans as long as State requirements are met. The California Government Code establishes both the content of general plans and rules for their adoption and subsequent amendment. Together, State law and judicial decisions establish three overall guidelines for general plans; General Plans should be:

- *Comprehensive.* The general plan must be geographically comprehensive, applying throughout the entire incorporated area and the Sphere of Influence. The general plan must also address the full range of issues that affect the city's physical development.
- *Internally Consistent.* The general plan must fully integrate its separate parts and relate them to each other without conflict. "Horizontal" consistency applies as much to figures and diagrams as to the general plan text. It also applies to data and analysis as well as policies. All adopted portions of the general plan, whether required by State law or not, have equal legal weight. None may supersede another, so the general plan must resolve conflicts among the provisions of each element.
- *Long Range.* Because anticipated development will affect the city and the people who live or work there for years to come, State law requires every general plan to take a long-term perspective. This General Plan uses the year 2040 as its planning horizon.

The Moreno Valley General Plan is presented in 10 chapters. The General Plan covers all the elements required under State law—land use, circulation, conservation, open space, safety, noise, housing, and environmental justice—as well as three additional topics of local importance to the community—economic development, community character, and health. Housing Elements are required by State law to be updated more frequently than the General Plan, and to facilitate that, the City publishes its Housing Element under a separate cover. The City of Moreno Valley Housing Element was most recently completed in 2021 and will be next updated in 2029, consistent with the State-defined cycle. State law also requires that implementation of the General Plan be "vertically" consistent: all actions relating to zoning, subdivision approval, housing allocations, and capital improvements must be consistent with the General Plan.

Planning Area

REGIONAL LOCATION

Moreno Valley is an incorporated city located within the northwestern portion of Riverside County in the southern Inland Empire portion of the state of California. More than two million people live in Riverside County and approximately 208,000 people (about 8.6 percent of the county) reside within the City of Moreno Valley. Moreno Valley is located approximately 63 miles east of downtown Los Angeles, 49 miles east of Irvine, and 43 miles west of Palm Springs.

State Route 60 (SR-60) runs through the northern portion of Moreno Valley (east and west directions) and Interstate 215 (I- 215) runs by the westerly city limits (north and south directions). These freeway systems connect Moreno Valley to other communities throughout the region. In addition, the city is accessible by rail through Metrolink and the March Inland Port Airport, a public joint use airport available for civil aviation at the March Air Reserve Base. Both Metrolink and the March Inland Port Airport are located near the southwestern portion of the city.

Moreno Valley's picturesque valley setting is bounded to the north by the Box Springs Mountains, the Badlands to the east, and the mountains of the Lake Perris State Recreation Area, Mystic Lake floodplain, and San Jacinto Wildlife Area to the south. West of the city limits lies the March Air Reserve Base, the City of Riverside, and County of Riverside. Moreno Valley's regional location is shown in Map I-1.

PLANNING AREA

The Planning Area is defined as the land area addressed by the General Plan, including land within city limits and the Sphere of Influence outside city limits, both are subsequently discussed. The Planning Area is shown in Map I-2. The boundary of the Planning Area was determined in response to State law requiring each city to include in its General Plan all territory within the boundaries of the incorporated area as well as "any land outside its boundaries which in the planning agency's judgment bears relation to its planning."[2] The Planning Area comprises a total of 42,917 acres or (67 square miles) of incorporated and unincorporated land.

CITY LIMITS

The City of Moreno Valley's existing city limits encompasses approximately 32,997 acres (51.6 square miles) of incorporated land, or 77 percent of the Planning Area. The existing city limits include residential, commercial, and industrial developments as well as public facilities including parks, schools, and hospitals.

2 California Government Code Section 65300.

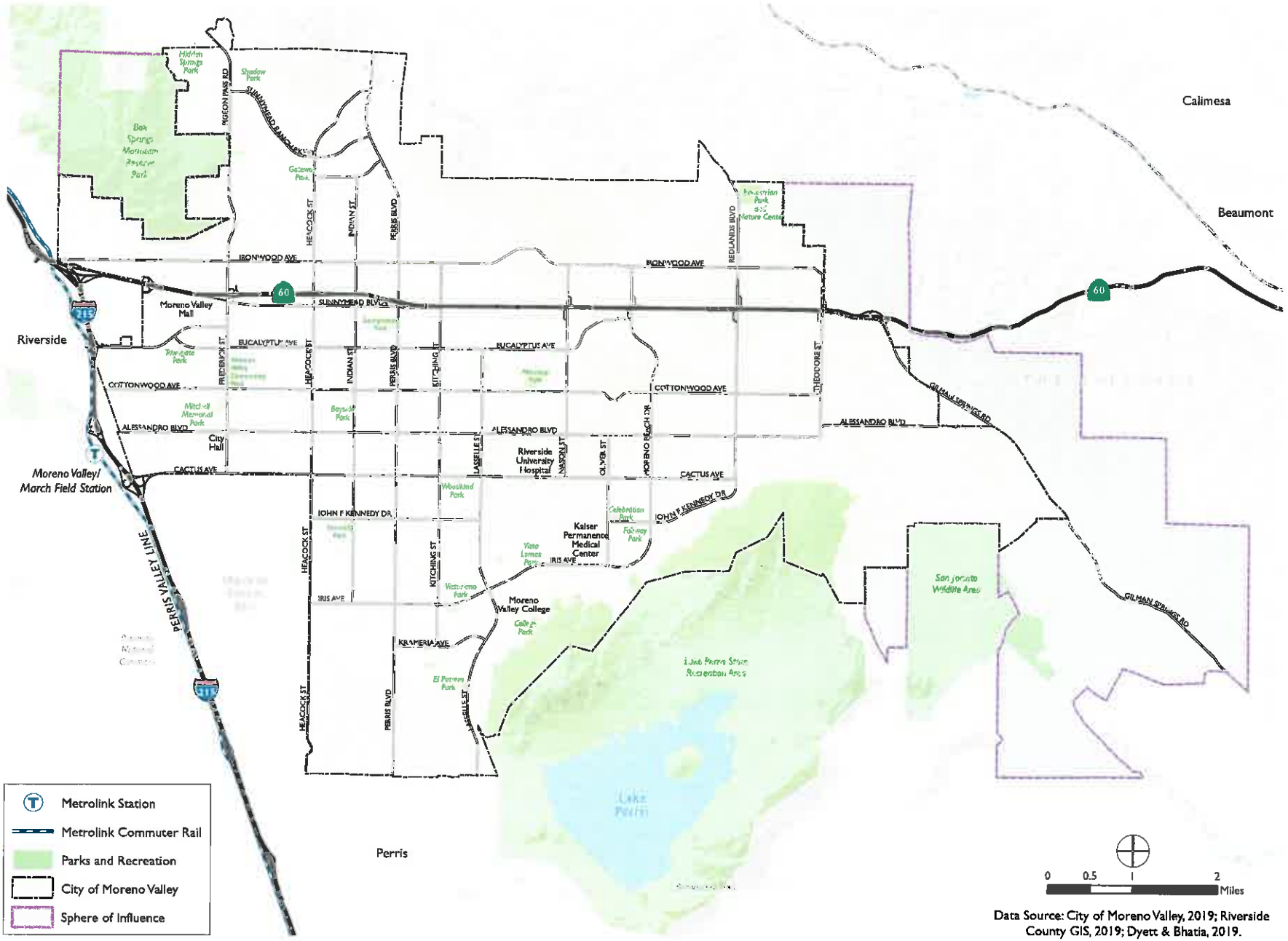
Photo credit: The Press-Enterprise, 2019.

SPHERE OF INFLUENCE

The Sphere of Influence (SOI) is a planning boundary outside of an agency's jurisdictional boundary (that is city limit line) that designates the agency's probable future boundary and service area. The Riverside County Local Agency Formation Commission (LAFCO) has jurisdiction over defining Moreno Valley's SOI and acts on annexations and approval of service contracts outside city limits. The purpose of the SOI is to ensure the provision of efficient services while discouraging urban sprawl and the premature conversion of agricultural and open space lands by preventing overlapping jurisdictions and duplication of services. While the LAFCO cannot tell agencies what their planning goals should be, on a regional level, LAFCOs help coordinate the orderly development of a community so that the most efficient urban service arrangements are created for the benefit of area residents and property owners. The city's SOI boundary incorporates a total of 9,920 acres outside of the city limits (15.5 square miles) or 23 percent of the total land located in the Planning Area.

Map I-1: Regional Context

Map I-2: Planning Area Boundaries



Data Source: City of Moreno Valley, 2019; Riverside County GIS, 2019; Dyett & Bhatia, 2019.

Planning Context

HISTORICAL DEVELOPMENT PATTERN

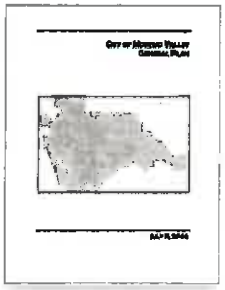
Native American Indians were the first inhabitants of the Moreno Valley area. They hunted game and gathered seeds and left evidence in rocks that they used to grind seeds. Early settlers traveled through the area from northern Mexico to various mission settlements along a trail charted by Juan Bautista de Anza in 1774. The trail passed through the San Jacinto Valley, the Perris Valley, and southwest Moreno Valley. Moreno Valley and the rest of California became part of the United States in 1850. The Moreno Valley area began to develop in the late 1880's with the establishment of the Alessandro and Moreno settlements. The community of Moreno was built around the intersection of Redlands Boulevard and Alessandro Boulevard. The community of Alessandro was located within the limits of present-day March Air Reserve Base.

Clockwise from top left: Native American granite mortar stone, farming in the Moreno settlement in 1902, Camp Haan and March Air Force Base, Edgemont in the 1950s.
Photo credit: Moreno Valley Historical Society

Urban development began after the establishment of the March Air Force base in 1927, and the unincorporated communities of Sunnymead, Moreno and Edgemont grew up around the base. From 1957 to 1989, the present-day Moreno Valley Mall was the site of the Riverside International Raceway, a motorsports racetrack and road course considered one of the finest in the country in its day. The area experienced a period of rapid population growth between 1970 and 1992, fueled by the construction of new homes and businesses. During that period, the population went from approximately 19,000 residents to over 118,000.

In 1984, the communities of Edgemont, Sunnymead, and Moreno came together to form the City of Moreno Valley and the first general plan was adopted in 1988 to guide future growth and development. Much of Moreno Valley's existing development pattern is the result of developer-driven specific plans, and residential subdivisions approved and/or developed prior to city incorporation as opposed to City-led comprehensive planning efforts. Residential land uses account for nearly 32 percent of land within the city limit, concentrated primarily in the western and central portions of the city where most development has historically occurred. Single-family housing accounts for the bulk of all residential uses within the city, established from specific plans such as Hidden Springs, Sunnymead Ranch, and Moreno Valley Ranch. Commercial uses are primarily concentrated in shopping centers such as the Moreno Valley Mall, TownGate, and The District, developed from specific plans such as TownGate and The District (formerly known as the Festival) and along Sunnymead Boulevard, Alessandro Boulevard and Perris Boulevard.

PRIOR PLANNING EFFORTS



The City's first General Plan was adopted in 1988 and the second General Plan was adopted in 2006. The 2006 General Plan is 15 years old and since it was last comprehensively updated, plans have been prepared for large undeveloped areas in the east and the City has taken initial steps to plan comprehensively for the future. Highlighted planning efforts are described below.

2006 General Plan

Prior to the 2040 General Plan, the 2006 General Plan provided goals, objectives, policies, and programs that guided the future character of the city. The 2006 General Plan included all seven elements required by State law in 2006—land use, circulation, housing, conservation, open space, noise, and safety. An optional economic development element was planned for but not completed. In 2006, eight "ultimate goals" were identified for the 2006 General Plan:

- Exhibits an orderly and balanced land use pattern that accommodates a range of residential, cultural, recreational, business and employment opportunities.
- Is clean, attractive and free of blight and deteriorated conditions.
- Provides public services and public facilities that are needed and desired by the community, including, but not limited to, a library(s) and library services.
- Enjoys a healthy economic climate that benefits both residents and businesses.

- Provides recreational amenities, recreation services and open space, including, but not limited to, parks, multi-use trails, community centers and open space.
- Enjoys a circulation system that fosters traffic safety and the efficient movement of motor vehicles, bicycles and pedestrians.
- Emphasizes public health and safety, including, but not limited to, police, fire, emergency and animal services and protection from floods and other hazards.
- Recognizes the need to conserve natural resources while accommodating growth and development.

Through the 2040 General Plan Update process, the goals, objectives, policies, and programs were refreshed from the 2006 General Plan to respond to new economic, technological, social and demographic, and global challenges and opportunities that have arisen in the last 15 years.

Momentum MoVal

In 2016, the City adopted Momentum MoVal, the City's first Strategic Plan to guide the community's growth in a three to five year timeframe from 2016 forwards. The City's top priorities were grouped into six categories: Economic Development; Library; Public Safety; Infrastructure; Youth Programs; and Beautification, Community Engagement, and Quality of Life. Through the 2040 General Plan Update process, including extensive community outreach and participation, the priorities and goals identified in Momentum MoVal were incorporated and refreshed to guide the community's growth, with particular attention to land use, towards year 2040.

General Plan Update Process

The City of Moreno Valley last updated its General Plan in 2006. There have been significant changes in the city and the region since then, and new opportunities, challenges, and approaches have emerged to necessitate an update. This General Plan Update is a comprehensive reexamination of Moreno Valley's planning context and the community's vision and involved close collaboration with Moreno Valley residents in a variety of forums to ensure that the Plan closely reflects the community's goals and priorities through the Plan's 2040 planning horizon.

The General Plan Update process involved four main phases. Phase 1 focused on identifying issues and opportunities to address in updating the General Plan and culminated in Vision and Guiding Principles that describe Moreno Valley's shared values and its aspirations for the future. Phase 2 explored different options for achieving the vision established on the basis of input from community members and decision-makers. Several different concepts for land use and circulation were evaluated and a preferred plan concept was identified. Phase 3 saw the creation of a draft plan based on the approved vision and concept from prior phases and completion of environmental review. Phase 4 involved public review of the draft documents and formal hearings before the Planning Commission and City Council prior to adoption of the General Plan Update.

Community involvement was an integral component of the General Plan Update process. Below are some highlights:

- Four in-person workshops and one virtual workshop were conducted to receive community feedback on a variety of issues that affect daily life in Moreno Valley including land use, transportation, economic development, and more. English and Spanish language materials and translation were available.
- Two citywide online surveys, available in English and Spanish, were conducted and valuable input was provided by the community for how the City can develop in the coming years. Over 700 responses were received from the online surveys.
- An online webinar-style listening session in English and Spanish was conducted as part of supporting efforts for the preparation of the environmental justice and housing elements. The goal of the listening session was to receive

input from residents, particularly from Moreno Valley's western neighborhoods which may be more impacted, and from everyone that wanted to provide feedback for important policies and top priorities for community development. A total of 56 community organizations/groups, community churches/places of worship, and local businesses were contacted to support community outreach to disadvantaged groups.

In addition, a General Plan Advisory Committee (GPAC) was formed to serve in an advisory role—advising and informing City staff, consultants, Planning Commission, and City Council—and met regularly throughout the course of the project to help define community input into a shared vision, brainstorm issues and ideas, and review the policy content of the General Plan to ensure that it met the needs and desires of the community. Other community members also attended the GPAC meetings and provided input. Further, City Council and Planning Commission meetings were held throughout the General Plan Update process. The ideas and feedback gathered through the community outreach process deeply informed and are embedded within this General Plan.

Vision and Guiding Principles

The Vision and Guiding Principles to the right form the basis for the policies of the 2040 General Plan. They are an expression of the collective hopes and aspirations that members of the Moreno Valley community have for the city's future and were formed from all of the input shared by community members throughout the planning process.

DYNAMIC ECONOMY

- **Diversify the local economy**, building on strengths in health care, education and attracting new businesses
- Create a **flexible land use framework** that facilitates job growth and livability
- Create **well-paying jobs** for locals in Moreno Valley to reduce the need for long commutes
- Ensure **adequate infrastructure** to support local job growth
- Partner with business, industry and educational institutions on **training and workforce preparedness** programs
- Promote **tourism and attract visitors**, leveraging natural assets like Lake Perris
- Improve **socio-economic conditions** for all Moreno Valley residents

VIBRANT GATHERING PLACES

- Foster **Town Centers** as places for locals and visitors to shop, dine, do business, and have fun
- Create **inviting gateways** into Moreno Valley from freeways and major roadways
- Provide **sports, recreation, and cultural facilities** that provide a range of options for youth, families, and seniors and attract visitors to Moreno Valley
- Design and program public spaces that reflect Moreno Valley's **cultural diversity**

COMMUNITY IDENTITY

- Build local pride and a **strong sense of place**
- Make Moreno Valley a **Destination City** with a modern, innovative brand and become a model community where people choose to **live, work, and play**
- Provide **activities for youth and families** to build community bonds
- Support churches, community groups, and non-profit organizations to deliver **community services**

LIVABLE NEIGHBORHOODS

- Recognize that **housing affordability** is critical so people can grow up and grow older in Moreno Valley
- Provide housing adapted to our **future needs and lifestyles**
- Create opportunities for **neighborhood interaction**
- Prioritize **safety** on roads, near schools, in public places, and neighborhoods
- Promote **active lifestyles** with trail connections, parcourse courses, and other recreational amenities
- Prioritize clean air, water, fresh food, and **community health**
- Maintain roads in good condition, improve traffic circulation, and plan for new technology that **optimizes mobility**
- Ensure Moreno Valley is **livable and welcoming** for seniors, veterans and other special needs groups

Concept Areas

The focus of the 2040 General Plan is primarily on the concept areas shown on Map I-3. Through the outreach process, community members shared their vision for the concept areas and the policy framework of this Plan was developed to guide their evolution. Outside of these concept areas, no changes were made to the land use map.

Plan Organization, Structure, and Related Documents

PLAN ORGANIZATION

The 2040 General Plan addresses the eight state-mandated topics as well as three additional topics of local importance: economic development, community character, and health. The chapters of the 2040 General Plan are summarized below.

1. **Introduction.** This chapter outlines the purpose and uses of the General Plan; provides a community profile; recaps the update process; summarizes the Vision and Guiding Principles for Moreno Valley's future growth and development; and provides an overview of the General Plan organization, relationship to other plans, and requirements for administration.

2. **Land Use and Community Character.** This element satisfies the legal requirements for a General Plan land use element and describes the existing land use pattern and provides an explanation of the General Plan's approach to citywide growth, including a map showing the distribution and location of land uses. It also includes standards for density and intensity and considers growth impacts on military readiness. This element combines land use, a required topic by state law, and community character, an additional topic that is a clear priority for the community based on outreach to decision makers and its relationship to economic development. This element describes the existing land use pattern and provides an explanation of the General Plan's approach to citywide growth.

3. **Economic Development.** This element addresses a topic of local importance, providing an overview of the population and employment context in Moreno Valley, and outlining goals and policies to support a strong, dynamic economy.

4. **Circulation.** This element satisfies the legal requirements for addressing the topic of circulation and provides a circulation diagram identifying major thoroughfares; transportation routes for vehicles, transit, bicycles, and pedestrians; and also military airports. The element also includes policies for "complete streets," which provide a balanced, multimodal transportation network serving all users and abilities.

5. **Parks and Public Services.** This element satisfies legal requirements for addressing the topics of open space for outdoor recreation and the location and extent of public utilities, including water, sewer, stormwater, and electricity. This element also provides background information and a policy framework related to police and fire services, schools, community facilities and libraries, and parks and recreation.

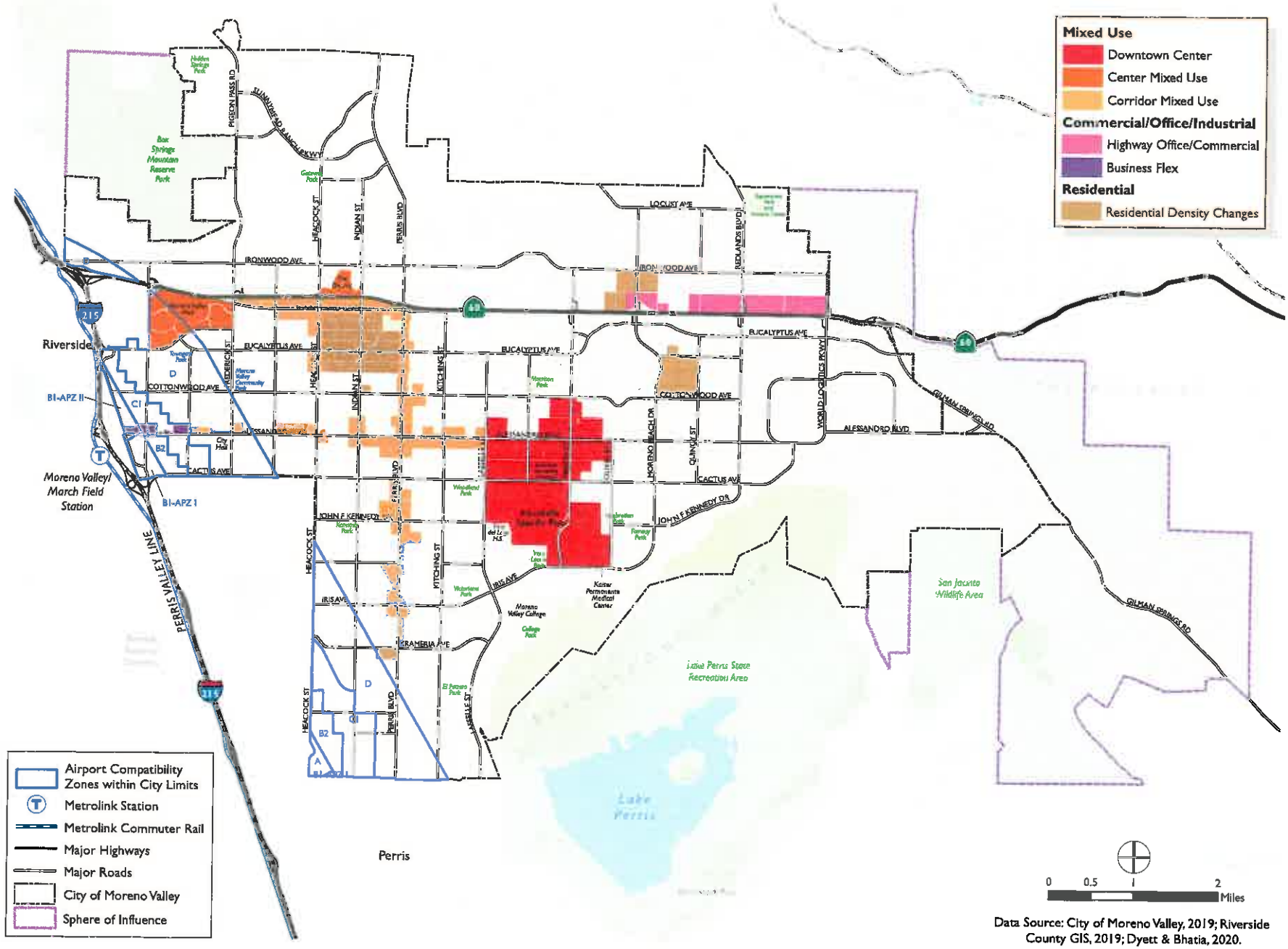
6. **Safety.** This element satisfies the legal requirements for addressing the topic of safety and community protection from wildfires, flooding, seismic events, landslides, dam inundation, and climate change. This element includes background information, policies, and standards for community protection from natural and human-made disasters, including promoting safety and compatibility with the March Air Reserve Base adjacent to city limits.

7. **Noise.** This element satisfies the legal requirements for addressing the topic of noise and identifies noise sources, quantifies future noise levels through a contour map, and establishes measures to address noise issues.

8. **Environmental Justice.** This element satisfies the legal requirements in planning for "Disadvantaged Communities" identified under Senate Bill (SB) 535. This element addresses the topics of air quality and pollution exposure; safe and sanitary homes; public facilities and physical activity; healthy food access; and civic engagement and investment prioritization.

9. **Healthy Community.** This element addresses a topic of local importance closely linked to the Environmental Justice Element and contains background information and policies aimed to focus engagement towards traditionally underrepresented groups such as youth and those with less fluency in English; provide opportunities for social connections; provide an array of health care options; and promote businesses that support healthy and active lifestyles.

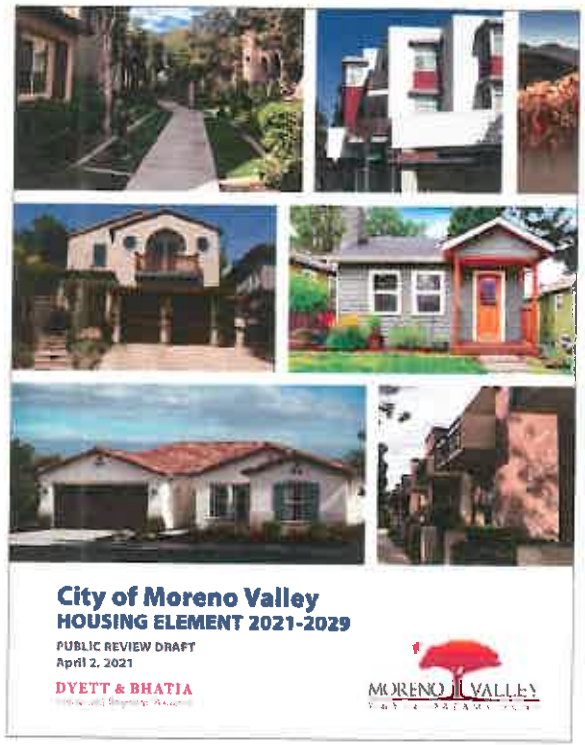
Map I-3: 2040 General Plan Concept Areas



Data Source: City of Moreno Valley, 2019; Riverside County GIS, 2019; Dyett & Bhatia, 2020.

10. Open Space and Resource Conservation. This element satisfies the legal requirements for addressing the topic of conservation including natural resources (water, air, biological), tribal cultural resources, and open space for environmental and scenic conservation. This element includes background information and policies relating to resource conservation, environmental protection, energy and water conservation, and reuse and recycling.

The Housing Element of the General Plan is published under a separate cover.



POLICY STRUCTURE

Each chapter of this General Plan includes brief background information to establish the context for the goals and policies in the chapter. This background material is not a comprehensive statement of existing conditions nor does it contain any adopted information. Within each element, a tripartite structure of Goals, Policies, and Actions structure each element and provide a clear hierarchy. Within this structure, Goals describe general desired results that the community seeks to create through the implementation of the General Plan. The Policies and Actions establish the "who," "how," and "when" for carrying out the "what" and "where" of Goals. Policies and implementing Actions both support the Goals, described below.

- *Goals*—A Goal describes a desired outcome or end state.
- *Policies*—A Policy is a specific statement that regulates activities in the City, guides decision-making on an ongoing basis and directs implementing actions to achieve a goal. General Plan policies guide City staff and decision-makers in their review of land development projects and in decision-making about City actions.
- *Actions*—An Action is a measure, procedure, or technique intended to implement one or more policies to help reach a specified goal. Typically, an action is a discrete item done once and completed. In that sense, when taken together, the actions in the General Plan constitute a "to-do list" for the City.

RELATED DOCUMENTS

Existing Conditions, Opportunities, and Constraints Report

As part of the General Plan Update process, an Existing Conditions, Opportunities, and Constraints Report was produced to provide background information and technical analysis to inform the planning process. The Existing Conditions Report describes Moreno Valley's planning context and delves into the topics of land use, the transportation network, public services and facilities, environmental resources, hazards, noise, and planning issues and options. In addition, a separate market analysis document was produced to provide an overview of the market characteristics exhibited by the residential, office, industrial, hospitality, and retail uses in the market area.

Environmental Impact Report

The General Plan is accompanied by an Environmental Impact Report (EIR) prepared according to the California Environmental Quality Act (CEQA). The EIR is a detailed analysis of the potential environmental effects of the General Plan, and the EIR evaluates alternatives to the proposed project and presents ways to reduce or avoid environmental damage. The EIR ensures environmental opportunities and constraints are identified and incorporated into the planning process, and informs policies that can mitigate any adverse environmental effects of the Plan. This General Plan is "self-mitigating" in that it includes policies and programs designed to mitigate adverse impacts of growth.

Local Hazard Mitigation Plan

The General Plan provides an overarching framework for protecting life and property in the community from natural and human-made hazards. The Local Hazard Mitigation Plan acts as Moreno Valley's primary implementing tool to identify the city's hazards, estimate the probability of future occurrences, and set goals to mitigate potential risks to reduce or eliminate long-term natural or human-made hazard risks to human life and property for the City of Moreno Valley and its residents.

Parks, Recreation and Open Space Comprehensive Master Plan

The General Plan identifies community needs and potential locations of parks and recreational facilities in Moreno Valley to provide guidance for update of the Parks, Recreation and Open Space Comprehensive Master Plan. The Parks Master Plan acts as Moreno Valley's primary implementing tool for parks planning, bridging the City's General Plan and Capital Improvement Plan. The Master Plan provides a detailed inventory of Moreno Valley's existing parks and recreational facilities and future needs, as well as guidelines for the development of future facilities and potential funding sources.

Master Drainage Plans

The Moreno, Sunnymead, and West End Master Drainage Plans cover the vast majority of land within the city limit and are administered by the Riverside County Flood Control District and Water Conservation District and have been adopted by the City. The Master Drainage Plans are primary implementing tools for identifying the range of public and private improvements necessary to contain storm water flows and alleviate drainage and flooding issues in Moreno Valley.

Administration, Implementation, and Amendments

IMPLEMENTATION

The General Plan is implemented by the decisions of the Planning Commission and City Council and by the Zoning Ordinance, specific plans, redevelopment plans, and the City's Capital Improvement Plan (CIP).

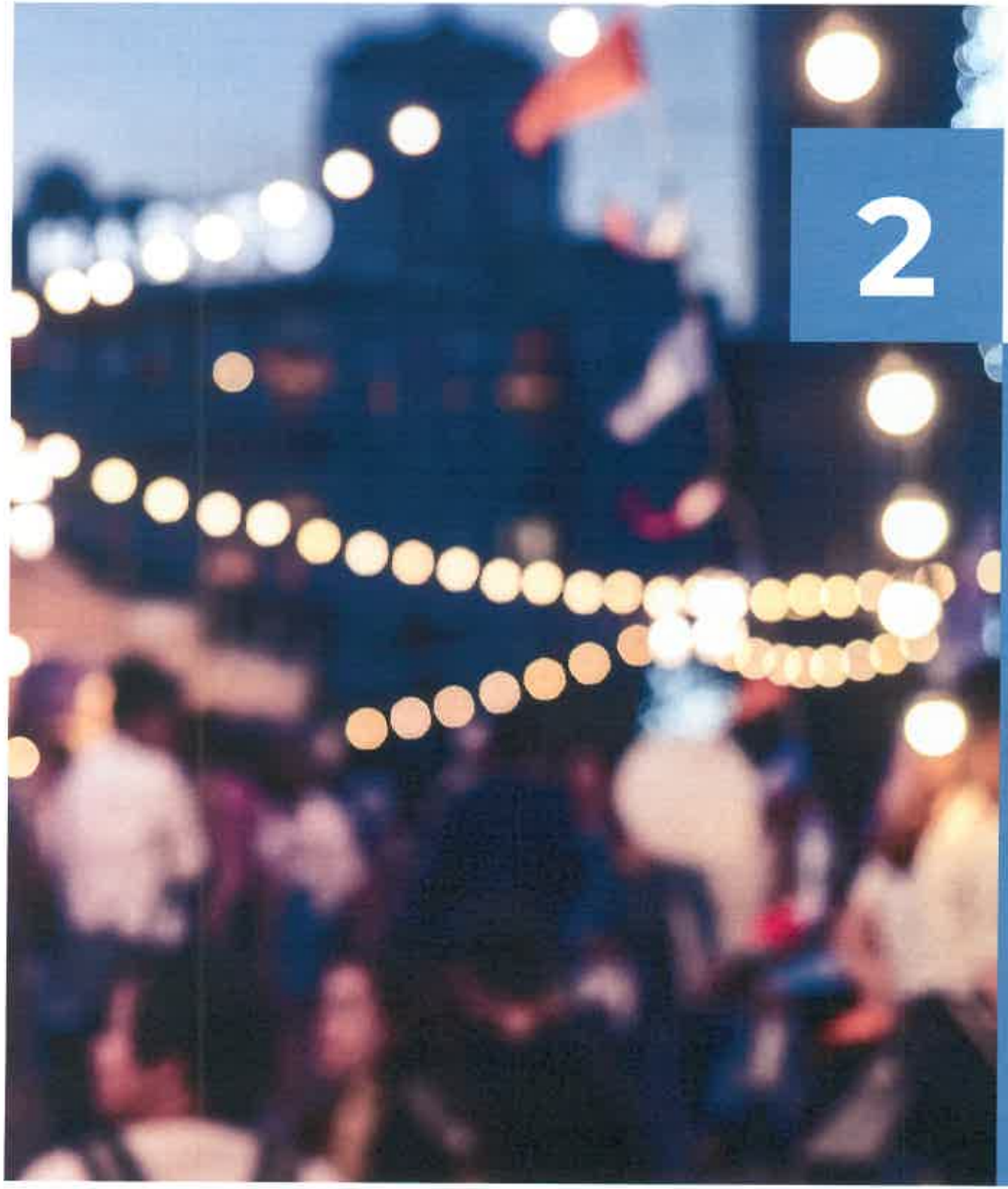
Capital planning represents an ongoing investment in the City's future to ensure the timely repair and replacement of aging infrastructure, and the implementation of priorities to meet the demands of the community. The CIP is a comprehensive planning document that identifies revenues with the capital projects expenditure budget. The CIP also augments the existing capital projects budget information and facilitates the long-range capital projects planning process. The CIP is published every two years and includes the completion and addition of new capital projects adopted each fiscal year coordinating with the City's two-year budget cycle.

Moreno Valley Municipal Code Title 9, Planning and Zoning, often called the Zoning Ordinance, includes detailed use classifications and standards. The zoning map must be consistent with the General Plan map, but it will not be identical to it. Existing specific plans will need to be updated for consistency with the General Plan and future specific plans also must be consistent with the General Plan.

AMENDMENTS TO THE GENERAL PLAN

The General Plan is a living document. As such, it should be updated periodically as site-specific circumstances change from the time of writing, to respond to new State or federal law, or to modify policies that may become obsolete or unrealistic over time.

Changes in policy as well as the development of unforeseen opportunities or needs will require amendment of the General Plan. Per California Government Code Section 65358, no mandatory element of this General Plan may be amended more frequently than four times during any calendar year. Within this limitation, amendments may be made at any time as determined by the Moreno Valley City Council, and each amendment may include more than one change to the Plan.



2 Land Use & Community Character

How land is used underlies our experience of a community. Providing a balance of residential, commercial, and industrial land uses together with open space ensures opportunities for people to live, work and enjoy leisure time without having to travel outside the city. Mixing different land uses in certain areas creates focal points with activities and amenities that bring people together throughout the day and contributes to a greater sense of place. Separating incompatible land uses minimizes potential conflicts and promotes public health and safety.

Moreno Valley is projected to see significant growth in the coming years, and with careful planning, new development can enhance the local quality of life, improve the public realm, and bring economic opportunities. This chapter provides a flexible framework to guide development and conservation in Moreno Valley over time, establishing land use designations, density and intensity standards, and a range of goals, policies, and actions that will guide decision-making for the next 10 to 20 years. This chapter satisfies the statutory requirements for the General Plan Land Use Element and also addresses community character and placemaking, topics of importance to residents of Moreno Valley.

Existing Land Use and City Structure

The urban structure of Moreno Valley is defined by the surrounding natural topography and by the existing residential neighborhoods, commercial centers, and industrial districts in the city, as well as the transportation infrastructure that links them. Moreno Valley was originally laid out on a one-square mile gridiron plan common throughout the American West. Much of the original layout remains today, with large "superblocks" defined by major arterial roads that generally organize the city into half-mile squares. This grid pattern is broken up to follow the natural topography at the foot of the Bernasconi Hills in the southeast and along the northern hills and mountains. The western edge of the city is formed by the March Air Reserve Base and Interstate 215.

As shown on Map LCC-1, existing development is predominantly located in the western part of the city. Residential land uses account for more than 37 percent of the existing land use within the City limit, while commercial and retail uses occupy 3.5 percent of the land within the City limit and are concentrated adjacent to Highway 60 and along key corridors, including Alessandro, Sunnymead, and Perris Boulevards. Light industrial uses, including large scale distribution centers, occupy about 6 percent of land within the city and are located along the southern boundaries near the March Air Reserve Base and south of State Route 60 on the east side. Overall, the city features a decentralized structure with residential, commercial, public and institutional uses generally separated from one another and distributed across the community.

Notably, a full 32 percent of the land within the City limit is vacant, including large undeveloped tracts of land at the interior of the city near the hospital complexes and other existing urban development. With ready connections to the local and regional transportation network, these infill areas present important opportunities for new employment, housing, and recreational uses that will help bring economic prosperity and enhanced quality of life.

Figure LCC-1: Existing Land Use, City of Moreno Valley

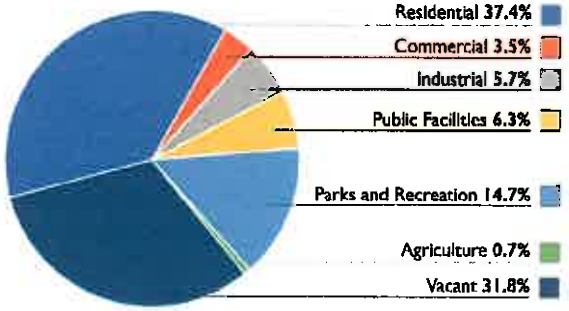
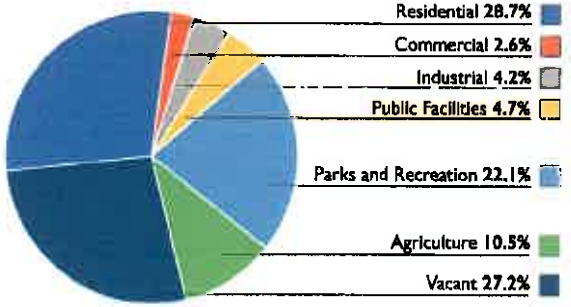
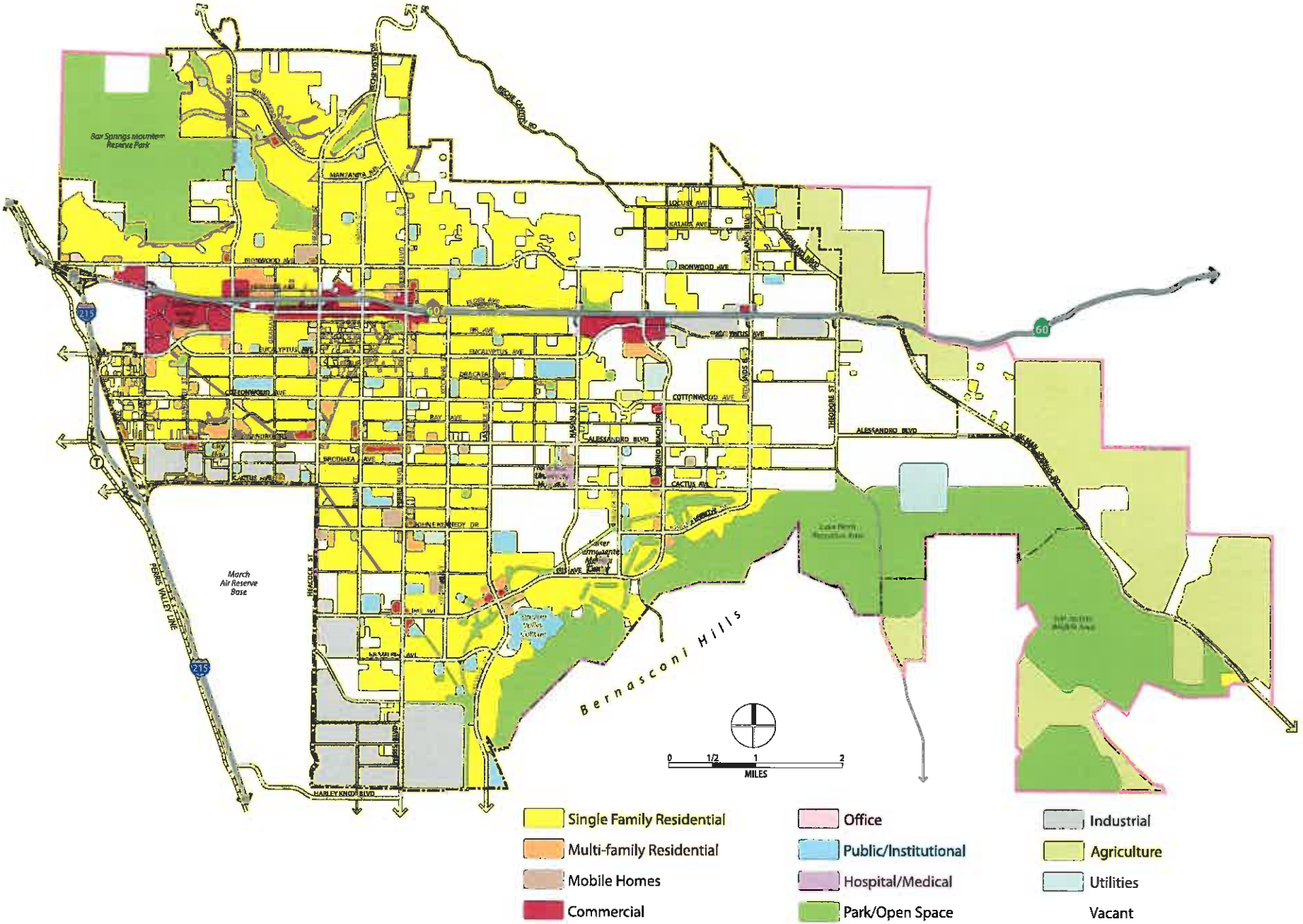


Figure LCC-2: Existing Land Use, Total Planning Area



Map LCC-1: Moreno Valley Structure



Development Potential

In addition to vacant land, there are also areas of the city with underutilized properties that present opportunities for infill development. Underutilized properties are those where the value of the land is worth more than the buildings and structures on it, giving the owner an incentive to redevelop with new uses that command higher rents or sale prices. For example, a large surface parking lot with more spaces than are needed to serve the businesses at a shopping center could be considered underutilized and could be redeveloped with other uses to serve community needs, such as housing that in turn would provide more customers for the stores and restaurants on the site. City-owned properties may also present opportunities, particularly when located adjacent to vacant and underutilized land.

Areas where vacant, underutilized, and City-owned properties are clustered present the best opportunities for redevelopment, as they are locations that can accommodate significant physical change. Within Moreno Valley, areas with the most potential to accommodate new development over the next 20 years are shown in Map LCC-2. Some of these areas have specific plans that have already been approved by the City Council to guide their evolution. In areas where existing specific plans have been newly adopted or where unbuilt capacity remains and circumstances have not changed, including industrial areas in the east and southwest of the city, the Plan envisions continued implementation of the adopted specific plans. For the other areas shown on Map LCC-2 – labeled concept areas – the existing specific plan may have achieved its useful life or may require a future update. If there is no specific plan in place, the Plan presents a vision and a set of policies and actions to implement it based on community input. Additionally, outside of the concept areas and specific plan area, the Plan envisions new development on vacant parcels in a manner consistent with the existing land use pattern and character of the surrounding area.

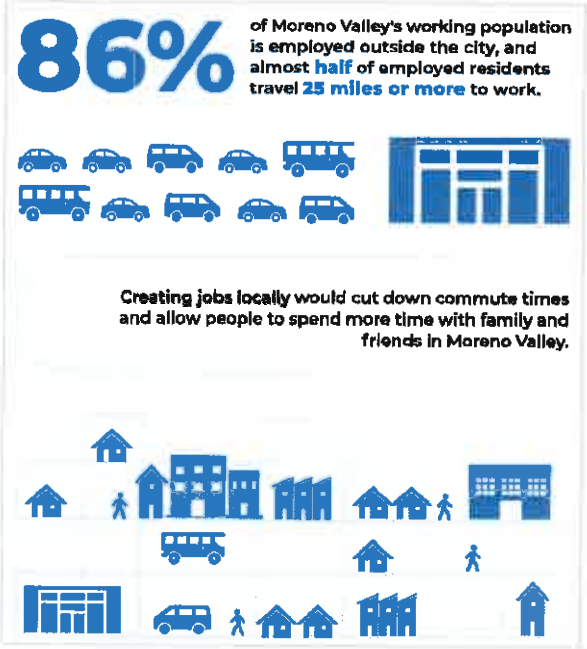
32 percent of land within the City limit was vacant as of 2018.

The Moreno Valley Mall is an opportunity site for redevelopment.

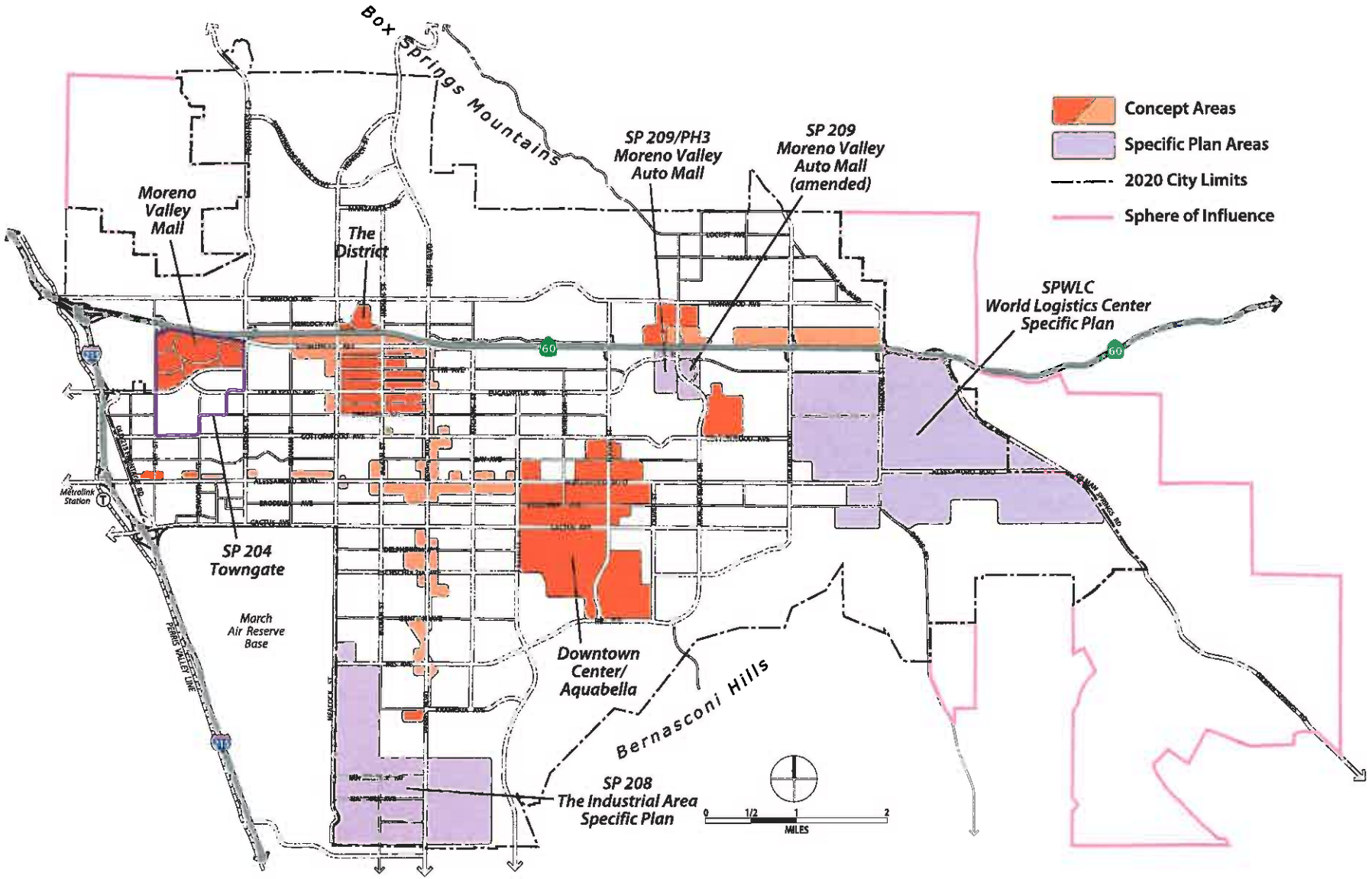
Table LCC-1: Development Potential and Jobs-Housing Balance

	HOMES	JOBS	JOBS / HOUSING RATIO
2018	55,328	44,331	0.80
2040	77,380	83,453	1.08
Increment	22,052	39,122	

Overall, buildout of the Plan is projected to result in approximately 22,000 new homes and 39,000 new jobs by 2040. This translates to a ratio of 1.08 jobs per home in Moreno Valley in 2040, which represents an even balance of jobs and housing in the community which will mean that more Moreno Valley residents will be able to work locally, cutting down commute times and allowing people to spend more time with family and friends in the community.



Map LCC-2: Concept Areas and Major Specific Plans

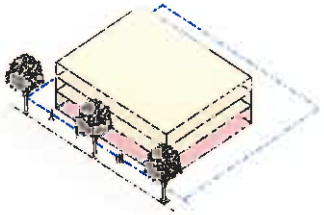


Land Use Framework and Vision

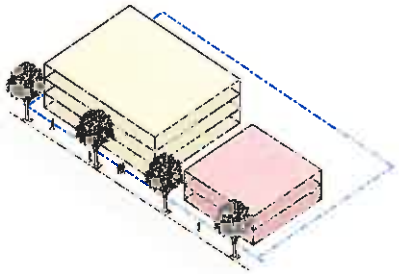
This Plan presents a framework to further the city's evolution from suburban community to complete city with an integrated mix of housing, employment, educational, cultural, and recreational options and to create good job to housing balance. The concept of mixed use is central to the vision for the future of Moreno Valley. Fostering a mix of complementary land uses within a proscribed area has helped to generate vibrant, successful districts in communities throughout California and across the nation. Mixed use can involve multiple uses in the same building – for example, retail shops at ground level with apartments above – or it can involve two or more compatible uses in separate buildings on the same property. Mixed use can also be achieved with a mix of uses located within site distance of one another along a corridor. The key is that a range of options for living, working, doing business, and enjoying leisure time are located in proximity to one another in a way that reduces the need for parking and driving while increasing opportunities for people to interact.

The Plan outlines strategies for greater integration of uses in different parts of the city and a better balance between employment and residential uses, with more areas designated for mixed-use development rather than single use. It recognizes the physical elements that help define the character of Moreno Valley, including Residential Neighborhoods, Centers, Corridors, Business Districts, and Gateways. Together, these elements represent the future urban structure of the city and the relationship between them is shown in Map LCC-3.

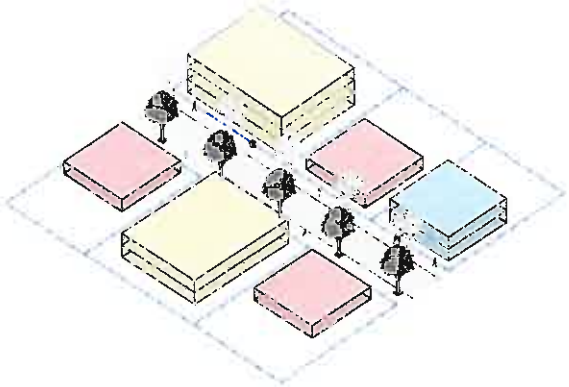
Figure LCC-3: Mixed Use



Vertical Mixed Use



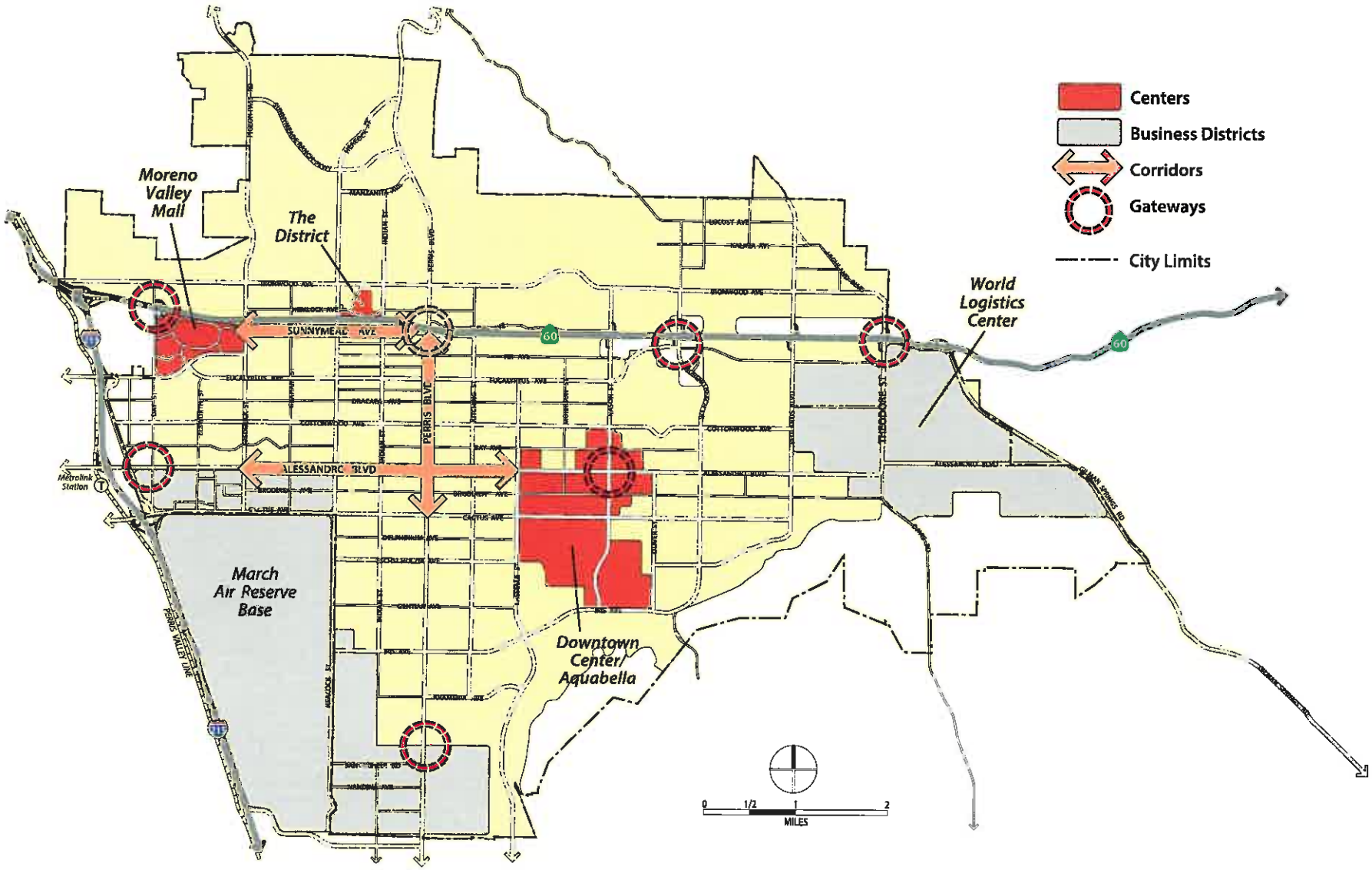
Horizontal Mixed Use Site



Horizontal Mixed Use along a Corridor

Photo credit: The Grove, Austin

Map LCC-3: Land Use Framework



- *Residential neighborhoods* form the basic fabric of the community. These are areas of the city characterized primarily by housing, parks, and community facilities. Neighborhood boundaries are based on the historic development pattern, subdivision boundaries, and local tradition. Each neighborhood has its own distinct character, defined by the buildings, streets, and public places, as well as by the people who live there.

- *Centers* are vibrant mixed use areas that act as major focal points in the community, offering an array of choices for living, working, shopping and enjoying free time. They are dynamic destinations with amenities that draw local residents from Moreno Valley and visitors from the wider region. A new Downtown Center in the heart of the community is envisioned as the city's premier activity center, with additional centers at the Moreno Valley Mall and the District.

- *Corridors* are major thoroughfares that connect the city's neighborhoods and centers, tying the community together. They link residents to key destinations around town with safe, convenient connections for transit, bicycling, and walking, and provide opportunities for higher density housing. Alessandro, Sunnymead, and Perris are Moreno Valley's primary transit routes and all have significant capacity for infill development, which will help transform these areas into attractive corridors lined with housing and focused nodes of mixed used commercial activity concentrated at key intersections.

- *Business Districts* are areas of the city with significant concentrations of businesses and easy access to the regional transportation network. Concentrated primarily along the eastern and western edges of the city, these areas are home to nationally and internationally renowned companies and make a vital contribution to the local economy. Design of these areas provides buffering from adjacent uses and adds to the character of the city.

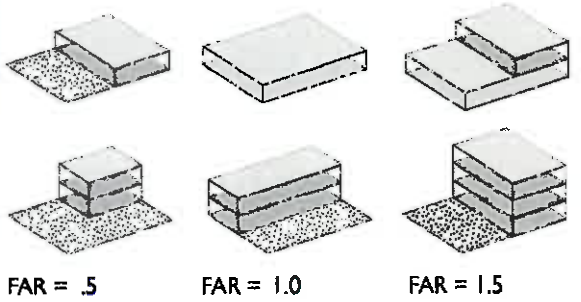
- *Gateways* are entry points into Moreno Valley located along major regional and local thoroughfares. They heighten sense of place and announce arrival into the community through building design and placement and site features such as landscaping, plazas, art, and signage.

The land use framework articulated in this Plan enhances livability and quality of life for current and future residents with strategically located walkable activity centers, new parks and open spaces, and a variety of amenities to support urban lifestyles.

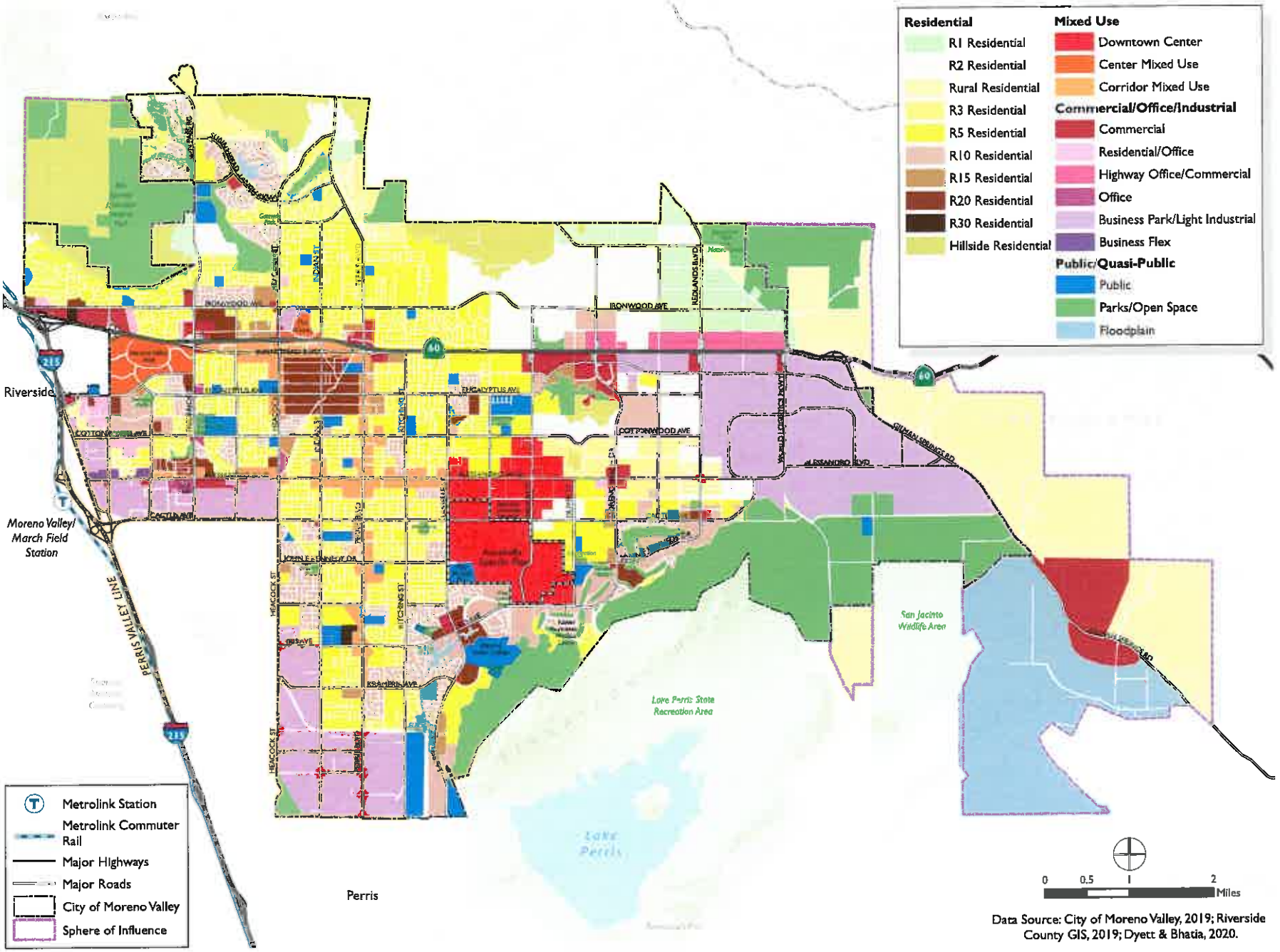
LAND USE DESIGNATIONS

The General Plan Land Use Map (MAP LCC-4) illustrates the long-term vision for development and conservation in the planning area, translating the elements of city structure with land use designations that describe the character envisioned for each neighborhood and district. Each designation includes standards for density or intensity of use. Residential densities are expressed in terms of dwelling units per acre. Building intensities for non-residential uses are expressed in terms of floor area ratio (FAR), which is the ratio of gross building area (excluding surface parking areas) to net lot area, both expressed in square feet (see Figure LCC-5). FAR does not regulate building placement or form; it defines the total amount of development allowed on a given lot. In the designations below, FAR represents an expectation of the overall intensity of future development. The maximums assigned to the land use designations below do not constitute entitlements, nor are property owners or developers guaranteed that an individual project, when tested against the Plan's policies, will be able or permitted to achieve these maximums.

Figure LCC-4: FAR



Map LCC-4: Proposed General Plan Land Use



Data Source: City of Moreno Valley, 2019; Riverside County GIS, 2019; Dyett & Bhatia, 2020.

Mixed Use Designations

DOWNTOWN CENTER

Plan policy provides for development of a vibrant new Downtown Center at the heart of the city to serve as a focal point of the community and destination for people from around the region. It allows for a vibrant mix of business, entertainment, residential, cultural, and civic uses to activate the Downtown Center throughout the day and into the evening. It integrates existing uses and layers compatible new land uses and public amenities together at various scales and intensities to foster a mix of uses that encourages people to live, work, play, and shop within the Downtown Center.

Photo credit: Transit Village Associates

CENTER MIXED USE (CEMU)

This designation provides for the redevelopment of existing commercial centers and adjacent properties with a range of commercial and residential uses to complement existing development at prominent entry points into the community. The Centers are envisioned as integrated, pedestrian-oriented places with a mix of uses including retail, dining, entertainment, offices, lodging, recreational and cultural facilities that cater to both motorists passing through and residents of surrounding neighborhoods. The Centers may also incorporate higher-density housing on-site to support the vitality of commercial uses and activate the area. The maximum permitted FAR in the CEMU designation is 1.25, with a residential density range of 20 to 35 dwelling units per acre. On smaller parcels, additional FAR may be permitted to achieve the desired vision for the area.

CORRIDOR MIXED USE (COMU)

This designation provides for a mix of housing with supporting retail and services that cater to the daily needs of local residents. Permitted uses include housing, retail, restaurants, personal services, public uses, and professional business offices. Retail uses should be concentrated at intersections and limited to no more than 25 percent of the maximum permitted FAR, excluding parking. A mix of uses is not required on every site but is desired on sites at intersections in order to foster nodes of commercial mixed use development along the corridor. Mixed use may be in either a vertical format (multiple uses in the same building) or horizontal format (multiple single-use buildings on the same parcel). The allowable residential density is 15-25 dwelling units per acre, with densities on the lower end of that range where proposed development abuts existing low density residential development. Maximum permitted FAR for commercial uses is 1.0. On smaller parcels, additional FAR may be permitted to achieve the desired vision for the area.

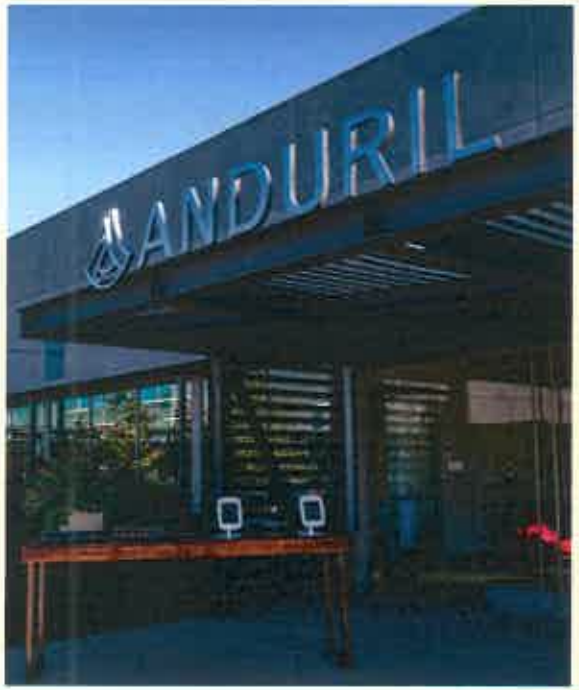
Commercial/Office/Industrial

BUSINESS FLEX (B-F)

This designation provides for a range of business activities involving production, distribution, or repair with supporting office and commercial space. Permitted uses include light manufacturing, research and development, warehousing and distribution, automobile services and repair, and other uses consistent with applicable airport land use compatibility regulations. Corresponding zoning will be performance-based in order to promote flexibility and minimize non-conformance issues with existing uses. The maximum permitted FAR in the B-F designation is 0.5.

HIGHWAY OFFICE/COMMERCIAL (HO/C)

This designation provides for a distinctive employment or educational campus at the eastern gateway to the city. Primary permitted uses include office, educational, and/or research and development facilities organized in a clustered development pattern with intervening areas of landscaped open space. Auxiliary commercial uses, including restaurant, retail, and service uses are also permitted. The architectural style of development should reinforce the rural character intended for the surrounding area. The maximum permitted FAR in the HO/C designation is 0.4. On smaller parcels, additional FAR may be permitted to achieve the desired vision for the area.



Residential Designations

HILLSIDE RESIDENTIAL

The primary purpose of areas designated Hillside Residential is to balance the preservation of hillside areas with the development of view-oriented residential uses.

a. Within the Hillside Residential category, appropriate residential uses would include large lot residential uses. Lots smaller than one acre may only be permitted as clustered units to minimize grading, and other impacts on the environment, inclusive of the Multi-Species Habitat Conservation Plan.

b. The maximum residential density within Hillside Residential areas shall be determined by the steepness of slopes within the project. The maximum allowable density shall not exceed one dwelling unit per acre on sloping hillside property and shall decrease with increasing slope gradient.

c. Future development within Hillside Residential areas shall occur in such a manner as to maximize preservation of natural hillside contours, vegetation, and other characteristics. Hillside area developments should minimize grading by following the natural contours as much as possible.

d. Development within Hillside Residential areas shall be evaluated to determine the precise boundaries of the area. If the Community Development Director determines that adequate slope information is not available, applicants requesting to develop within these areas shall complete a slope analysis for the proposed development site. Portions of the development that exceed an average slope of 10 percent shall adhere to the policies within the Hillside Residential category. Portions of the development where the slopes are less than 10 percent on average shall adhere to policies within the adjacent land use category.

RURAL RESIDENTIAL

The primary purpose of areas designated Rural Residential is to provide for and protect rural lifestyles, as well as to protect natural resources and hillsides in the rural portions of the City.

a. The maximum residential density within Rural Residential and areas shall be determined by the steepness of slopes within the individual project area. The maximum allowable density shall be 0.4 dwelling units per acre (an average lot size of 2.5 acres) on flat terrain and shall decrease with increasing slope gradient.

b. Within the Rural Residential category, appropriate residential uses include large lot residential uses. Lots smaller than 2.5 acres may only be permitted as clustered units to minimize grading and other impacts on the environment, inclusive of the Multi-Species Habitat Conservation Plan.

R1 RESIDENTIAL

The primary purpose of areas designated R1 Residential is to provide for and protect rural lifestyles. The maximum allowable density for projects within the Residential 1 areas shall be 1.0 dwelling unit per acre.

R2 RESIDENTIAL

The primary purpose of areas designated R2 Residential is to provide for suburban lifestyles on residential lots larger than commonly available in suburban subdivisions and to provide a rural atmosphere. The maximum allowable density shall be 2.0 dwelling units per acre.

R3 RESIDENTIAL

The primary purpose of areas designated R3 Residential is to provide a transition between rural and urban density development areas, and to provide for a suburban lifestyle on residential lots larger than those commonly found in suburban subdivisions. The maximum allowable density shall be 3.0 dwelling units per acre.

R5 RESIDENTIAL

The primary purpose of areas designated R5 Residential is to provide for single-family detached housing on standard sized suburban lots. The maximum allowable density shall be 5.0 dwelling units per acre.

R10 RESIDENTIAL

The primary purpose of areas designated R10 Residential is to provide for a variety of residential products and to encourage innovation in housing types. Developments within Residential 10 areas are typically expected to provide amenities not generally found in suburban subdivisions, such as common open space and recreational areas. The maximum allowable density shall be 10.0 dwelling units per acre.

R15 RESIDENTIAL

The primary purpose of areas designated R15 Residential is to provide a range of multi-family housing types for those not desiring dwellings on individual lots that include amenities such as common open space and recreational facilities. The maximum allowable density shall be 15.0 dwelling units per acre.

R20 RESIDENTIAL

The primary purpose of areas designated R20 Residential is to provide a range of high density multi-family housing types. Developments within R20 Residential areas shall also provide amenities, such as common open spaces and recreational facilities. The maximum density shall be 20 dwelling units per acre.

R30 RESIDENTIAL

The primary purpose of the R30 Residential district is to provide higher housing than is typically found within other areas of the city. This designation is intended as an area for development of multi-family residential dwelling units at a maximum allowable density of 30 dwelling units per net acre in accordance with the provisions outlined herein.

Non-Residential Designations

COMMERCIAL

The primary purpose of areas designated Commercial is to provide property for business purposes, including, but not limited to, retail stores, restaurants, banks, hotels, professional offices, personal services and repair services. The zoning regulations shall identify the particular uses permitted on each parcel of land, which could include compatible noncommercial uses. Commercial development intensity should not exceed a FAR of 1.00 and the average floor area ratio should be significantly less.

OFFICE

The primary purpose of areas designated Office is to provide for office uses, including administrative, professional, legal, medical, and financial offices. The zoning regulations shall identify the particular uses permitted on each parcel of land, which could include limited non-office uses that support and are compatible with office uses. Development intensity should not exceed a FAR of 2.00 and the average intensity should be significantly less.

RESIDENTIAL/OFFICE

The primary purpose of areas designated as Residential/Office is for the establishment of areas for office-based working establishments or residential developments of up to 15 dwelling units per acre. The zoning regulations shall identify the particular uses and type of residential developed allowed on each parcel of land. Overall development intensity shall not exceed a Floor Area Ratio of 1.0.

BUSINESS PARK/LIGHT INDUSTRIAL

The primary purpose of areas designated Business Park/Light Industrial is to provide for manufacturing, research and development, warehousing and distribution, as well as office and support commercial activities. The zoning regulations shall identify the particular uses permitted on each parcel of land. Development intensity should not exceed a FAR of 1.00 and the average FAR should be significantly less.

PUBLIC

The primary purpose of areas designated Public/Quasi-Public is to provide property for civic, cultural and public utility uses, including, but not limited to schools, libraries, fire stations, museums, and government offices. The zoning regulations shall identify the particular uses permitted on each parcel of land. Development intensity should not exceed a FAR of 1.00 and the average FAR should be significantly less.

PARKS/OPEN SPACE

The primary purpose of areas designated Parks/Open Space is to provide areas that are substantially unimproved, including, but not limited to, areas for outdoor recreation, the preservation of natural resources, the grazing of livestock, and the production of crops. Development intensity should not exceed a FAR of 0.10 and the average FAR should be significantly less.

FLOODPLAIN

The primary purpose of areas designated Floodplain is to designate floodplain areas where permanent structures for human occupancy are prohibited to protect the public health and safety. Development intensity should not exceed a FAR of 0.05.

Goal LCC-1: Establish an identifiable city structure and a flexible land use framework that accommodates growth and development over the planning horizon.

Identifiable Structure

POLICIES

LCC.1-1: Foster a balanced mix of employment, housing, educational, entertainment, and recreational uses throughout the city to support a complete community.

LCC.1-2: Expand employment opportunities locally and provide sufficient lands for commercial, industrial, residential and public/quasi-public uses while ensuring that a high quality of life is maintained in Moreno Valley.

LCC.1-3: Locate manufacturing, logistics and industrial uses in areas with good access to the regional transportation network near the periphery of the city.

LCC.1-4: Focus new development in centers and corridors so as to support the vitality of existing businesses, optimize the use of utility infrastructure, and reduce vehicle trip frequency, length, and associated emissions.

LCC.1-5: Encourage mixed use development in either a vertical or horizontal configuration in the Downtown Center, the Moreno Valley Mall/Towngate Center area, and at key intersections along major transit routes.

LCC.1-6: Promote infill development along Alessandro, Sunnymead, and Perris to create mixed use corridors with a range of housing types at mid-to-high densities along their lengths and activity nodes at key intersections with retail/commercial uses to serve the daily needs of local residents.

LCC.1-7: Support the continued buildout of residential areas as needed to meet the community's housing needs.

ACTIONS

LCC.1-A: Use development agreements, impact fees, benefit districts and other mechanisms to ensure the provision of adequate infrastructure to serve new development

Growth Management

POLICIES

LCC.1-8: Promote a land and resource efficient development pattern in order to support efficient delivery of public services and infrastructure, conserve open space lands surrounding the city, reduce vehicle trip lengths and improve air quality.

LCC.1-9: Maintain City boundaries that are logical in terms of City service capabilities, economic development needs, social and economic interdependencies, citizen desires, and City costs and revenues.

LCC.1-10: Plan comprehensively for the annexation of any new areas and approve annexation only after City approval of an appropriate area-wide plan (e.g., master plan, specific plan) that addresses land use, circulation, housing, infrastructure, and public facilities and services. Exceptions to this requirement for area-wide plans include annexations of:

- Existing developed areas;
- Areas of less than five acres; and
- Housing developments for very-low and low-income households.

LCC.1-11: Require that new development be compatible with the standards for land uses, density and intensity specified in the March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan (March ALUC Plan).

LCC.1-12: Balance levels of employment and housing within the community to provide more opportunities for Moreno Valley residents to work locally, cut commute times, and improve air quality.

ACTIONS

LCC.1-B: Map all planning actions, such as rezonings on a large display map, keyed to the year action was taken. Use this map to pinpoint areas which require special studies and possible amendment on the General Plan land use map.

Vibrant Gathering Places

DOWNTOWN CENTER

Fostering a downtown destination with a full range of choices for shopping, dining, doing business, and having fun is an important objective for Moreno Valley, strongly supported in the community. Although activity centers are distributed throughout the city today, there is no distinct downtown core. However, a large area around the prominent crossroads of Nason and Alessandro presents a prime opportunity to foster a Downtown Center for the city and the region. Encompassing approximately 1,200 acres near the geographic center of the community, the Downtown Center area features two regional medical facilities – the Riverside University Health System and the Kaiser Permanente Medical Center – direct access to SR-60 and I-215, and the impressive backdrop of the Bernasconi Hills to the southeast. Moreno Valley College is located a short distance to the south. Approximately 80 percent of the land is vacant and undeveloped today, including the 730-acre Aquabella Specific Plan area and a 56-acre parcel at the northwest corner of Nason and Alessandro where the Town Center Project is proposed.

The Downtown Center is envisioned as the primary hub and focal point of Moreno Valley and an economic and cultural engine in the region. With a range of activities day and night, this thriving area will draw people and businesses to Moreno Valley and will showcase the highest quality architecture/design to rival anything in the region. The Downtown Center will integrate the existing hospital complexes and provide visual and physical connections to Moreno Valley College, Lake Perris, and other key destinations within the community. Nason Street is envisioned as a grand boulevard and central spine of the Downtown Center, with the highest intensity of development focused along it. A walkable new "main street" is envisioned at the core, lined with shops, restaurants, workplaces, and cultural venues. Density and intensity will reduce gradually outward from the core to transition to the surrounding neighborhoods. New development will be organized around an interconnected grid of streets within the Downtown Center to break up the superblocks and provide convenient, safe bicycle and pedestrian linkages within the area. A prominent feature of the Downtown Center will be a new Central Park, providing pedestrian and bicycle connectivity to the hospitals and residential areas and designed with family-friendly amenities and programmed with regular festivals and events. Recognizing recreation and entertainment as key contributors to the vitality of the Downtown Center, the area is envisioned to host a performing arts venue and sports and recreation facilities.

Visibility is a critical design consideration for the Downtown Center. Design standards for development at the core of the Downtown Center seek to take advantage of the relatively flat terrain and promote higher building heights to help build visual connections from other locations within the community and enhance the prominence of the Downtown Center as an important destination. A marquee building, like a clock tower, is envisioned to serve as an identifiable downtown landmark visible from anywhere in the city. Additionally, public plazas and other vantage points within the Downtown Center should be designed to allow for view of the scenic hills surrounding the city, enhancing sense of place.

Full realization of the Downtown Center will take many years. The Plan lays out a flexible framework to guide the evolution of the area, including principles for land use and urban design, circulation, and parks and open space. As individual projects are proposed in the area, proponents will be required to develop an area plan demonstrating consistency with these principles and the buildout projections for the area analyzed in the 2040 General Plan Environmental Impact Report. The Plan envisions the integration of the Aquabella Specific Plan area into the Downtown Center, allowing for development of supportive medical facilities, a hotel, and shops and services oriented to patients and their families adjacent to the hospitals, while also permitting development of the low-to-mid density development consistent with the underlying zoning for the Specific Plan Area.

Goal LCC-2: Foster vibrant gathering places for Moreno Valley residents and visitors.

POLICIES

LCC.2-1: Create a Downtown Center with a vibrant mix of uses that will serve as the primary hub and focal point of Moreno Valley economic and cultural engine in the region.

LCC.2-2: Require that proposed projects in the Downtown Center prepare an area plan demonstrating consistency with the principles outlined in Table LCC-2 and the illustrative development program shown in Table LCC-3 prior to approval. Development on smaller parcels may satisfy this requirement with a site plan.

LCC.2-3: Within the Downtown Center, ensure the high intensity of development is concentrated so as to create a central core with a mix of uses to activate it throughout the day and evening and to promote strong connectivity between new uses and RUMC, Aquabella, and the Kaiser hospital campus.

LCC.2-4: Leverage the presence of the hospitals and large tracts of vacant land to attract new higher-wage employers to the Downtown Center.

LCC.2-5: Integrate new employment-oriented uses into the fabric of the Downtown Center as employment, educational, corporate, and research campuses and/or as part of mixed use developments.

LCC.2-6: Create a Central Park facility to serve as a defining feature of the Downtown Center.

LCC.2-7: Recognize recreation and entertainment as key contributors to the vitality of the Downtown Center and accommodate a world class sports/recreational facility to provide activities and entertainment for Moreno Valley residents.

LCC.2-8: Transform Nason Street and Alessandro Boulevard into grand boulevards with a distinctive, inviting character that announces arrival in Downtown Moreno Valley.

LCC.2-9: Support the vitality of commercial and retail development downtown with significant new housing in and adjacent to the Downtown Center.

LCC.2-10: Create an attractive, safe environment for bicycles and pedestrians that promotes "micro-mobility" and connectivity within the Downtown Center as well as encourage electric and autonomous vehicles.

LCC.2-11: Allow for the evolution of the Downtown Center and encourage site planning that facilitates redevelopment of sites within the core of the area in the future as land values increase and higher development intensities become more financially feasible.

ACTIONS

LCC.2-A: Establish flexible zoning regulations to guide development in the Downtown Center.

LCC.2-B: Prioritize the completion of catalyst projects for the Downtown Center, including the Town Center development at Nason and Alessandro and the Aquabella Specific Plan.

Table LCC-2: Downtown Center Development Principles: Land Use and Urban Design

- Focus the highest intensity of development along Nason with a mix of **employment, residential, civic, cultural, restaurant, hotel, and entertainment uses** to serve Moreno Valley residents and visitors.
- Build the visual presence of the Downtown Center with **taller building heights, landmarks, trees, and distinctive branding and signage**.
- Orient new buildings to the street, minimize setbacks along street frontage, and ensure a consistent street wall to promote a **walkable, pedestrian-friendly** environment.
- Provide common, resident-serving uses such as **lobbies, fitness centers, and common areas in visible**, ground-floor locations within multi-family developments and mixed use buildings to activate the street level.
- Locate **higher density residential uses** along major arterials (Alessandro, Cactus, and Nason) and transition to lower intensity residential and employment-oriented uses in other parts of the Downtown Center.
- Locate low and medium density housing (up to 20 du/ac) and neighborhood-serving shops and services on the periphery of the Downtown Center and on streets adjacent to the **Central Park** feature in order to integrate the park into the rhythm of daily activity in the area.
- Preserve **views of the hills** to the southeast from within the Downtown Center and incorporate the natural topography into site development plans to help create a distinctive sense of place.
- Use a variety of **architectural styles** throughout the area, varying rooflines, building materials, colors, and façade articulation to heighten visual interest.
- Emphasize **human-scaled design** within large-scale commercial and mixed use development and employ measures such as articulated massing, awnings, and landscape elements to break down the scale of development.

Photo credit: CallisonRTKL

Photo credit: Jaime Green

Table LCC-2: Downtown Center Development Principles: Circulation

- Extend Brodiaea through the Cactus/ Alessandro superblock to serve as the **"Main Street"** with two central traffic circles and a walkable, pedestrian-oriented streetscape.
- Create a layered network of roadways with segments assigned for different travel modes in order to provide for both roadway safety and efficient traffic flow.
- Create smaller urban blocks to promote walkability. Block sizes should range between 330 and 660 linear feet. Blocks over 500 feet should feature mid-block connections such as **pedestrian pathways or alleys**.
- Provide a transit center to serve as a hub connecting destinations within Moreno Valley and the surrounding region with modern transit options such as on-demand service or micro-transit that are appropriate for the Moreno Valley context.
- Provide a grid of interconnecting streets with designated bicycle and pedestrian routes lined with sidewalks and furnished with pedestrian amenities throughout the area. Grade separated connections across arterial roadways should also be considered. Mid-block connections created as new developments are built will provide additional pedestrian and bicycle paths.
- Accommodate and encourage **electric and autonomous vehicles** with appropriate design and infrastructure.
- Provide distinctive connections between destinations within the Downtown Center (ex: RUMC, Aquabella, and the Kaiser hospital campus), using curvilinear roads, generous pedestrian paseos, **branded wayfinding, signage** and other design techniques that contribute to a unique sense of place.
- Design the interconnecting streets that break up the superblocks with reduced street widths, street parking, consistent trees and landscaping to control traffic speed and create a more intimate feel and comfort through shading.
- Connect the Downtown Center to the city, state, and regional trail network with connections via Cactus, John F. Kennedy, and Iris.

Table LCC-2: Downtown Center Development Principles: Parks and Open Space

- Provide a **linear Central Park** feature that serves as both a focal point and gathering place for surrounding neighborhoods and the city as a whole.
- Connect the RUMC and the Nason/Alessandro Town Center development with a **pedestrian paseo**, lined with ground floor uses and featuring seating, landscaping, trees, and public art to create an active public space. Provide pedestrian paseos to connect new developments with each other and with the Kaiser hospital campus.
- Create a **network of public outdoor spaces** including neighborhood and community parks, so that all residents of the Downtown Center are within a half-mile walk of outdoor recreational space.
- Promote a variety of **plazas, pocket parks**, and other common outdoor spaces in commercial and employment areas. These are envisioned as privately-owned, publicly accessible spaces.
- Locate neighborhood parks and open spaces along designated **bicycle and pedestrian routes**.

Table LCC-3: Downtown Center Illustrative Development Program (Net New Development 2020-2040)

Residential	Low Density Residential (less than 10 du/ac)	1,320	units
	Medium/High Density Residential (more than 10 du/ac)	5,524	units
Employment	Retail/Service	400,000	square feet
	Office/R&D	1,450,000	square feet
	Other/Commercial	1,500,000	square feet

Rendering of Brodiaea Avenue

Brodaeia could be extended from Laselle to Nason, creating a new mixed use Main Street within the Downtown Center

Full buildout of the Downtown Center will take many years and it will be important to plan for the evolution of the area over time. Providing surface parking to the rear of buildings will help activate the streets in the near term. In the longer term, as the area gets built out and property values rise, these surface lots can be redeveloped with denser more intense uses.

MORENO VALLEY MALL AND TOWNGATE CENTER

Located at the prominent western gateway to the city, the Moreno Valley Mall and adjacent Towngate Center occupy 270 acres immediately south of SR-60. The Mall site was originally home to the Riverside Raceway, a popular racetrack that hosted NASCAR, IMSA, Formula One, and IndyCar races from the 1950s until its closure in 1989. Subsequently, the site was reborn as a regional shopping center featuring over 140 specialty stores when it opened in 1992. As the retail landscape continues to evolve with the rise of internet shopping and home delivery, the Mall has seen store closures in recent years and there are opportunities to re-imagine uses for the site and the adjacent Towngate Center once again. In particular, several large parcels on the eastern portion of the site contain large surface parking lots that could be developed with new uses to serve the needs of the community.

As the nationwide retail consolidation trend continues, malls across the country are re-thinking their operating models. Many are adding housing onsite to bring potential shoppers close to existing retail business, while others are moving to an "experiential" retail model that offers music, culture and interactive experiences alongside shopping, or incorporating sports venues, hotels, and offices onsite. The Plan envisions the addition of higher density housing suited for students, seniors, singles and young couples on the site, as well as restaurant and entertainment uses to enhance its role as an activity center in the community. Medical clinics, a grocery store, and other essential services could also help to ensure the vitality of the site over time, as uses of this type are resilient in the face of economic downturns. Family-friendly amenities and activities for youth and teens will also help keep the area active throughout the day and week. Site design should incorporate transit to facilitate easy access from other parts of the community and it should integrate with existing residential uses to the south.

POLICIES

LCC.2-12: Introduce medium to high density housing to the site and provide townhomes, apartments, and condominiums that cater to the needs of residents of all ages and stages of life.

LCC.2-13: Allow the maximum permitted FAR to be calculated across multiple parcels in a single proposed development at the Moreno Valley Mall in order to incentivize signature development that makes a positive contribution to community character at this prominent gateway site.

LCC.2-14: Focus on attracting essential services to the site, such as medical clinics, a grocery store, banks, and dry cleaners to the site to provide for the needs of area residents and ensure the vitality of the site over time.

LCC.2-15: Encourage mixed use development and the co-location of residential and commercial uses within sight distance of one another on the site to promote day and evening vitality.

LCC.2-16: Design residential buildings adjacent to the freeway with adequate ventilation and sound proofing to minimize air and noise impacts.

LCC.2-17: Provide restaurants, cafes and bars with terraces, as well as public plazas, parks, public art, and family-friendly amenities that activate public spaces and build sense of place.

LCC.2-18: Design and build new internal roadways with narrower widths, ample sidewalks, and street parking to help create a more intimate walkable feel in the areas.

LCC.2-19: Provide a network of interconnected streets, paseos, pathways, and bicycle routes onsite that facilitates travel through the site for pedestrians, cyclists and other non-motorized modes of transportation.

ACTIONS

LCC.2-C: Work with property owners at the Moreno Valley Mall and Towngate Center to facilitate redevelopment of underutilized parcels.

Rendering of Potential Redevelopment on surface parking lots at the Moreno Valley Mall - View looking north

Rendering of view looking northeast from Indian/Sunnymead

THE PUBLIC REALM

Streetscapes

Streets are a foundational aspect of community life, providing spaces for community members to encounter not only the various locations and features of their city, but also one another. Pleasant streetscapes—which include site-specific building frontages, sidewalks, street furniture, and landscaping—create safe, attractive, and active streets. Streetscapes are also central to the flow of people through an area, and that area's connection to the city at large, as discussed further in Chapter 4, Circulation.

As of 2021, streets within the City are generally auto-oriented in their design and function. As new development occurs throughout the city, there are several challenges and opportunities for improved street design. As discussed in the Circulation Chapter, there are opportunities to design streets that allow for safer transportation for all modes, including walking and bicycling. Particularly along the Alessandro and Perris corridors where significant new housing is envisioned, a major challenge in terms of streetscapes is that the character of the streets and sidewalks that delineate the public realm is often diminished by a weak building-to-street relationship with buildings oriented away from the street or set back from roadways, or the presence of walls blocking views of buildings from the sidewalk. The Plan envisions that new housing along the mixed use corridors will be oriented to the street in order to activate streetscapes and the public realm along these mixed use residential corridors. The Plan calls for the use of a variety of techniques to buffer pedestrians and housing from traffic and noise, including setbacks, landscaping, stoops, and raised entries.

The public realm includes a wide variety of spaces in the city that are open to and accessible by everyone. These include streets, laneways, squares, plazas, sidewalks, trails, parks, open spaces, and civic buildings. Memorable and lively places have an inviting and enjoyable public realm, composed of streets and open spaces that are central to community character, movement, and pedestrian comfort.

The Plan also proposed a new Mixed Use Boulevard street typology, applicable along Perris Boulevard between Alessandro and Sunnymead. This roadway is a major arterial, a designated truck route, and a principal transit corridor. The Mixed Use Boulevard typology features a raised center median with landscaped sidewalks to help buffer new housing envisioned along the corridor. The typology, described more fully in Chapter 4, Circulation, also accommodates transit stops near key intersections.

Looking forward, streetscape improvements that seek to create a more active, enjoyable public realm will be particularly influential along the corridors. As streetscape improvements are implemented, the street network will support increased public activity and pedestrian movement with amenities such as improved sidewalk treatments, distinctive lighting, and public art, as well as bicycle facilities in appropriate locations.

Corridor Streetscapes

POLICIES

LCC.2-20: Encourage site designs that create an active street frontage and screen parking from the frontages of Alessandro, Sunnymead and Perris.

LCC.2-21: Orient residential uses to the street and discourage the use of walls and fences. Employ a variety of techniques to buffer residential uses on the corridors from traffic and noise, including setbacks, landscaping, stoops, and raised entries.

LCC.2-22: Encourage new mixed-use and commercial development to incorporate visual quality and interest in architectural design on all visible sides of buildings through the following approaches:

- Utilizing varied massing and roof types, floor plans, detailed planting design, or color and materials;
- Maintaining overall harmony while providing smaller-scale variety; and
- Articulating building facades with distinctive architectural features like awnings, windows, doors, and other such elements.

LCC.2-23: Ensure that commercial uses are designed to incorporate ground floor transparency and pedestrian activity.

LCC.2-24: At intersections on the mixed use corridors, prioritize retail and other uses that promote pedestrian activity on the ground floor of buildings.

LCC.2-25: Encourage the development of bicycle, pedestrian, and transit access that reduces the need for on-site parking. Improve the pedestrian experience within these corridors through street trees and landscaping.

LCC.2-26: Provide streetscape improvements along the mixed use corridors of Alessandro, Sunnymead, and Perris to enhance livability, vitality, and safety for all modes of travel.

LCC.2-27: Where possible, require that adjacent uses share driveways in order to limit the number of curb cuts along Alessandro, Sunnymead, Nason, and Perris.

Setbacks, landscaping, stoops and raised entries are examples of design techniques that can be used to buffer homes along the corridors from traffic and noise. Entrances to homes can also be oriented to courtyards that front the street.

Public Open Spaces

Plazas, paseos, and public open spaces are also key components of the public realm, offering locations for people to congregate and enjoy leisure time among other members of the community. As discussed in Chapter 5, Parks and Public Services, Moreno Valley offers a range of well-used parks, greenways, multi-use trails and open spaces. Incorporating new public spaces into new development in a manner that encourages regular use will contribute to livability on the neighborhood scale by ensuring community recreation and gathering spaces close to new homes. This section provides a framework for designing public plazas, paseos, and urban open spaces that are accessible and well-integrated into surrounding development. Further discussion regarding parks in Chapter 5, Parks and Public Services.

POLICIES

LCC.2-28: Encourage landscaped common public spaces to be incorporated into new mixed-use development.

LCC.2-29: Design of public spaces should ensure they are:

- Lined with active uses at-grade and located near building entrances, windows, outdoor seating, patios, or balconies that overlook park spaces, and other areas with strong pedestrian activity.
- Be completely visible from at least one street frontage and as feasible, be at least 50% visible from a secondary street frontage.
- Primarily defined by adjacent buildings, which will contribute to the unity and environmental quality of the space.
- Be located at the same grade level as the public sidewalk when possible. Where changes in grade are an important element of the overall design and programming, clear and direct access from the public sidewalk should be accommodated, and universal accessibility provided.
- Reflect the design and placemaking elements of the surrounding area through the use of architectural styles, signage, colors, textures, materials and other elements.
- Be constructed with low impact and permeable paving materials to efficiently manage the stormwater and minimize the area's heat island effect.
- Connect to bike and pedestrian facilities and be a part of an interconnected pathway or parkway system where feasible.

LCC.2-30: Establish parks and plazas to serve as meeting areas in new neighborhoods and ensure a safe and secure environment through the development review and approval process.

LCC.2-31: Support development of the Moreno Valley College campus in ways that both strengthen its ties to the community and enhance its status as a major activity center for the neighborhood.

Community Character

The relatively flat terrain in much of Moreno Valley affords stunning views of the surrounding hills from many vantage points in the community. Taking advantage of this, a letter "M" was embedded in Box Springs Mountain in the 1960s and has become a symbol of the community and point of local pride. From dusk to midnight, the iconic "M" is lighted and special colors are used to highlight holidays, local causes, and special events. Building on this successful placemaking effort, there are many elements of local heritage and character that can be referenced to enhance Moreno Valley's unique sense of place – from the citrus groves that once grew in the area, to the Riverside Raceway, or the history of the original founding communities. This section provides strategies that can be employed to strengthen community character and sense of place, considering gateways, public art, and building and site design.

GATEWAYS

Gateways are urban design elements that mark the arrival or transition from one place to another. Gateways add to an area's identity and sense of place, while also serving as wayfinding elements that help people orient themselves, facilitating access to key destinations. Key features of effective gateways include visual and directional cues, such as:

- Signage and wayfinding;
- Unified landscaping, including street trees and plantings as well as planted medians;
- Streetscape treatments such as enhanced paving, street furniture, and accent lighting;

- Prominent architecture at gateways and key intersections; and
- Integration of private signage into the gateway palette.

Moreno Valley has several gateway features, both natural and human-made. The rocky outcropping known as Moreno Peak along Moreno Beach Drive is a distinctive feature and a landmark in the eastern part of the city. The gateway arch on Sunnymead Boulevard is another example, harkening back to the role of that corridor as the entertainment district and main street of the Town of Sunnymead prior to incorporation into the City. In addition to the gateways announcing arrival into Moreno Valley shown in Figure LCC-4, additional gateway treatments at entrances to new mixed-use centers and corridors can help build sense of place and aid with wayfinding.

PUBLIC ART

Public art plays an important role in relating the story and identity of a city and it provides an opportunity for local residents to share in defining community character. Moreno Valley residents have expressed a strong desire for arts, culture and programming that recognizes the cultural diversity of the community. Public art within major activity nodes and regional destinations and along major pedestrian corridors will play a key role in showcasing the city's character. Additional actions from the City may include the provision of spaces, programs and facilities that provide opportunities for artistic and cultural engagement.

LANDSCAPING

Landscaping can contribute greatly to placemaking and city identity, while also playing a role in environmental sustainability and stewardship through measures such as stormwater management, carbon sequestration, and the provision of habitats for wildlife. The establishment of a landscaping palette and corresponding strategies can serve these myriad purposes. Important factors to be considered in the establishment of a citywide landscaping palette include the incorporation of native, drought-tolerant plants, the incorporation of colorful, flowering plants, and stormwater management opportunities.

HISTORIC RESOURCES

Although newly incorporated as a city, Moreno Valley has historic resources that date back to the founding communities of Edgemont, Sunnymead, and Moreno. These include Old Moreno School and First Congregational Church, which are markers of community heritage that contribute to local character and sense of place.

BUILDING AND SITE DESIGN

Building and site design within new development plays a significant role in neighborhood and city identity. These design elements influence our experiences of places and establish a relationship with existing surrounding uses. Building design and site planning occurs through the project approval process and implementation of the Planning and Zoning Code standards. The Policies below are intended to complement existing regulations, and design guidance will be reflected as needed in an update of the Code to embody the urban design objectives set forth in this chapter.

Table LCC-4: Historic Resources

RESOURCE	ADDRESS	NOTES
Educational building: Moreno School	28780 Alessandro Blvd	Listed as point of historical interest; Under Criterion 3 (oldest local structure; excellent example of Mission Revival architecture)
First Congregational Church of Moreno	24215 Fir Avenue	Significant, under Criterion 3 as an example of the oldest surviving structures in Moreno

Notes:
The EIC identified 94 historic resources. However, review of recent aerial photographs determined that only 48 of these historic resources currently exist.

Site Planning and Parking

Appropriate site planning and parking requirements are important elements of well-designed new development in mixed use areas. Site planning that encourages fine-grained development (i.e., small blocks and building footprints) helps to achieve a more pedestrian friendly environment and provides opportunities for access and connectivity to surrounding streets and neighborhoods. Orienting buildings and active uses to public spaces and public streets further contributes to pedestrian friendliness by providing visual interest for those on foot. This fine-grained, pedestrian-friendly development is what is envisioned to occur in the new mixed-use corridors and centers. In addition, site-planning approaches such as right-sized parking requirements and parking design strategies, including locating parking to the rear or side of parcels, can help to create more walkable, memorable places.

Building Massing and Design

Building massing refers to the visual dominance of buildings, while building design refers to a building's architectural features. Building massing and design controls are crucial for ensuring appropriate, sensitive development, particularly when it is adjacent to existing residential neighborhoods. Building massing and design measures to be considered include providing for sensitive transitions between new and existing development so as to reduce impacts to existing neighborhoods, incorporating human and pedestrian-scaled design for new commercial and mixed-use development, and building design that incorporates visual quality and interest to contribute to placemaking.

Goal LCC-3: Build a distinctive sense of place and pride in Moreno Valley.

General

POLICIES

LCC.3-1: Insist on high-quality development that is sensitive to surrounding context throughout the city and particularly in centers and corridors.

LCC.3-2: Use development standards to ensure smooth transitions for areas that border one another so that neighborhoods and districts maintain their unique qualities while being compatible with one another.

LCC.3-3: Promote the Moreno Valley College as a community asset that contributes to local identity and seek to better integrate the College with the rest of the city, including the Downtown Center and adjacent neighborhoods through urban design, transportation linkages, and promotion of College events.

Gateways

POLICIES

LCC.3-4: Strengthen the sense of arrival into Moreno Valley and the Downtown Center with gateway design at the locations shown on Map LCC-3. Gateway design elements shall include streetscape design, signage, building massing, and similarly-themed design elements.

LCC.3-5: Incorporate prominent corner architectural features, such as prominent entries or corner towers, on new development at key intersections or gateways.

LCC.3-6: Maintain continuity in streetscape design along major streets and avenues that traverse the city north to south and east to west.

LCC.3-7: Continue to support community identity with streetscape improvement and beautification projects in both existing residential areas and commercial centers, as well as new mixed-use areas that incorporate unified landscaping and pedestrian amenities. Amenities should include bus shelters, pedestrian safety treatments such as sidewalk bulb-outs and widening and improved crosswalks, and city-branded decorative elements such as street lighting, concrete pavers, tree grates, and theme rails.

ACTIONS

LCC.3-A: Establish a unified gateway design palette and guidelines that address streetscape design, signage, lighting, and building massing and setbacks to heighten sense of place.

LCC.3-B: Develop a program of branding, signage, and wayfinding to promote connections with Lake Perris. The program should apply on key access routes to Lake Perris, including Moreno Beach Drive, Alessandro and Cactus and should seek to build visual connections and foster land uses and businesses that encourage recreational activities.

Arts and Culture

POLICIES

LCC.3-8: Encourage development and display of public art to promote the history, heritage, culture and contemporary identity of Moreno Valley.

LCC.3-9: Promote cooperative arrangements with other public or private agencies that facilitate the temporary or permanent display of works of art for display within or upon public or private facilities and land.

ACTIONS

LCC.3-C: Consider establishing a public art ordinance that would require large projects to install public art or contribute an in lieu fee that can be put toward the cost of public art installations.

LCC.3-D: Continue to support and fund local artists and students to create public art.

LCC.3-E: Explore a range of public and private funding sources to support the visual and performing arts and cultural development goals and activities.

Historic Resources

POLICIES

LCC.3-10: Balance the preservation of historic resources with the desire of property owners of historic structures to adopt energy efficient strategies.

LCC.3-11: Require any application that would alter or demolish an undesignated and unsurveyed resource over 50-years-old to be assessed on the merits of the structure.

Residential Areas

POLICIES

LCC.3-12: Promote the preservation, maintenance, and improvement of property through code enforcement to mitigate or eliminate deterioration and blight conditions, and to help encourage new development and reinvestment.

LCC.3-13: New and retrofitted fences and walls should incorporate landscape elements and changes in materials or texture to deter graffiti and add visual interest.

LCC.3-14: Within individual residential projects, a variety of floor plans and elevations should be offered.

LCC.3-15: Encourage building placement variations, roofline variations, architectural projections, and other embellishments to enhance the visual interest along residential streets.

LCC.3-16: Design large-scale small lot single family and multiple family residential projects to group dwellings around individual open space and/or recreational features.

LCC.3-17: Screen and buffer nonresidential projects to protect adjacent residential property and other sensitive land uses when necessary to mitigate noise, glare and other adverse effects on adjacent uses.

LCC.3-18: Design internal roadways so that direct access is available to all structures visible from a particular parking area entrance in order to eliminate unnecessary vehicle travel, and to improve emergency response.

ACTIONS

LCC.3-F: Establish residential design guidelines for single-family and multi-family development that address site design, building materials, roof lines, and landscaping.

Commercial Areas

POLICIES

LCC.3-19: Ensure that neighborhood shopping centers are designed in a manner compatible with adjacent residential areas.

LCC.3-20: Rely on strong landscape treatments, setbacks, sign controls, and, where feasible, underground utilities and street improvements to prevent visual chaos where businesses are competing for attention.

LCC.3-21: Ensure that neighborhood shopping centers conform to regulations limiting the size, location, and general character of signage and facades so as not to disrupt the residential character of the neighborhood.

LCC.3-22: Preserve and encourage neighborhood stores that enable shoppers to walk or bike for everyday needs, provide access to healthy foods, and promote a sense of community.

LCC.3-23: Require reciprocal parking and access agreements between individual parcels where practical.

ACTIONS

LCC.3-G: Work with existing business owners to promote the improvement and maintenance of facades of commercial uses.

LCC.3-H: Pursue funding and programs to underground utilities and overhead wires.

Range of Housing Types

Residential development in Moreno Valley has largely been the result of master planned subdivision projects and today the housing stock is overwhelmingly single-family detached homes. A full 83 percent of the homes in the city are single-family residences in 2018, while multi-family homes accounted for 15 percent of the existing stock and mobile homes made up the balance. By way of comparison, the share of single-family homes is 76 percent in Riverside County and 60 percent on average throughout California. While housing prices in Moreno Valley remain more affordable than in coastal communities in Los Angeles and Orange Counties, the average homes sales price in the city has nearly doubled since 2010 and market indicators suggest there is strong demand in the short term for smaller rental units.

These factors point to a growing need to diversify the range of housing types in the community. Facilitating the construction of new town homes, apartments, condominiums, and small lot single-family attached and detached product will help ensure that a variety of options is available to suit the needs of people of all ages and income levels in the future. Significant capacity to accommodate these new housing types exists in the Downtown Center, Moreno Valley Mall/Towngate Center, and the Alessandro, Sunnymead, and Perris corridors. These areas are all well-served by transit and close to shops and services. At the same time, single-family homes will still be an important part of the local housing mix and continued buildout of single-family neighborhoods is envisioned, including north of SR-60 and in the eastern portion of the city generally between Cottonwood, Redlands, Cactus, and Moreno Beach.

Goal LCC-4: Expand the range of housing types in Moreno Valley and ensure a variety of options to suit the needs of people of all ages and income levels.

POLICIES

LCC.4-1: Promote a range of residential densities throughout the community to encourage a mix of housing types in varying price ranges and rental rates.

LCC.4-2: Promote the development of a greater variety of housing types, including single-family homes on small lots, accessory dwelling units, townhomes, lofts, live-work spaces, and senior and student housing to meet the needs of future demographics and changing family sizes.

LCC.4-3: Encourage a mix of for sale and rental housing units in centers and corridors.

LCC.4-4: Encourage multi-family developments and live-work units in residential mixed use areas to provide housing options that are affordable for artists, creative entrepreneurs, emerging industries, and home-based business operators.

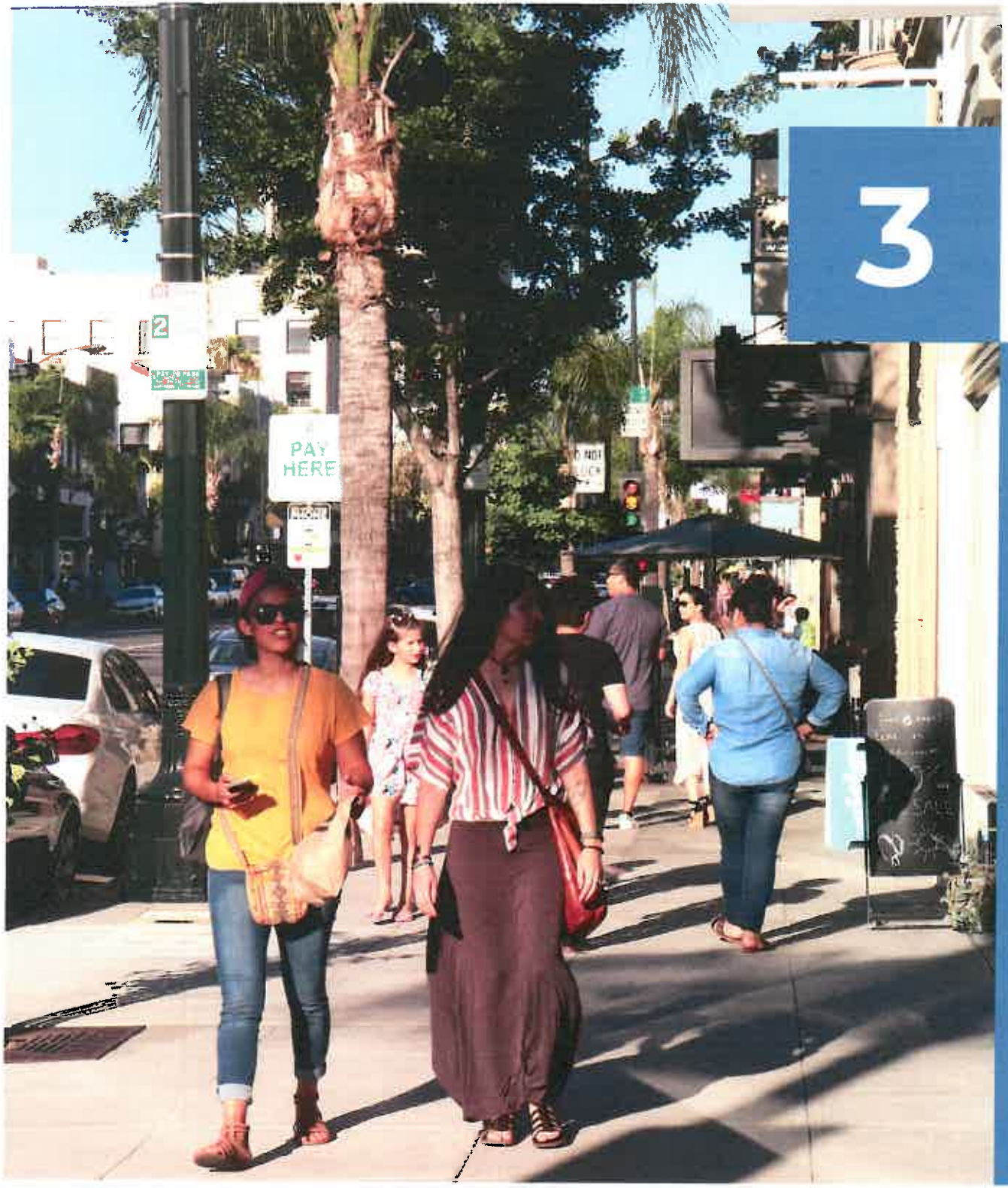
LCC.4-5: Encourage the use of innovative and cost-effective building materials, site design practices and energy and water conservation measures to conserve resources and reduce the cost of residential development.

LCC.4-6: Cater to the needs of larger, multi-generational families by both promoting the development of 3 and 4-bedroom homes and by facilitating construction of accessory dwelling units.

LCC.4-7: Promote availability of senior and independent assisted living facilities distributed equitably throughout the community to meet the needs of the community's aging population.

LCC.4-8: Facilitate opportunities to incorporate innovative design and program features into affordable housing developments, such as on-site health and human services, community gardens, car-sharing, and bike facilities. Support the development of projects that serve homeless and special needs populations.

LCC.4-9: Densities in excess of the maximum allowable density for residential projects may be permitted pursuant to California density bonus law.



3 Economic Development

Prosperity for Moreno Valley means a dynamic local economy that creates well-paying jobs in a diverse range of industries, helps local businesses establish and grow, and empowers residents to participate fully in workforce. The purpose of the Economic Development Element is to lay out a framework under the General Plan that will guide bold economic development, education, and training initiatives and position Moreno Valley as the leading hub of business and industry in the Inland Empire.

Moreno Valley's success as an economic engine depends on attracting, supporting, and retaining a diverse range of businesses that will sustain the local economy in the face of changing market forces and on creating vibrant gathering places and attractive residential neighborhoods. It also requires nurturing local innovation and entrepreneurial spirit, while ensuring that business activities benefit the whole community. Equally, it requires preparing the local workforce for meaningful employment, including through professional and vocational programs, particularly for local youth. Other strategies important for economic development and prosperity are included in the Land Use and Community Character, Circulation, and Parks and Public Services Elements of this Plan.

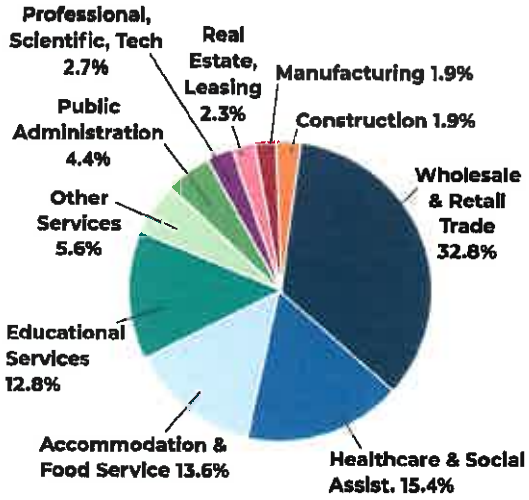
Economic Profile

Moreno Valley is centrally located in a growing region. In recent years, the city has seen significant, sustained employment growth, adding over 20,000 new jobs between 2015 and 2020. With excellent access to the regional transportation network, existing concentrations of jobs in industry sectors that are expected to grow, and land available for development, the city is poised to capture an important share of regional job growth in the coming years.

Moreno Valley is home to over 4,500 businesses, including numerous Fortune 500 companies and internationally renowned firms. Principal employment sectors in Moreno Valley include wholesale and retail trade, healthcare, educational services, and accommodation and food services. Major employers in the city are shown on Table 4.1 and the city is also home to innovative businesses in the fields of advanced manufacturing, aerospace, and clean/green technology. The local workforce is 104,000 strong, with a labor pool of over 1.1 million within a 20-mile radius, offering a broad spectrum of skills for employers to draw on. Moreno Valley also has desirable housing and a friendly small town attitude that make it an attractive place to raise a family or establish a business.

Moreno Valley boasts a young, diverse population with a higher share of families with children than in Riverside County as a whole. These demographic characteristics, combined with a growing average household income, make the community more attractive for retailers. While Moreno Valley has about as many college graduates as Riverside County, a segment of the population does not have a high school diploma, underscoring the importance for a focus on education, training, and workforce development can continue to equip residents for jobs in high-growth sectors. A focus on creating jobs locally will also allow residents to spend more time with their families, as today more than 80 percent working population is employed outside the city, and almost half of employed residents travel 25 miles or more to work.

Industries by Sector



Employment Projections: Riverside-San Bernadino-Ontario MSA 2016–2026

Sector	Estimated Employment 2016	Projected Employment 2026	% Change 2016–2026
CONSTRUCTION	92,000	119,600	30.0%
MANUFACTURING	98,600	101,100	2.5%
TRADE AND TRANSPORTATION	348,100	409,400	17.6%
Wholesale Trade	62,800	67,000	6.7%
Retail Trade	178,000	191,000	7.3%
Transportation & Warehousing	102,000	146,200	43.3%
REAL ESTATE, LEASING	17,900	19,200	7.3%
PROFESSIONAL, SCIENTIFIC, TECH	39,000	46,000	17.9%
ADMIN. SUPPORT, WASTE MGMT.	96,900	115,200	18.9%
EDUCATIONAL SERVICES	214,300	264,400	23.4%
HEALTHCARE & SOCIAL ASSIST.	195,700	242,900	24.1%
ACCOMODATION & FOOD SERVICES	140,900	167,800	19.1%
OTHER SERVICES	44,600	51,400	15.2
TOTAL	1,288,000	1,537,000	17.6%

Top Employers (2018)

Organization	Business Type	# of Employees
MARCH AIR RESERVE BASE	Public Sector (Military)	9,600
AMAZON	Fulfillment	7,500
RIVERSIDE UNIVERSITY HEALTH SYSTEM MED. CENTER	Healthcare	3,400
MORENO VALLEY UNIFIED SCHOOL DISTRICT	Education	3,100
ROSS DRESS FOR LESS / DD'S DISCOUNTS	Distribution (Retail)	2,400
MORENO VALLEY MALL	Retail	1,500
KAISER PERMANENTE COMMUNITY HOSPITAL	Healthcare	1,457
HARBOR FREIGHT TOOLS	Distribution (Retail)	788
VAL VERDE UNIFIED SCHOOL DISTRICT (MV ONLY)	Education	640
UNITED NATURAL FOODS INC	Distribution (Grocery)	620
PROCTER & GAMBLE DISTRIB. CENTER	Distribution (Retail)	603
MASS BROS. AUTO GROUP	Automotive	600
WALGREENS CO.	Distribution (Retail)	600
SKECHERS USA	Distribution (Retail)	540
O'REILLY AUTOMOTIVE	Distribution (Automotive)	522
MORENO VALLEY COLLEGE	Education	513

ECONOMIC ASSETS AND MARKET OPPORTUNITIES

Moreno Valley has many attractive assets that it can use to expand its economy, create jobs, and sustain fiscal health.

Strategic Location and Transportation Connections

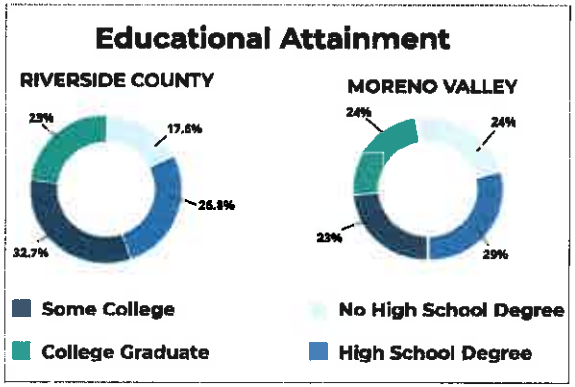
The City's location along State Route 60 (SR-60) and Interstate 215 (I-215) with ready connections to the regional transportation network enables easy access to southern California's two major seaports as well as to population centers in Los Angeles, Orange County, San Diego and points beyond. March Inland Port Airport, adjacent to the city to the west, provides air cargo service and corporate flights. Passenger rail connections are available from Moreno Valley Station on the Metrolink line and Ontario International Airport, only 25 miles away, provides access to commercial passenger flights.

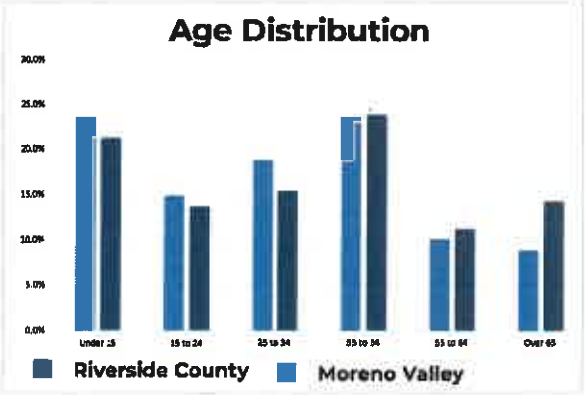
Higher Education

The City is home to two post-secondary institutions – Moreno Valley College (MVC) and a satellite office for California Baptist University (Cal Baptist). A fully accredited college in the Riverside County Community College District, MVC has over 10,000 students and more than 585 employees, making it an important educational institution in the community. With a grant from the California Community College Chancellor's office, MVC opened the iMAKE Innovation Center on campus, providing students and community members with access to innovation equipment and material in order to develop entrepreneurial skills, and MVC is pioneering a number of training and workforce development initiatives. Cal Baptist's Division of Online and Professional Studies operates an educational services center in Moreno Valley providing training programs geared to working professionals. Cal Baptist offers programs tailored to the growing job markets in Moreno Valley, notably in the logistics and medical fields.

Average Household Size

3.8 PEOPLE





Healthcare Cluster

Moreno Valley has a growing healthcare cluster, anchored by two full-service acute care hospitals -- the Riverside University Health System Medical Center (RUMC) and Kaiser Permanente. Together, these complexes employ more than 4,900 people with plans for expansion. They offer enormous potential for growth and development of related businesses and industries, from medical device manufacturing, healthcare informatics, and research and development to medical office space, medical conference space, hotels, restaurants, and retail shops.

Manufacturing, Warehousing, and Logistics

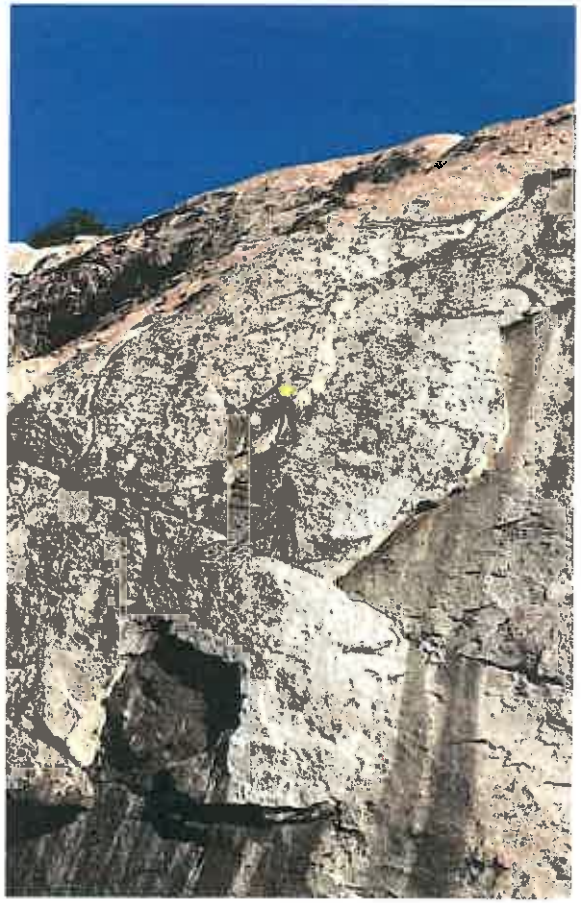
The industrial sector is an important aspect of Moreno Valley's economy and the city has a significant amount of warehouse and industrial space. Demand for industrial space continues to be high throughout the Inland Empire, as a number of companies are looking for large, state-of-the-art facilities for warehouse, fulfillment, and distribution centers. With transportation connections that link it to the Los Angeles/Inland Empire Corridor, Moreno Valley is at the heart of a regional goods movement corridor. The vast majority of freight in the region is moved by truck and with its strategic location, access to the regional transportation network, and land available for development, Moreno Valley is poised for continued growth in this sector. The warehousing and logistics industry is also evolving in ways that create opportunities for a community like Moreno Valley. A growing trend is toward facilities that not only sort and store materials, but that also involve on-site assembly, manufacturing, or retail sales. In the future, logistics facilities may also conduct advanced manufacturing on-site. In addition, logistics and distribution centers tend to include ancillary office uses that are co-located within the warehouse spaces, with a typical office-to-industrial space ratio up to 10 percent of the gross buildable area. The inclusion of this space within the significant industrial development currently occurring, should have positive implications for skilled job growth in the City going forward.

Retail

Moreno Valley features two regional shopping centers, as well as 40 neighborhood-serving commercial centers and over 200 restaurants. A large share of the City's retail is located within older, strip and neighborhood-style retail centers of relatively low density. As population grows, there will be opportunities to introduce high quality, lifestyle retail centers at well placed nodes in the City, and to redevelop some of the older retail centers into higher density, mixed-use developments with on-site housing providing added support to adjacent retail. Focusing retail at high trafficked, signalized intersections will best support its success, and adding new high wage jobs will help provide new consumers to support healthy local retail and curb retail sales leakage.

Regional Recreational Facilities

There are more than 30,000 acres of recreational open space in the region surrounding Moreno Valley, providing opportunity for hiking, hunting, bicycling, rock climbing, and various water sports in close proximity to residential areas of the city. Lake Perris State Recreation Area, accessible via Moreno Beach Drive from SR-60, is seeing its profile rise with the success of special events like Desert Daze, an annual music festival held on the shores of the Lake, triathlons, waterski and motocross events. These facilities and events present an opportunity for visitor-oriented businesses, including visitor accommodations, food and beverage, and sports and recreation.



Diversification and Growth

Moreno Valley has concentrations of jobs in logistics, manufacturing, healthcare, educational services, and accommodation and food services, with opportunities to attract and grow businesses in advanced manufacturing, aerospace, cyber security, and clean/green technology. These sectors have a presence in the surrounding region and have potential for growth in the future. Focusing economic development efforts on attracting new business in these sectors and helping existing business to expand represents a solid strategy for growth, as the success of these business has been demonstrated in the region. Building on this foundation and targeting growing industries that pay higher than average wages will help ensure a strong and stable economy, increase tax revenues, and support investments that enhance the quality of life in the community.

The challenge for the next 20 years will be to offer more job opportunities in the city so residents do not have to commute elsewhere for work. Focusing new residential and employment growth in the centers and corridors, and particularly in the Downtown Center and Moreno Valley Mall area will help create vibrant gathering places for locals and visitors, promote synergistic innovation, and support the City's future fiscal health.

Goal E-1: Diversify and grow the local economy.

POLICIES

E.1-1: Focus business attraction efforts on emerging industries in the region that demonstrate strong growth potential and pay higher than average wages.

E.1-2: Actively recruit new businesses to build on existing employment concentrations in Moreno Valley, including businesses in the following sectors: healthcare, green tech, robotics, cyber security, electric and autonomous vehicles, and aerospace.

E.1-3: Support the continued expansion of Moreno Valley's health care sector by attracting and facilitating the establishment of synergetic businesses, including biotech, medical device manufacturing, healthcare informatics, and research and development.

E.1-4: Establish advanced manufacturing operations in Moreno Valley including component assembly, automated production, robotics, additive manufacturing/3D printing technology, and similar activities.

E.1-5: Leverage the availability of large parcels and excellent connections to the regional transportation network to attract new businesses and accommodate corporate campuses, research and development facilities, and higher educational institutions.

E.1-6: Anticipate the demands for commercial and industrial growth and employ governmental mechanisms to maintain a choice of sites and buildings, including large parcels, as an attraction to major employers.

E.1-7: Foster the expansion of airport-related businesses around the MARB, including businesses active in components/systems manufacturing; aircraft maintenance, repair and overhaul uses; aircraft restoration; aircraft testing; aircraft sales; corporate aviation departments; and fixed-base operations.

E.1-8: Continue to support and participate in regional economic development initiatives, including joint marketing initiatives, business attraction strategies, and workforce development efforts.

E.1-9: Continue to improve the balance of jobs and housing to ensure that residents can take advantage of employment opportunities within the city.

ACTIONS

E.1-A: Work with property owners, particularly those in opportunity areas, to facilitate development projects that generate local jobs.

E.1-B: Consult with real estate brokers, business leaders, and other informed stakeholders to understand the needs of prospective businesses and institutions. Use this information to design incentives that attract these targets and to update land use regulations to ensure that the spaces they require are available in Moreno Valley.

E.1-C: Expand the range and type of data available on the City's open data portal in order to spur data driven innovation and entrepreneurship.

E.1-D: Continue to produce marketing materials and refine the City's economic development web pages and social media platforms to promote business opportunities in Moreno Valley.

E.1-E: When appropriate and as resources allow, participate with Riverside Economic Development Agency (EDA), California Association for Local Economic Development (CALED), Governor's Office of Business and Economic Development (GO-Biz), and other organizations as a partner on trade missions, advocacy efforts, image campaigns, trade show attendance, and other marketing efforts.

E.1-F: Develop and launch a Digital Ambassador program, eliciting participation from the local business community to assist in efforts to extend awareness of Moreno Valley's assets, events, etc.

Digital ambassadors are people who use their social media networks to help with a promotional or marketing campaign. Personal or peer-to-peer recommendations are a highly effective form of advertising and local business leaders, celebrities, and other influencers can be enlisted to help build Moreno Valley's profile as a great place to do business, sharing or creating content and reaching out to audiences online.

Local Business Support

Economic Gardening – cultivating locally-grown businesses and innovation – is a critical component of the City's economic development strategy. The City can support and encourage entrepreneurship and business growth through a range of actions. This involves connecting business owners and entrepreneurs to resources and funding in order to support the growth of their operations locally, and it involves streamlining regulations to support business creation and growth. In addition, encouraging local businesses to buy from one another rather than from businesses in other communities can help "keep the dollars local" and support the success of Moreno Valley businesses.

Through programs like Hire MoVal, the City of Moreno Valley is committed to providing businesses and entrepreneurs with tools, resources, and information to help them succeed. In partnership with Riverside County, the City's Business and Employment Resource Center provides a host of services for small business owners and job seekers, from workshops and training events, to equipment, software tools, and access to funding and learning resources. The City also facilities collaboration between local businesses, the colleges, and the medical centers among other stakeholders. These programs and services are just a start towards developing an innovative future; the City is committed to continuously developing and implementing initiatives that nurture innovation and entrepreneurship, including partnerships with local stakeholders, mentoring for entrepreneurs, and the creation of incubators.

Goal E-2: Strengthen and retain existing businesses.

POLICIES

E.2-1:	Focus business retention/expansion (BR&E) activities on primary employers – defined as those that generate the majority of their revenue from the sale of products or services outside the region – in order to maximize positive impacts on output, employment, and wages.
E.2-2:	Strengthen the existing medical/hospital cluster by facilitating the establishment of supportive businesses and uses such as surgical centers, medical offices, post-acute care medical facilities, conference space, hotels, restaurants, and retail shops.
E.2-3:	Promote strategies to increase local business-to-business commerce.
E.2-4:	Support the vitality of existing logistics, e-commerce, and international trade businesses.
E.2-5:	Support activities that foster economic gardening (locally-grown businesses) through entrepreneurship opportunities and partnerships that provide for business sector growth and expansion for in-demand industries (e.g., healthcare; technology; and manufacturing).

E.2-6: Partner with existing Moreno Valley businesses, the local chambers of commerce, and other groups to stimulate the growth and expansion of local businesses and address the City's economic development needs.

E.2-7: Encourage the development and retention of small business startups — particularly in securing assistance with business planning, access to capital, and business expansion.

E.2-8: Cultivate a vibrant retail, entertainment, and restaurant sector and minimize retail sales leakage by concentrating new residential development in locations where it can support retail vitality, and by attracting higher wage jobs to Moreno Valley to support a robust retail economy.

ACTIONS

E.2-A: Continue to provide access to tools and assistance for starting and growing a business in Moreno Valley, such as referrals to the Small Business Development Center (SBDC), One-on-One Business Consulting, Small Business Wednesdays and incentive program like Hire MoVal.

E.2-B: Use initiatives such as the Business Roundtable to connect local businesses, entrepreneurs, investors, researchers, and higher educational institutions so as to spur innovation and job creation in Moreno Valley.

E.2-C: Continue to promote local business success and collaborate with local businesses on initiatives like Shop MoVal and the Business Spotlight.

E.2-D: Work with financial institutions to promote small business lending opportunities that support and encourage local entrepreneurship and business growth.

E.2-E: Maintain and promote a list of small business lending programs that may provide funding to local businesses that are denied access to capital through private markets.

E.2-F: Identify and incorporate zoning that supports innovative businesses located in residential neighborhoods and mixed use areas.

E.2-G: Implement a local procurement program that encourages sourcing supplies and services from local businesses.

Community Profile and Competitive Position

A business-friendly community is one that proactively cultivates an environment where businesses and entrepreneurs can succeed. This involves promoting an attractive image, marketing local assets, offering efficient development services; establishing clear and consistent rules and regulations; and providing training and networking programs that help businesses start up, comply with the local rules, and meet other professionals in their industries. Equally, it involves investments that beget efficiency and innovation: incorporating the most up-to-date technology, such as high-speed internet and smart technology, into City systems and infrastructure will increase the City's ability to attract and retain visionary companies.

Communities that have a business-supportive culture are better able to weather challenging economic periods and having staff to do the legwork and support business attraction and expansion is key. Monitoring data and tracking performance of economic development activities will also help the City evaluate trends and adjust course if needed.

Goal E-3: Enhance Moreno Valley's profile and competitive position.

E.3-1: Actively promote Moreno Valley's assets and position the City as a destination for business, targeting Fortune 500 and international companies.

E.3-2: Attract business and investment with strategic investments in infrastructure, technology, and amenities.

E.3-3: Foster a healthy and diverse business base in Moreno Valley through the use of clear and consistent regulatory and permit processes.

E.3-4: Encourage the planning and development of well-designed business and industrial areas which meet modern standards in terms of parcel size, location, provide access to broadband and wifi, accommodations for autonomous technology, electric vehicles, and drone flights.

E.3-5: Promote revitalization and rehabilitation of older commercial areas to make them more competitive, accessible, aesthetically appealing, and economically viable, particularly at high-visibility gateways to the city.

E.3-6: Leverage City-owned properties and public investments to help create a vibrant downtown center that serves as a premier regional live, work, play destination.

E.3-7: Coordinate economic development activities with infrastructure planning efforts to ensure that to the extent possible, appropriately sized utilities are available to support development of the most feasible, top-priority opportunity sites.

E.3-8: Provide a range of housing types – from apartments and condominiums to starter homes and executive housing – throughout the community to attract new businesses and encourage expansion.

E.3-9: Collaborate and partner with local businesses, hospitals, colleges and other organizations to collectively market the community to potential visitors.

E.3-10: Promote and support recreational, sporting, cultural, and entertainment events in and around Moreno Valley to build the city's reputation as a desirable destination and help create opportunities for increased visitation, hotel stays, sales tax generation, and employment.

E.3-11: Support commercial recreation businesses as uses that draw new visitors to the city and help revitalize older commercial centers.

E.3-12: Prioritize economic development activities and maintain resource levels so as to ensure effective delivery of business attraction, retention and expansion assistance.

E.3-13: Encourage public/private technology infrastructure projects that support business and municipal efficiency.

E.3-14: Regularly assess Moreno Valley's competitiveness as a place to do business and maintain development regulations and fees accordingly.

ACTIONS

E.3-A: Continue to promote economic development opportunities in the city with an inventory of available sites published on the City's economic development web portal. The inventory should provide pertinent details (e.g.: size, location, land use/zoning designation, infrastructure location and sizing, price, property representative, special features).

E.3-B: Continue to monitor and assess viability of public financing mechanisms (e.g. enhanced infrastructure finance districts) to promote and support development opportunities in the City

E.3-C: Work collaboratively with large employers and institutions that have large visitor and meeting needs on the potential to expand the city's visitor accommodation offerings.

E.3-D: Actively participate in regional trade and tourist councils and organizations.

E.3-E: Develop and produce local visitor guides highlighting activities and events in and around Moreno Valley.

E.3-F: Work with Caltrans and adjacent property owners to implement a coordinated landscaping and design strategy along State highway corridors.

E.3-G: Investigate methods such as a facade improvement program and attractive city entry signage to encourage upgrades to highly visible locations such as freeway interchanges, community entryways, and major corridors.

E.3-H: Periodically benchmark Moreno Valley's regulatory and permit costs against comparable communities, adjusting as needed to ensure competitiveness.

E.3-I: Maintain a dashboard that reports economic, educational, and occupational indicators that can be tracked over time and used to assess the city's progress and competitiveness, as well as to rank it in comparison to selected similar cities in California and the U.S.

E.3-J: On an ongoing basis, solicit customer service feedback from businesses and individuals who do business with the City.

Workforce Development

Creating a supportive climate for successful local businesses also involves increasing workforce preparedness. The availability of skilled labor is an all-important factor for companies when deciding where to locate their businesses. With a continued emphasis on education and training to foster a more highly skilled workforce, Moreno Valley can further bolster the many competitive advantages it offers to attract and grow businesses in higher wage sectors.

Regional initiatives provide funding and resources for workforce preparedness, but local partnerships are integral for successful workforce development. The City has put in place a robust suite of award-winning initiatives like Mayor's Challenge MoVaLEARNS, a partnership with Moreno Valley College to pays students a stipend to finish their degree programs, and Hire MoVal, offering incentives and assistance for businesses that hire local residents. The Business Roundtable program provides a forum for dialogue between business representatives and City officials that helps the community anticipate and respond to opportunities presented by evolving market forces. The City's award-winning Business and Employment Resource Center (BERC) provides for workforce training, education enhancement, and job searching capabilities for its users. The City is dedicated to continued, closer collaboration for innovative workforce development solutions.

Goal E-4: Promote education and workforce development.

POLICIES

E.4-1: Encourage development of a local labor force with skills to meet the needs of the area's businesses and industries.

E.4-2: Continually assess business workforce needs and requirements for developing a qualified workforce that meets the demands of businesses and industries concentrated within the city (e.g., health care, manufacturing and logistics).

E.4-3: Support efforts to enhance education, increase high school graduation rates, and improve workforce-readiness.

E.4-4: Partner with public, private, and academic stakeholders to develop programs that connect entrepreneurs to resources.

E.4-5: Collaborate with State and County agencies on re-integrating drug and rehabilitation program graduates and the formerly incarcerated into the community and the workforce.

ACTIONS

E.4-A: Continue to implement programs that help local businesses to hire local trainees.

E.4-B: Establish forums/channels for discussion and action on better aligning secondary and post-secondary education and training with the needs of local businesses.

E.4-C: Work with local colleges, school districts, and other education and training providers to develop and implement applicable training programs and identify joint opportunities to spur growth of new and emerging job clusters and promote entrepreneurialism.

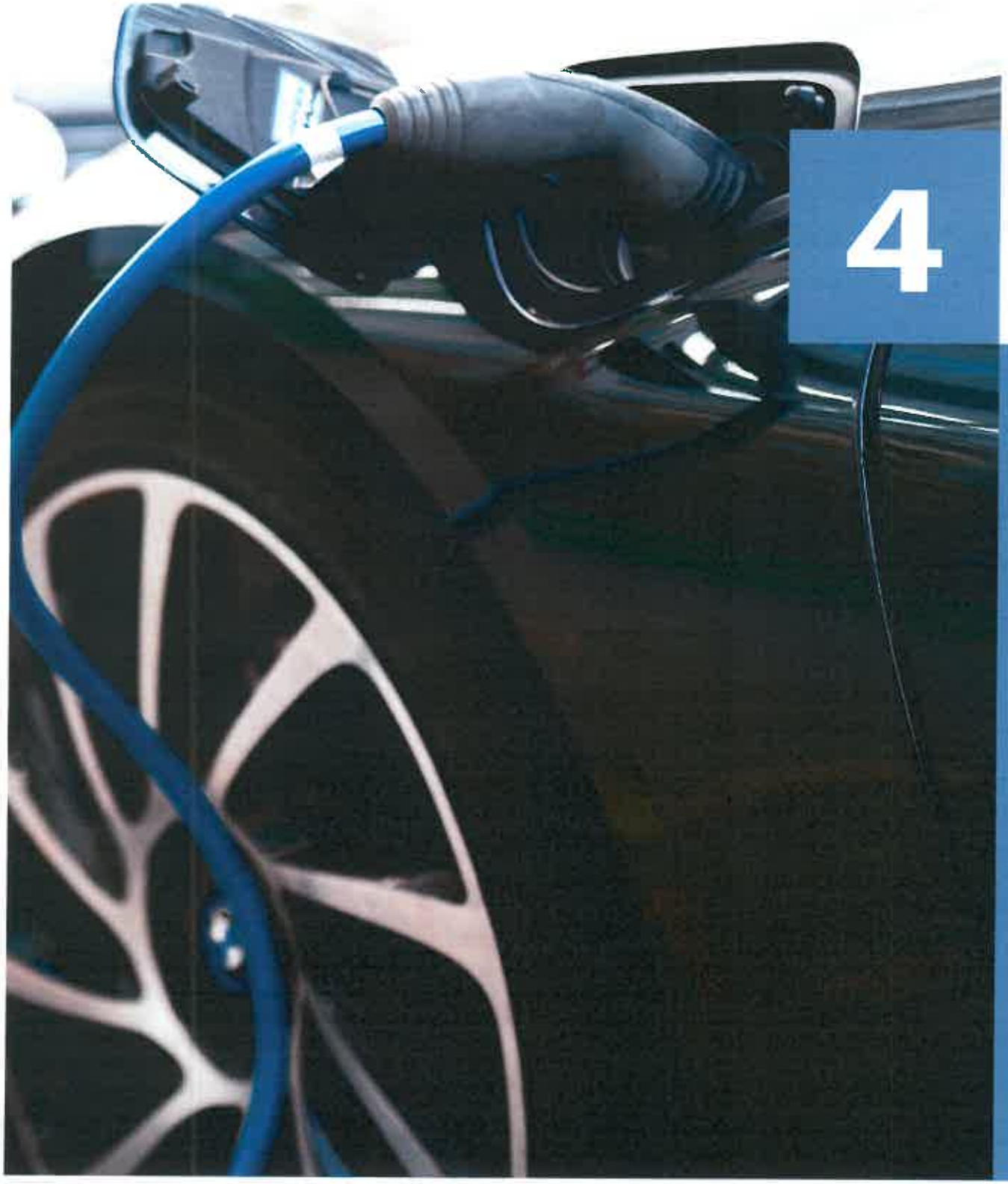
E.4-D: Identify and market local life-long learning opportunities, including work-study programs, internships, online learning, and expanded curriculum offerings, in collaboration with educational institutions, businesses, and non-profit organizations.

E.4-E: Expand programs and strengthen business networks that support female and minority-owned businesses and entrepreneurs.

E.4-F: Provide paid and volunteer jobs for local youth and for economically, physically, and socially disadvantaged people.

E.4-G: Continue to work with federal, State, and regional partners to seek funding opportunities for strategic workforce and economic development programs.

E.4-H: Explore opportunities to create and fund additional financial literacy programming targeted to youth and low-income residents, supplementing programs available at the state and regional levels.



4 Circulation

Circulation is how we get around the city and it has great influence on the quality of our daily lives and the strength of the local economy. An efficient and safe system of getting around by car, bus, train, bicycle, and walking will help support productive and healthy lifestyles and a prosperous economy. As Moreno Valley and the surrounding region continue to grow, circulation systems in the city will focus on maintaining and enhancing a complete transportation network, including automobile travel; transit; non-motorized transportation; and goods movement; these circulation aspects, as well as parking and emergency access, are addressed in this chapter.

This chapter satisfies the statutory requirements for the General Plan Circulation Element and provides a circulation diagram identifying major thoroughfares, transportation routes for vehicles, transit, bicycles, and pedestrians, and also a military airport. This chapter includes policies for "complete streets," which provide a balanced, multimodal transportation network serving all users and abilities and supports other chapters of the General Plan by providing and enhancing multimodal transportation options and supporting adjacent land uses.

Citywide development patterns, public services/facilities, and the economy are discussed in the Land Use and Community Character, Parks and Public Services, and Economic Development Elements, respectively. Promotion of healthy and active lifestyles that include getting around and experiencing the city outside of the car are addressed in the Environmental Justice and Healthy Community Elements, and ensuring accessible housing to transit dependent populations is addressed in the Housing Element.

Regional Connectivity

The City of Moreno Valley is located in the western part of Riverside County. Interstate 215 (I-215) lies west of the city and State Route 60 (SR-60) runs through the northern portion of the city. These highways are accessed by multiple on/off ramps throughout Moreno Valley and intersect in the western portion of the city (west of the Moreno Valley Mall) just outside of the city limits. The northern border of Moreno Valley backs up to the Reche Canyon/Box Springs Mountain Reserve, which is just south of the Riverside/San Bernardino County line. To the east of Moreno Valley lies the City of Beaumont, to the south is the City of Perris, and to the west is the City of Riverside.

The City of Moreno Valley's public transit commuter modal share is about the same as Riverside County (approximately 1 percent). The Riverside Transit Agency (RTA) provides the majority of available public transportation via fixed route bus and para-transit services. Sunline Transit Agency (STA) provides a commuter link bus route connecting the cities of Riverside, Moreno Valley, Beaumont, and Palm Desert; this route connects to the Riverside Metrolink Station. Metrolink is a commuter rail program operated by the Southern California Regional Rail Authority (SCRRA), providing service from outlying suburban communities to employment centers such as Burbank, Irvine, and downtown Los Angeles. For Moreno Valley, the Moreno Valley/March Field Metrolink Station is located less than one-half mile west of the city limits.

TRANSPORTATION AGENCIES

The transportation agencies highlighted below influence local and regional transportation planning in and around Moreno Valley.

- *United States Department of Transportation (USDOT)* – The US DOT coordinates all federal transportation work. Under the USDOT, the Federal Highway Administration (FHWA) builds and maintains the National Highway System; the Federal Railroad Administration (FRA) invests in and enforces safety regulations along rail corridors throughout the United States; the Federal Transit Administration provides financial and technical assistance to local public transit systems and oversees transit safety; and the National Highway Traffic Safety Administration (NHTSA) works to improve safety on roadways.

- *California Department of Transportation (Caltrans)* – Caltrans is responsible for the state highway system, including more than 50,000 miles of California's highway and freeway lanes. Moreno Valley is part of Caltrans District 8.

- *Southern California Association of Governments (SCAG)* – SCAG is the transportation planning, financing, and coordinating agency for six counties in Southern California. The agency develops long-range regional transportation plans including sustainable communities strategy and growth forecast components, regional transportation improvement programs, regional housing needs allocations and a portion of the South Coast Air Quality management plans.

- *Riverside County Transportation Commission (RCTC)* –RCTC is responsible for managing and spending Measure A sales tax dollars, which fund transportation improvements in Riverside County.

- *Western Riverside Council of Governments (WRCOG)* – WRCOG is a centralized agency setting policy for 18 cities, the Riverside County Board of Supervisors, the Eastern and Western Municipal Water Districts, and the Morongo Band of Mission Indians. WRCOG's Economic Development & Sustainability Framework has served as a roadmap for implementing the Agency's regional programs and projects. The Framework calls for the preservation and advancements of inter-related goal areas (Economy,

Education, Energy & Environment, Health, Water & Water Waste, and Transportation), which are critical to achieve and maintain a high quality of life in Western Riverside County. WRCOG developed and administers the Transportation Uniform Mitigation Fee (TUMF).

- *Riverside Transit Agency (RTA)* – RTA is the Consolidated Transportation Service Agency for western Riverside County and is responsible for coordinating transit services throughout the approximate 2,500 square mile service area, providing driver training, assistance with grant applications and development of Short Range Transit Plans (SRTPs).

REGIONAL TRANSPORTATION NETWORK

The projects listed below have broad regional significance and would reduce congestion in the City of Moreno Valley by increasing capacity of the system.

- *State Route 60 (SR-60) Truck Lanes Project* – 4.5-mile widening project on SR-60 between Gilman Springs Road and 1.4 miles west of Jack Rabbit Trail in the unincorporated Riverside County Badlands. This project will enhance the mobility and safety of SR-60 through the Badlands and improve trucking accessibility from Moreno Valley to the east. This project is anticipated to be completed in 2021.
- *Interstate 215 (I-215) High Occupancy Vehicle (HOV) Lanes Project* – 11-mile widening project on I-215 to add HOV lanes in each direction from Box Springs Road in Moreno Valley to Nuevo Road in Perris. This project is anticipated to improve travel time on I-215.
- *Mid County Parkway Project* – Also known as Community and Environmental Transportation Acceptability Process (CETAP) East, a 16-mile transportation corridor to relieve traffic congestion in southwestern Riverside County near San Jacinto and Perris. This project is anticipated to improve travel time between SR-79 and I-215 and provide connections that support multimodal transportation.
- *CETAP West* – 16-mile westerly extension of Mid County Parkway between I-15 in Corona and I-215 in Perris. This proposed project will provide an additional alternative east-west corridor from SR-91 between I-15 and I-215.
- *Cajalco Road Improvement Project* – 16-mile transportation corridor to relieve traffic congestion in southwestern Riverside County near Corona and Perris. This project will provide an alternative east-west corridor to SR-91 between I-15 and I-215.
- *The Ethanac Road Improvement Project* – 10-mile widening and realignment of the Ethanac corridor from I-15 in Lake Elsinore to I-215 in Perris. This project will provide additional east-west capacity and ease congestion on I-215.

High occupancy vehicle lanes incentivize carpooling by providing faster travel to cars with more people.

Goal C-1: Strengthen connections to the regional transportation network.

POLICIES

C.1-1: Support regional infrastructure investments for all modes to relieve congestion and support healthy communities in the City of Moreno Valley.

C.1-2: Maintain ongoing relationships with all agencies that play a role in the development of the City's transportation system.

C.1-3: Cooperatively participate with SCAG, RCTC, WRCOG, and the TUMF Central Zone Committee to facilitate the expeditious construction of TUMF Network projects, and planning for a transportation system that anticipates regional needs for the safe and efficient movement of goods and people, especially projects that directly benefit Moreno Valley.

ACTIONS

C.1-A: Advocate for the completion of proposed and planned regional transportation projects as they will alleviate congestion on I-215 and SR-60, and will improve traffic conditions on City streets.

C.1-B: Work with property owners, in cooperation with RCTC, to reserve rights-of-way for freeways, regional arterial projects, transit, bikeways, and interchange expansion and potential Community and Environmental Transportation Acceptability Process (CETAP) corridors through site design, dedication, and land acquisition, as appropriate.

C.1-C: Pursue grant funding, including for major projects that enhance connectivity to the regional network.

Comprehensive, Layered Network

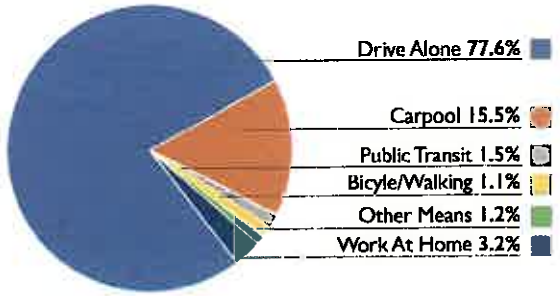
A comprehensive transportation network gives residents and visitors multiple options for getting around Moreno Valley and connecting to its many nearby destinations. By providing a variety of safe and attractive transportation options, the City can ensure that all residents have equitable access to transport, including youth, seniors, persons with disabilities, and low-income residents.

As in many communities throughout California, in Moreno Valley, the automobile, especially the single-occupant vehicle, is the primary mode of travel. More than 90 percent of total commute travel in Moreno Valley is by car,[1] as depicted in Figure C-1 Commute outflows on the regional network make up a large share of vehicle trips in Moreno Valley. Outflow refers to those who live in Moreno Valley but are employed outside of the city whereas inflow includes people who are employed in Moreno Valley but live outside of the city. About 86 percent of Moreno Valley's working population is employed outside of the city, and almost half of employed residents travel 25 miles or more to work. About 90 percent of Moreno Valley residents work in Riverside, Orange, Los Angeles, or San Bernardino Counties. Moreno Valley residents traveling to work experience heavy levels of morning and evening congestion on freeways such as Interstate 10, Interstate 15, State Route 60, State Route 91, and Interstate 215.[2] A focus on creating more jobs locally, supported by a comprehensive, multimodal circulation network, can help reduce the need for long commutes and allow Moreno Valley residents to spend more time with family and friends.

1 U.S. Census Bureau, American Community Survey 5-Year Estimates, 2017.

2 U.S. Census Bureau, OnTheMap Application, 2017.

Figure C-1: Commuter Mode Split



Moreno Valley has a relatively flat terrain and rectilinear grid patterns of streets that makes it generally well-suited for walking and biking. However, over time development patterns in the city have resulted in a separation of residential, commercial, and employment uses that do not facilitate walking, and hot weather particularly in the summer months can make getting around by walking and biking less desirable. Through the General Plan Update process, community input has strongly supported the notion of a future development pattern that facilitates getting around by driving less and walking and biking more. The Plan seeks to foster a compact development pattern and a mix of uses in centers and corridors within Moreno Valley to help create pockets of walkable areas and facilitate connections by bicycle and transit. See Chapter 2, Land Use and Community Character, for additional discussion. The comprehensive, layered transportation network described in this chapter supports Moreno Valley's continued growth and evolution.

COMPLETE STREETS

In 2008, the State passed the California Complete Streets Act (Assembly Bill 1358), requiring circulation elements to include a "Complete Streets" approach that balances the needs of all users of the street. Complete Streets are streets designed and operated to enable safe access for all users, including pedestrians, bicyclists, motorists, and transit riders of all ages and abilities. The precise definition of a Complete Street can vary depending on the context and primary roadway users, but there are some common elements found in successful Complete Streets policies. These policies consider the needs of all users of the street in the planning, design, construction, operation, and maintenance of transportation networks.[3] This framework allows policymakers to shift the goals, priorities, and vision of local transportation planning efforts by emphasizing a diversity of modes and users. Many of Moreno Valley's roads were designed primarily for car travel when they were first built. Rethinking Moreno Valley's roads as Complete Streets will allow people to safely walk, bicycle, drive, and take transit, sharing the street with other users.

ROADWAY CLASSIFICATIONS AND CIRCULATION DIAGRAM

Roadway Classifications

The roadway network in Moreno Valley consists of freeways, boulevards, arterials, collectors, and local streets. The roadway classifications of the network, described below, have been developed to guide long range transportation planning in Moreno Valley to balance access and capacity.

3 National Complete Streets Coalition, 2017

"Complete Streets" are streets that have been designed to safely and comfortably accommodate all users, regardless of age, ability, or mode of travel. Many street designs historically privileged private vehicle travel above other transport modes; Complete Streets aim to correct past imbalances and ensure that roadways are safe and friendly for pedestrians, bicyclists, and transit riders, too.

Image credit National Association of City Transportation Officials

FREEWAYS

Freeways generally provide high speed, high capacity inter-regional access. Their primary function is to move vehicles through or around the city; thus, there is no access to adjacent land, and limited access to arterial streets. Freeways contain anywhere from four to 12 lanes with recommended design volumes from 80,000 to 210,000 vehicles per day. The City has no direct control over freeways as they are maintained by Caltrans and improvements are programmed through RCTC.

ARTERIALS

Arterial streets carry the majority of traffic traveling through the City. They serve two primary functions: to move vehicles into and through the city, and to serve adjacent commercial land uses. They provide access to freeways as well as major activity centers and residential areas. Driveways and other curb cuts along arterials are designed to minimize disruption to traffic flow. Sidewalks are typically included along arterials, and protected Class I or IV bike lanes are recommended. Truck routes are designated along arterials. The desired maximum roadway capacity on arterials averages from 30,000 to 55,000 vehicles per day depending on number of lanes, type and width of directional separation, presence of on-street parking or bicycle facilities, configuration and frequency of access to adjacent land uses, and intersection configurations. Moreno Valley has several designations of varying ROW, the widest Divided Major Arterial (134' ROW), Divided Arterial (110' ROW), Arterial (100' ROW) and down to a Minor Arterial (88' ROW).

BOULEVARDS

Boulevards are a type of arterial designed to connect major destinations within the City, and are highly visible and aesthetically landscaped with shade trees and wide sidewalks. Mixed-Use Boulevards in Moreno Valley provide for high volumes of vehicle flow (40,000-55,000 vehicles per day) including trucks, while providing a wide pedestrian parkway with access to residences along the length of the corridors and shops and services primarily at intersections.

COLLECTORS

Collectors are intended to carry traffic between the arterial street network and local streets or directly from the access drives of higher intensity land uses. Collectors serve commercial, residential, or public uses, and are generally two-lane roadways with sidewalks and bicycle facilities. The desired roadway capacity on a collector street is less than 12,000 vehicles per day. Moreno Valley has designated Industrial Collectors and Neighborhood Collectors. Industrial Collectors are designed primarily for access

Figure C-2: Illustrative Mixed Use Boulevard Cross Section

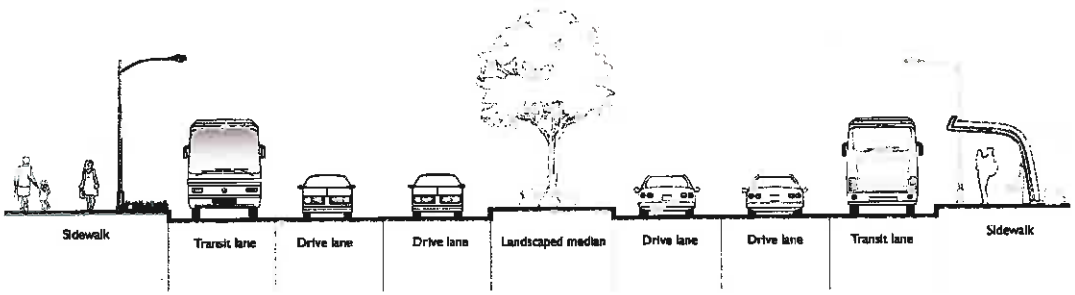
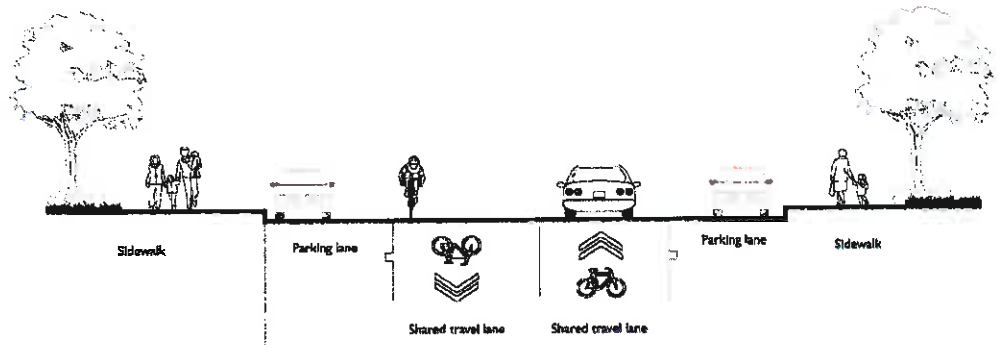


Figure C-3: Illustrative Neighborhood Collector Cross Section



to industrial and logistics uses that emphasize tuck access. Bike facilities on these roads are preferred off-street or with additional protective buffers and/or barriers. Neighborhood Collectors are residential streets that prioritize low vehicle speeds and low-stress bicycle and pedestrian use on parallel routes to arterials.

LOCAL STREETS

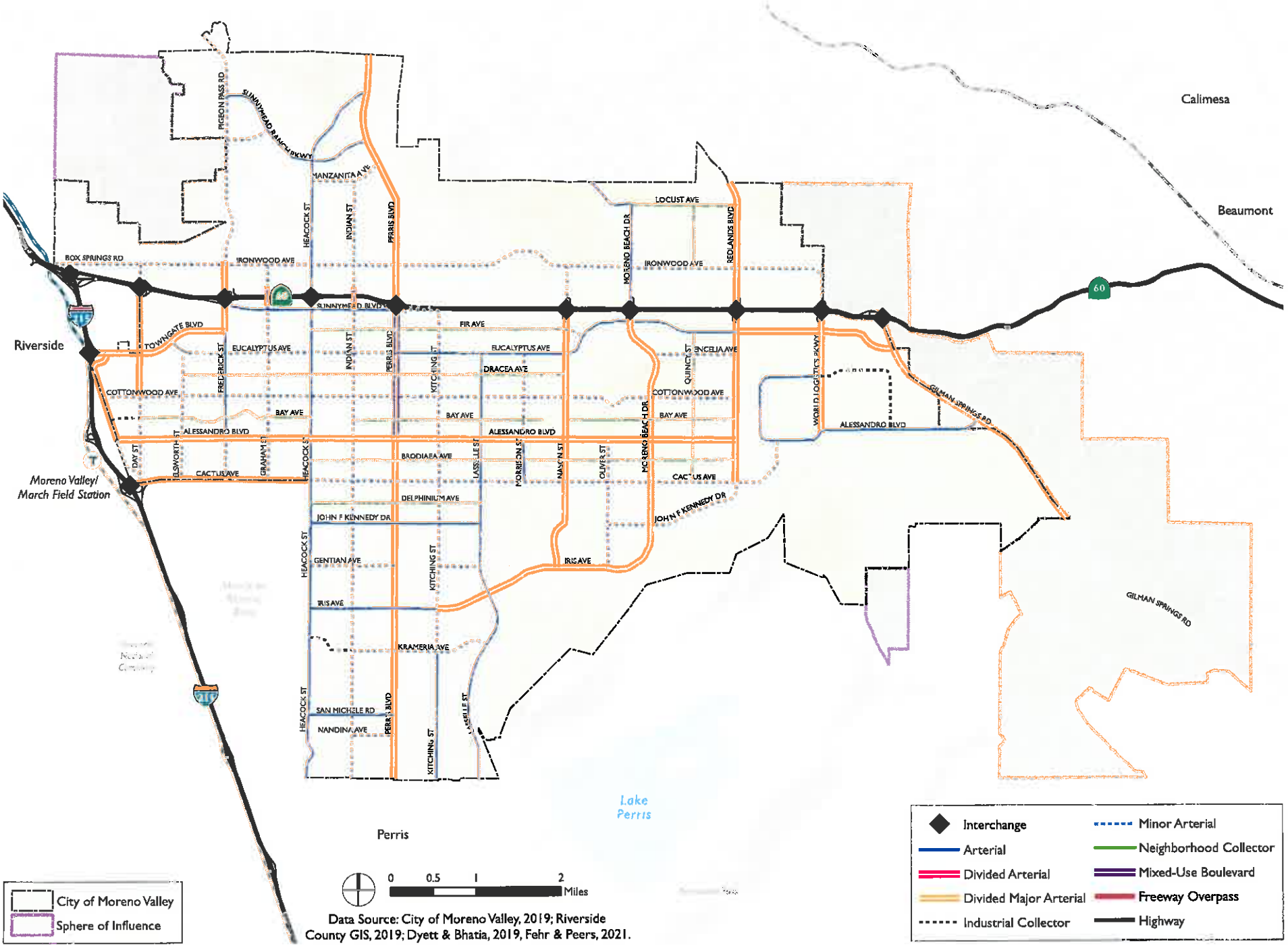
Local streets are designed to serve adjacent land uses only. They allow access to residential driveways and often provide parking for the neighborhood. They are not intended to serve through traffic traveling from one street to another, but solely local traffic. Sidewalks and shared bicycle facilities are appropriate on local streets. The desired roadway capacity on a residential street should not exceed about 2,500 vehicles per day and 200-300 vehicles per hour during peak periods. The maximum residential traffic volume that is acceptable to persons living along a street may vary from one street to another depending on roadway width, type of dwelling units (i.e., high density apartments versus single-family homes), presence of schools and other factors. The maximum volume of 2,500 is, therefore, to be used as a guide only, and a neighborhood's sensitivity to potential impacts need to be carefully considered.

Circulation Diagram

The Circulation Diagram shown in Map C-1 depicts the proposed circulation system to support development under the Land Use Map (see Map LCC-4 in Chapter 2, Land Use and Community Character). As Moreno Valley continues to experience residential, employment, and commercial growth, a connected, multi-modal street network will be essential to ensure efficient commutes for work and goods movement, safe active transportation, and easy access to retail and entertainment.

The General Plan proposes a "layered network" approach, where traffic demands of Moreno Valley and system-wide needs of different modes can be used as inputs as streets are redesigned and configured to better meet the needs of bicyclists, pedestrians, and transit, and enable everyone to efficiently and safely navigate through the city. Considering system-wide needs means assessing whether the system as a whole is able to meet the needs of travelers. The layered network approach designates modal emphasis by street to create a comprehensive street network. The layered network approach recognizes the need to accommodate all forms of traffic, but with the understanding that certain streets will emphasize certain forms of transportation. Layered networks balance vehicular transportation with "active transportation," which is human-powered transportation that includes walking, cycling, using a wheelchair, in-line skating, or skateboarding. The layered network approach recognizes that not all modes can be accommodated acceptably on all streets within this city, but bicycle and pedestrian movement can be emphasized on specific streets. It also helps ensure consistency with the California Complete Streets Act, passed in 2008.

Map C-1: Circulation Diagram



Data Source: City of Moreno Valley, 2019; Riverside County GIS, 2019; Dyett & Bhatia, 2019, Fehr & Peers, 2021.

Planned Improvements

An efficient circulation system ensures that Moreno Valley residents can choose the transportation mode that works best for the trip they want to take; that improvements to bicycle and pedestrian systems conform to national standards; that residents are not unduly delayed due to traffic congestion; that emergency vehicles can reach emergencies in as little time as possible; and that greenhouse gases are not being generated by unnecessary car trips. An array of major roadway improvement projects underway or planned are listed below. This is not an exhaustive list of all improvement projects identified in the Circulation Diagram, but highlights significant local improvement projects critical to the City's success.

- *Eucalyptus Avenue Extension* – Eucalyptus Avenue is the existing connection between Redlands Boulevard and World Logistics Parkway. The planned changes include the construction of three through lanes (two lanes in the westbound direction and one lane in the eastbound direction), the addition of medians, left-turn pockets, dedicated right-turn lanes, drainage improvements, landscaping, sidewalks, and a Class I bike path.
- *Widening of Alessandro Boulevard* – Alessandro Boulevard is planned to be widened from two to four lanes between Nason Street and Redlands Boulevard and then approximately a half mile east of Redlands Boulevard to Gilman Springs Road, a project over five miles long. The improvements include medians, traffic signals, channelization, left-turn pockets, dedicated right turn, drainage, landscaping, sidewalks, bike lanes, and trails.
- *Widening of Gilman Springs Road* – Gilman Springs Road is planned to be widened from two to six lanes between SR-60 and Alessandro Boulevard, a project over five miles long. The improvements include medians, traffic signals, channelization, left-turn pockets, dedicated right-turn lanes, drainage, landscaping, sidewalks, and bike lanes.
- *Gilman Springs Interchange Improvement* – The Gilman Springs Road/SR-60 interchange improvement plans include the realignment of Gilman Springs Road and the removal of the existing eastbound and westbound ramps. The plans include widening the overcrossing from two to six through lanes, the westbound exit ramp from one to two lanes and then to three lanes at the arterial, and the westbound loop and eastbound on-ramps from one lane to two lanes with a HOV (High-Occupancy Vehicle) lane. The improvements also include the addition of an auxiliary lane to the west of the interchange.
- *SR-60 Interchange Improvements* – Interchange improvements are proposed, in design and/or going to construction at Redlands Boulevard, World Logistics Center Parkway and Moreno Beach Drive.

Goal C-2: **Plan, design, construct, and maintain a local transportation network that provides safe and efficient access throughout the city and optimizes travel by all modes.**

POLICIES

C.2-1:	Design, plan, maintain, and operate streets using complete streets principles for all types of transportation projects including design, planning, construction, maintenance, and operations of new and existing streets and facilities. Encourage street connectivity that aims to create a comprehensive, integrated, connected network for all modes.
C.2-2:	Implement a layered network approach by prioritizing conflicting modes, such as trucks and bicyclists, on alternative parallel routes to provide safe facilities for each mode.
C.2-3:	Work to eliminate traffic-related fatalities and severe injury collisions by developing a transportation system that prioritizes human life on the roadway network.
C.2-4:	Space Collectors between higher classification roadways within development areas at appropriate one-quarter mile intervals.

C.2-5: Prohibit points of access from conflicting with other existing or planned access points. Require points of access to roadways to be separated sufficiently to maintain capacity, efficiency, and safety of the traffic flow.

C.2-6: Wherever possible, minimize the frequency of access points along streets by the consolidation of access points between adjacent properties on all circulation element streets, excluding collectors.

C.2-7: Plan access and circulation of each development project to accommodate vehicles (including emergency vehicles and trash trucks), pedestrians, and bicycles.

C.2-8: For developments fronting both sides of a street, require that streets be constructed to full width. Where new developments front only one side of a street, require that streets be constructed to half width plus an additional 12-foot lane for opposing traffic, whenever possible. Additional width may be needed for medians or left and/or right turn lanes.

C.2-9: Require connectivity and accessibility to a mix of land uses that meets residents' daily needs within walking distance. Typically, this means creating walkable neighborhoods with block lengths between 330 feet and 660 feet in length, based on divisions of the square mile grid on which the city is laid out.

Photo credit: the Press-Enterprise

C.2-10: Ensure that complete streets applications integrate the neighborhood and community identity into the street design and retrofits. This can include special provisions for pedestrians and bicycles that complement the context of each community.

C.2-11: Incorporate traffic calming design into local and collector streets to promote safer streets.

C.2-12: Recognize the need for modified sidewalk standards for local and collector roads within low density areas to reflect the rural character of those areas.

ACTIONS

C.2-A: Update Standard Plan cross-sections consistent with best practices and to address new cross-sections adopted in the Circulation Diagram (Neighborhood Collector and Mixed-Use Boulevard).

C.2-B: Continue to implement the Bicycle Master Plan to provide low-stress bicycle network improvements citywide, and update the plan periodically as needed.

C.2-C: Develop curb space management guidelines that incorporate best practices and strategies for deliveries and drop-offs in commercial and mixed-use areas.

C.2-D: Invest in critical infrastructure and implement pilot programs to leverage new transportation technology.

C.2-E: Establish uniform, transparent and anonymized data-sharing to assist mobility informed decision-making while maintaining people's privacy.

C.2-F: As new transportation technologies and mobility services, including connected and autonomous vehicles, electric vehicles, electric bicycles and scooters, and transportation network companies (e.g., Uber and Lyft) are used by the public, review and update City policies and plans to maximize the benefit to the public of such technologies and services without adversely affecting the City's transportation network. Updates to the City's policies and plans may cover topics such as electric vehicle charging stations,

curb space management, changes in parking supply requirements, shared parking, electric scooter use policies, etc.

C.2-G: Research best management practices for new designs, improvements, and infrastructure upgrades such as Autonomous Vehicle (AV) sensors in the roadway and lane striping to promote safety, smart infrastructure that can communicate with vehicles and vice versa, and in road electrification of vehicles. Consider developing standards to designate AV parking areas separate from standard parking areas, where AVs have the ability to stack park when not in use.

C.2-H: Evaluate opportunities to implement roundabouts as traffic control as new development projects are proposed, considering safety, traffic calming, cost, maintenance and greenhouse gas reduction related to idling.

Efficient Circulation

Within the planning horizon of the General Plan, automobiles are expected to remain the dominant mode of transportation. Moreno Valley residents have expressed concerns with vehicular congestion on the city's roadways. For these reasons, ensuring smooth vehicular circulation will continue to be an important effort for the foreseeable future in Moreno Valley.

LEVEL OF SERVICE (LOS) AND VEHICLE MILES TRAVELLED (VMT)

Level of Service (LOS)

Given Moreno Valley's overall development pattern and that the city's vehicular mode share is anticipated to remain relatively high, Level of Service (LOS) continues to be a useful measure of the potential localized effects of development and land use changes on the transportation network and on the efficiency of vehicular travel. Thus, LOS continues as an important measure of mobility in Moreno Valley even as the General Plan seeks to balance LOS with other considerations and measures.

LOS represents a qualitative description of the traffic operations experienced by the driver at an intersection or along a roadway segment. It ranges from LOS "A", with no congestion and little delay, to LOS "F", with excessive congestion and delays. Table C1 provides definitions for different LOS levels.

Table C-1: Level of Service Definitions

LOS	DEFINITION
Level of Service A	Free-flow travel with freedom to maneuver.
Level of Service B	Stable operating conditions, but the presence of other road users causes a noticeable, though slight, reduction in convenience, and maneuvering freedom.
Level of Service C	Stable operating conditions, but the operation of individual users is substantially affected by the interaction with others in the traffic stream.
Level of Service D	High-density, but stable flow. Users may experience restriction in speed and freedom to maneuver, with poor levels of convenience.
Level of Service E	Operating conditions at or near capacity. Speeds are reduced to a low but relatively uniform value. Freedom to maneuver is difficult with users experiencing frustration and poor convenience. Unstable operation is frequent, and minor disturbances in traffic flow can cause breakdown conditions.
Level of Service F	Forced or breakdown conditions. This condition exists wherever the volume of traffic exceeds the capacity of the roadway. Long queues can form behind these bottleneck points with queued traffic traveling in a stop-and-go fashion.

COMMUNITY CHARACTER TRADEOFFS

With a commitment to Complete Streets and a desire to accommodate other users such as pedestrians and bicyclists, it is particularly important that LOS thresholds, which are commonly evaluated to determine the size and design of the roadway system or the feasibility of development, are balanced with other metrics that seek to reduce vehicle travel and enhance community values. This approach requires consideration of the following tradeoffs associated with different LOS thresholds, which ensures that the policy will represent clear community priorities and provide specific exceptions when other community values are considered more important than LOS:

1. *Costs* – Because LOS policies influence the size and type of transportation infrastructure investments, maintaining a higher LOS (e.g., LOS A, B, or C) may be an inefficient use of public funds when considering the cost to build, operate, and maintain the roadway network.

2. *Safety* – Higher LOS thresholds are often associated with higher vehicle speeds for peak and non-peak hours, which increases the potential for and severity of collisions between vehicles and bicyclists or pedestrians.

3. *Alternative Transportation Modes* – Traditional LOS policy measures driver comfort and convenience, which means that considerations for pedestrians or bicyclists using the same facility are not always incorporated. Transit in Moreno Valley is also tied directly to standard vehicle LOS.

4. *Physical Space* – The goal of an efficient transportation network is to increase the capacity for person-trips, not just vehicle-trips. Maintaining a higher LOS policy typically focuses on using the public right-of-way or road space to move automobiles through the network instead of people.

5. *Air Quality and Greenhouse Gas (GHG) Emissions* – LOS thresholds influence travel speeds and may induce vehicular travel in the case where driving is made easier. Cut-through traffic is an example of induced travel in Moreno Valley. Higher speeds and induced vehicle travel can both result in higher levels of air pollutant and GHG emissions.

6. *Community Character* – Achieving LOS thresholds may require changes to the roadway, such as road widening, that can influence the character of neighborhoods by changing the building-to-street relationship, or removing opportunities for green infrastructure and wide sidewalks alongside streets. Some of the proposed mixed-use areas in the General Plan have streets that would need to have additional pedestrian crossings, trees, pedestrian-scaled lighting and other features to enable them to be more comfortable for pedestrians, rather than widened to accommodate additional traffic flow.

The policy tradeoffs listed above can be used to make decisions about LOS thresholds on specific roadways should the road conditions change during the implementation of this General Plan. When the tradeoffs for meeting the LOS standard conflict with competing goals, city intersections or roadway segments can be exempted from the LOS policy on a case-by-case basis, as determined by the City Engineer.

Vehicle Miles Travelled (VMT)

Vehicle Miles Travelled (VMT) is the State mandated performance metric for environmental analyses pursuant to the California Environmental Quality Act (CEQA) to describe the overall amount of travel

in the city based on distance and is directly related to fuel consumption, air pollution, and GHG emissions. VMT is defined as the total mileage traveled by all vehicles. Although VMT relates specifically to automobiles, it is able to capture the effects of development patterns such as land use mix and density along with transit, bike, and pedestrian infrastructure improvements by reflecting their impacts on vehicle trip generation and trip lengths. The City will use a combination of LOS and VMT metrics to ensure the efficient movement of people and goods as well as reductions in GHG emissions.

Efforts to reduce VMT may include locating housing and jobs near transit stations, implementing Transportation Demand Management (TDM) strategies such as commute trip reduction programs, transit system improvements, or providing facilities for modes of transportation other than single occupant vehicles. Introducing a greater mix of land uses can also reduce VMT in that residents may have better access to resources and opportunities such as entertainment, shopping, parks and recreation, and jobs, thus reducing the length of their trips.

TECHNOLOGY & THE FUTURE OF TRANSPORTATION

Moreno Valley is preparing for emerging transportation technologies. A wave of recent advancements has changed the mobility landscape and the City desires to be prepared for the next wave of unforeseen and disruptive trends. The following transportation technologies have recently changed mobility options and choices or are anticipated to change future mobility options.

- Transportation Network Companies (TNCs): also called a ride-hailing service, are companies like Uber and Lyft that provide on-demand rides for passengers with mobile apps or websites. TNCs tend to increase demand for curb space but can decrease the demand for parking.
- Autonomous Vehicles (AVs): are vehicles that are capable of driving with limited or no human involvement. There are six levels of autonomy (0-5) that range from issuing warnings and momentary interventions with the human driver to a fully automated machine which requires no human involvement to operate.
- Connected Vehicles (CVs): are vehicles that can interact with one another and/or with infrastructure. Some CVs can also be autonomous vehicles; however, CVs can be human operated.
- Car sharing services are services that allow consumers access to a vehicle without owning a personal car. Car share services typically charge a monthly or yearly membership fee and an hourly rate for access to its shared vehicle fleet.
- Micromobility: is a combination of emerging trends including bike share, e-scooters, and e-bikes.
  - Bike Sharing Services: bike sharing services operate like car sharing services in that consumers can rent from a shared bicycle fleet.
  - Electric Scooters and Bikes: E-scooters and e-bikes are powered by an electric motor to propel riders along streets and up hills.
- Microtransit: is defined as a privately-operated transit system, which in many cases mirrors the operations of public transit agencies along select routes. Microtransit operators can be highly flexible, tailoring their operations to match short-term or long-term changes in travel behavior.

INTELLIGENT TRANSPORTATION SYSTEMS (ITS)

Intelligent Transportation Systems (ITS) refers to a set of tools that facilitates a connected, integrated transportation system. Applications of ITS include adaptive traffic prioritization signals aimed at congestion management and improving traffic flow, and the collection and dissemination of real-time travel information such as transit arrivals or traffic incident alerts. Other applications of ITS to be considered as transportation patterns change and emerging technologies come online may include connected and autonomous vehicles and smart city integration.

ITS allows the City to monitor different locations strategically and adjust traffic signals to improve flow.

The City of Moreno Valley currently has an Advanced Traffic Management System (ATMS) that allows staff to monitor traffic at strategic locations throughout the city. The system allows for the transportation system to work more effectively and efficiently by providing the ability to adjust critical traffic signals from the City's Transportation Management Center (TMC). These tools allow the City of Moreno Valley to effectively monitor and address congestion issues.

In addition, the City's Intelligent Transportation System incorporates innovative field infrastructure including fiber-optic communication media and end equipment, CCTV cameras, permanent Dynamic Message Signs (DMS), advanced transportation controllers, and video and radar traffic signal detection. The City is able to differentiate between vehicles, bicyclists and pedestrians, helping traffic to flow more efficiently and improving safety for all road users. The City also has the ability to provide signal priority for buses on heavy transit corridors.

CURBSIDE MANAGEMENT

Curbside management is a crucial aspect of any transportation network. The curbside is the public space in a transportation network "where movement meets access." Curb space has traditionally been used to accommodate private vehicle storage or on-street parking; however, cities are increasingly recognizing the need to accommodate demand for curbside use generated by transit boarding, emergency vehicle access, Americans with Disabilities Act (ADA) access, bicycles, bicycle infrastructure, taxis, transportation network companies (TNCs), and delivery vehicles. The development of a set of curbside management guidelines could help Moreno Valley balance the needs of these different curbside users. Examples of curbside management best practices include the following:

- Collecting data to create a curb use data inventory;
- Ensuring that pick-up/drop-off areas are in appropriate locations;
- Configuring roadways to ensure that they do not interfere with bike lanes;
- Accounting for loading and parking needs; and
- Incorporating "flex spaces" that can allow a curb space to play many roles (such as loading, parking, or public space) over time depending on demand.

Rideshares decrease the need for parking, but increase the demand for curb space.

PARKING

Parking goals and policies reflect both the necessity of providing for adequate and appropriately located vehicle and bicycle parking in existing and new development, and priorities related to safety, urban design/community character, and transportation demand management. More flexible parking standards for projects that provide VMT reduction and TDM measures such as shared parking lots, subsidized transit passes, or carshare help to reduce development costs, remove pedestrian barriers, and create a more pedestrian-friendly and attractive built environment. Parking requirements are implemented primarily through the City's Zoning Ordinance (Moreno Valley Municipal Code Title 9, Planning and Zoning).

LOCAL ISSUES: BYPASS TRAFFIC AND SCHOOL DROP-OFFS/PICK-UPS

Moreno Valley experiences cut-thru traffic by vehicles during peak commute hours on the SR-60 and I-215 freeways. Drivers use city streets to bypass freeway congestion, thereby creating higher levels of congestion and greenhouse gas emission in the process. Traffic calming measures can improve the safety of vulnerable users on city streets, such as older adults and children who may use active modes of travel, while at the same time reducing the desirability of cut-thru traffic on roads with reduced speeds. The City already deploys several well-known traffic calming measures on applicable street classifications such as speed humps, lane and road diets, and speed feedback signs. The City can revisit existing traffic calming policies and other recommended methods by the Institute of Transportation Engineers (ITE) in order to strategize for additional discouragement of cut-thru traffic.

Congestion related to school drop-offs/pick-ups is an issue of concern for Moreno Valley residents. The General Plan includes policies and actions to work with the two school districts in the city (Moreno Valley and Val Verde Unified School Districts) to develop measures that mitigate congestion related to student drop-off and pick-up. Additionally, the City will continue to maintain and seek opportunities to enhance programs such as Safe Routes to School that promote cycling and walking as healthy, affordable, and viable transportation options.

EMERGENCY ACCESS

Adequate emergency vehicle access is crucial in terms of protecting the safety and well-being of Moreno Valley's residents. Emergency access to individual buildings is regulated by the adopted California Fire Code. Emergency access can also be facilitated through roadway design standards that allow for emergency vehicle movement, as well as the identification of evacuation routes should residents need to leave in the event of a disaster. See Chapter 6, Safety, regarding goals and policies related to emergency access.

Speed humps are a common traffic calming measure in residential areas.

Goal C-3: Manage the City's transportation system to minimize congestion, improve flow and improve air quality

POLICIES

C.3-1: Strive to maintain Level of Service (LOS) "C" on roadway links, wherever possible, and LOS "D" in the vicinity of SR 60 and high employment centers. Strive to maintain LOS "D" at intersections during peak hours.

C.3-2: Allow for a list of locations to be exempt from the LOS policy based on right-of-way constraints and goals and values of the community. The City Engineer shall update the exempted intersections and roadway segments list periodically to be included with the traffic impact study guidelines and adopted by ordinance.

C.3-3: Where new developments would increase traffic flows beyond the LOS C (or LOS D, where applicable), require appropriate and feasible improvement measures as a condition of approval. Such measures may include extra right-of-way and improvements to accommodate additional left-turn and right-turn lanes at intersections, or other improvements.

C.3-4: Require development projects to complete traffic impact studies that conduct vehicle miles traveled analysis and level of service assessment as appropriate per traffic impact study guidelines.

C.3-5: Manage freeway bypass traffic during peak commute hours from SR-60 and I-215 through traffic signal timing coordination and Intelligent Transportation Systems (ITS) to limit impact on City streets.

C.3-6: Require new developments to participate in Transportation Uniform Mitigation Fee Program (TUMF), the Development Impact Fee Program (DIF) and any other applicable transportation fee programs and benefit assessment districts.

C.3-7: Support regional efforts for the development of a VMT mitigation impact fee program.

C.3-8: Ensure that new development pays a fair share of costs to provide local and regional transportation improvements and to mitigate cumulative traffic deficiencies and impacts.

C.3-9: Employ parking management strategies, such as shared parking in mixed use areas, on-street residential parking, and spill-over parking to avoid construction of unnecessary parking.

C.3-10: Require traffic and parking management plans for major events to utilize travel demand management strategies encouraging transit and other alternatives to single occupant vehicles to limit the impact to City Streets.

C.3-11: Implement National Pollutant Discharge Elimination System Best Management Practices relating to construction of roadways to control runoff contamination from affecting water resources.

C.3-12: Evaluate opportunities to incorporate new materials, technologies or design features that improve performance of the circulation system.

C.3-13: Promote efficient circulation planning at schools, partnering with the local school districts to optimize school drop-off/pick-ups.

ACTIONS

C.3-A:	Periodically review and update traffic impact study guidelines for vehicle miles traveled and level of service assessment.
C.3-B:	Periodically collect traffic count data to support existing traffic operations and future infrastructure.
C.3-C:	Update the City's standard roadway cross-sections and standard plans to reflect state-of-the-practice in safe and efficient roadway design.
C.3-D:	Update ITS Master Plan to include latest technology and innovations, and continue investment to expand ITS and citywide camera system.

Local Connectivity and Roadway Safety

Convenient and safe connections between neighborhoods and destinations throughout the city are a priority for Moreno Valley decision-makers and community members, with strong support for more ways of getting around and experiencing all the great things the city has to offer outside of using a car. The General Plan contains policies and actions to facilitate greater bus, train, automobile, bike, and pedestrian connections and address barriers. The existing and planned bicycle and pedestrian network is depicted in Map C-2.

PEDESTRIAN AND BICYCLE CIRCULATION

To help people choose to walk and bike, all legs of the journey should feel safe and pleasant. Moreno Valley can enhance pedestrian and bike connections to important community destinations between parks, schools, commercial centers, and neighborhoods, making sure that there are continuous routes and direct connections. New developments should provide direct connections between neighborhoods as well, with pathways and streets designed for walkers and bikers. These safe, pleasant, and universally accessible paths, routes, and lanes will all be part of an integrated multi-use system within Moreno Valley and connecting beyond.

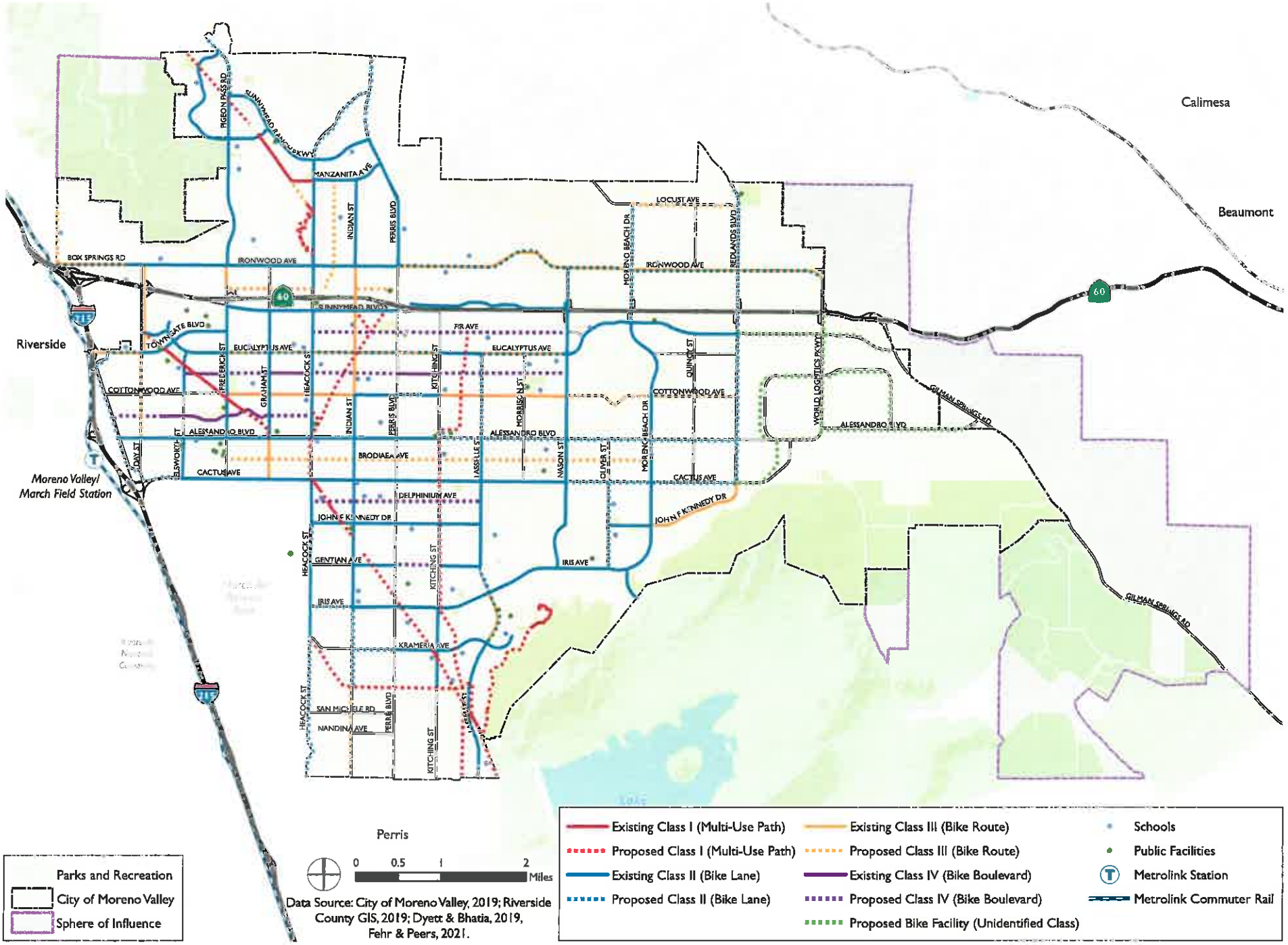
Non-motorized modes of transportation are environmentally-friendly alternatives to motor vehicles that enhance both personal and social well-being through opportunities for exercise and social interaction. These alternatives to motorized transportation are important parts of a complete transportation system that offers residents of Moreno Valley a suite of options for moving around their city. In addition to acting as alternatives to single-occupant vehicle travel, these modes of travel provide many public access, health, and economic benefits, and are therefore recognized as integral components of Moreno Valley's transportation system. Safe, convenient, attractive, and well-designed pedestrian and bicycle facilities are essential if these modes are to be properly accommodated and encouraged.

Pedestrian Facilities

Nearly everyone is a pedestrian at one time or another. Walking or use of a wheelchair is part of almost every trip, whether it is from the parking lot to a building or from one's home to a bus stop, work, or store. The pedestrian environment is thus a crucial part of an accessible transportation network, while also playing an important role in the public realm where attractive pedestrian environments can spur activity. Factors that affect walkability and the pedestrian experience in Moreno Valley are described below.

- *Direct, Fine-Grained Pedestrian Networks.* Walking is more efficient and desirable as a means of transportation if direct pedestrian travel, rather than circuitous routes, are available. This is achieved through the development of fine-grained networks of pedestrian pathways that allow for direct access to destinations.
- *Sidewalk Continuity.* Communities are more walkable if sidewalks do not end abruptly and are present on the entire segment and both sides of a roadway. This is especially important for the mobility-impaired or those pushing small children in strollers.
- *Sidewalk Conditions.* This refers to the physical condition of sidewalk surfaces. Sidewalks that are broken or cracked can deter walkability and impede mobility, particularly for persons with disabilities, such as those in wheelchairs and persons using walkers or strollers.

Map C-2: Existing and Planned Bicycle and Pedestrian Network



- *Shading.* People are more inclined to walk in areas where there is shade present, particularly in Southern California with its relatively warm weather and limited rainfall as compared to other locations. Additionally, shade trees and/or canopies create an aesthetic value that is pleasing to the pedestrian.
- *Grade.* People are more inclined to walk in areas that are relatively flat or have limited grade changes.
- *Amenities.* All else being equal, people are more inclined to walk in areas that are interesting environments with shopping, retail, restaurants, and other similar uses. Pedestrian-friendly amenities include street furniture, attractive paving, way-finding signage, enhanced landscaping, public art and enhanced lighting.
- *Buffers.* A more walkable environment is one in which there is some degree of separation between the pedestrian and the motorist. This typically includes wider sidewalks, street parking and sidewalk bulb-outs at intersections where feasible. Crosswalks with appropriate signage serve as an important buffer as well.

Bicycle Facilities

The City of Moreno Valley has made a concerted effort to expand the ease of alternative transportation options for residents, recognizing both health and environmental benefits. This includes existing and proposed bicycle facilities, with the majority of existing facilities in the western portion of the city where most people live, and proposed, connecting networks of bicycle facilities in the eastern portion of the city. With relatively flat terrain and a rectilinear street grid, Moreno Valley is an inherently bikeable community. Improving bicycle facilities can increase the likelihood and desirability of this active transportation mode for short distance trips, school trips, and recreational activities. The different types of bicycle facilities designated in Moreno Valley are described below.

- *Class I Bikeways (Multi-Use Paths).* Class I bikeways are facilities that are physically separated from vehicles, designated for the exclusive use of bicyclists and pedestrians with minimal vehicle crossings.
- *Class II Bikeways (Bike Lanes).* Class II bikeways are striped lanes designated for the use of bicycles on a street or highway. Vehicle parking and vehicle/pedestrian cross flow are permitted at designated locations.
- *Class III Bikeways (Bike Routes).* Class III bikeways, also referred to as bike routes, are only identified by signs or pavement markings. A bicycle route is meant for use by bicyclists and for motor vehicle travel (i.e., shared use).
- *Class IV Bikeways (Cycle Tracks).* Class IV bikeways, also referred to as cycle tracks, are protected bike lanes, which provide a right-of-way designated exclusively for bicycle travel within a roadway that is protected from vehicular traffic with devices such as curbs, flexible posts, inflexible physical barriers, or on-street parking.
- *Bicycle Boulevards.* Bicycle Boulevards are convenient, low-stress cycling environments on low traffic volume streets, typically parallel to higher traffic volume streets as an alternative to them. These roads prioritize bicyclists and typically include speed and traffic volume management measures, such as intersection ROW control, to discourage motor vehicle traffic.

Class I bikeway (bike path)

Class II bikeway (bike lane)

Class III bikeway (bike route)

The City's Bicycle Master Plan recommends bicycle programs to improve facilities that can make it safer for users of all ages and abilities to ride a bicycle on city streets. Existing high traffic volume arterials and truck routes can conflict with existing and proposed bicycle routes throughout the City. The City's Bicycle Master Plan and Circulation Element have identified parallel east-west corridors (Neighborhood Collectors) to provide low-stress alternatives to riding on arterials as part of the layered network. The City still provides bicycle facilities on most major arterials and additional buffers/protection is recommended on high speed/volume roadways, especially along truck routes to limit conflicts. Additional bicycle infrastructure in congested areas, such as bicycle signal heads, traffic signal bicycle detection, green bicycle lanes, and two-stage turn queue boxes can further enhance bicycle facilities on high-stress corridors.

PUBLIC TRANSIT

Transit service can provide an alternative to automobile travel and is a critical mode of transportation for those who cannot drive (such as the elderly, youth, or disabled) or do not have access to a vehicle. The transit options in Moreno Valley are depicted in Map C-3. Within Moreno Valley, intercity buses, local buses, and demand-responsive service are provided, all of which help people get around. Existing public transportation offerings are described below.

- *Riverside Transit Agency (RTA)* – The majority of the available public transportation is provided by the Riverside Transit Agency (RTA) via fixed route and paratransit bus services. RTA provides routes within the City that connect to major destinations such the Moreno Valley/March Field Metrolink Station, Perris Station Transit Center, University of California, Riverside (UCR), and Moreno Valley Mall. Major Moreno Valley bus routes include routes 11, 16, 18, 19, 19A, 20, and 31. In addition, RTA has one commuter link express bus route. Route 208 connects the cities of Temecula, Murrieta, Perris, Moreno Valley, and Riverside. Commuter link express bus routes provide peak hour services for commuters in the morning and evening during weekdays. Route 31 also provides connections to Beaumont, Banning, Hemet and San Jacinto, and passengers can transfer in Beaumont to Sunline Route 10 for service to the Coachella Valley. RTA also provides Dial-A-Ride services for seniors and persons with disabilities.
- *Metrolink* – Metrolink is a commuter rail program operated by the Southern California Regional Rail Authority (SCRRA), providing service from outlying suburban communities to employment centers such as Burbank, Irvine, and downtown Los Angeles. For Moreno Valley, the Moreno Valley/March Field Metrolink Station is located less than one-half mile west of the city limits. The 91/Perris Valley Line (PVL) train services Metrolink stations in the cities of Perris, Riverside, Corona, Fullerton, Buena Park, Norwalk/Santa Fe Springs, and Los Angeles. The Metrolink 10-Year Strategic Plan (2015-2025) indicates that through a partnership with Metro, they will experiment with lower fares across the board and targeted discounts on shorter distance trips with the goal to increase ridership and revenue.

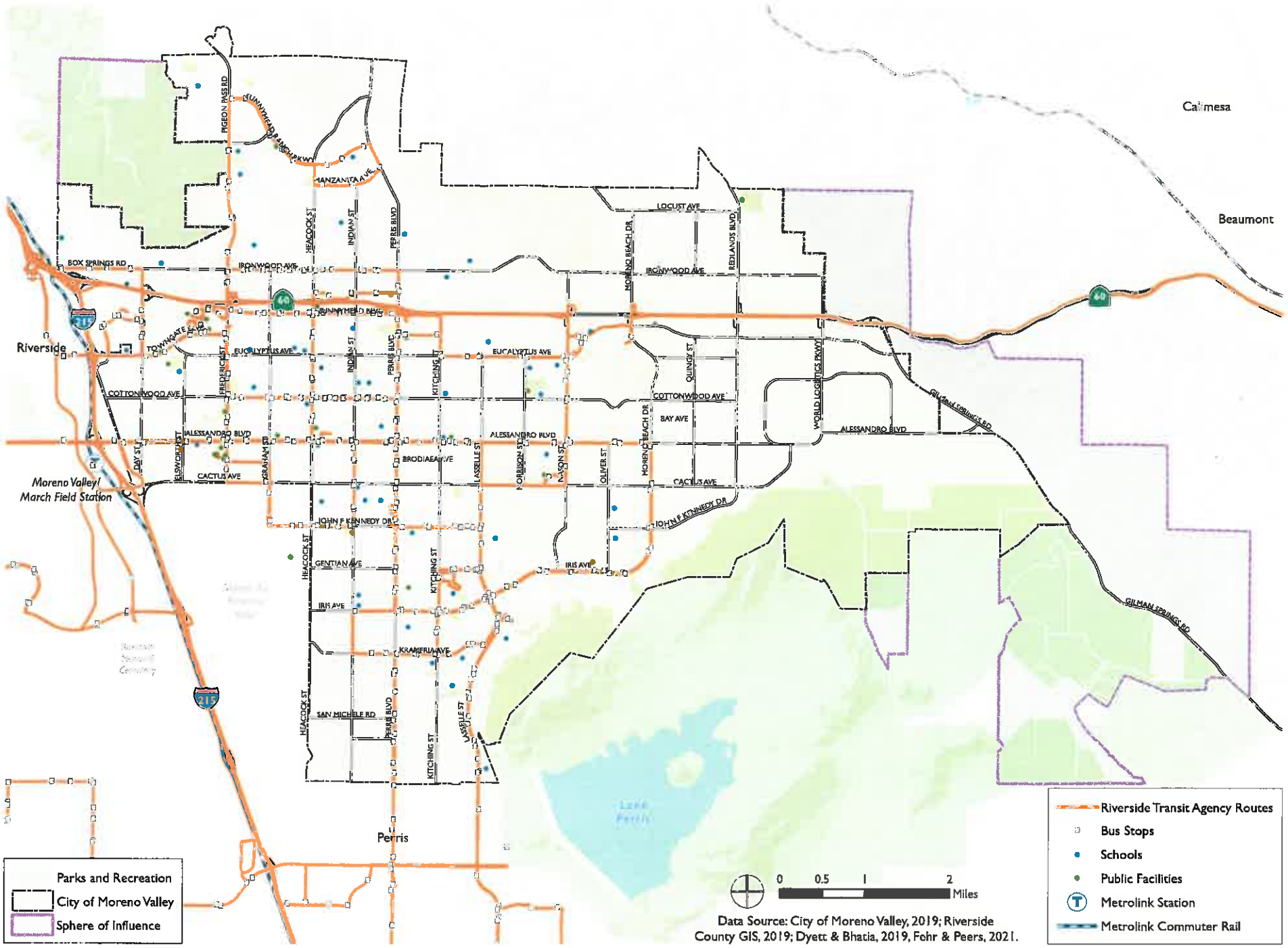
To improve transit connectivity, the City will work with other local agencies to increase transit access through a combination of new routes and/or higher service frequency, expanded hours, and making the public transit experience more user friendly and attractive, such as through improved bus shelters that offer cooling/shade from the sun during drier months and protection against rainy/cold conditions during wetter months. As Moreno Valley expands its transit offerings, the City will help support the prioritization of needs of seniors, minorities, low-income, disabled, and transit-dependent residents to ensure that everyone can make the trips they need to live, work, and play to their fullest potential in Moreno Valley.

Given that the majority of Moreno Valley is of a suburban, low-density character, expanding public transit routes within Moreno Valley would likely be an inefficient method of attracting greater transit ridership. Other methods of attracting ridership could include focusing on providing high-quality service between employment centers and mixed-use destinations along the major corridors of the city,

The Moreno Valley/March Field Metrolink station is an important connection to other cities in Southern California.

RTA operates commuter link bus routes between Moreno Valley and nearby cities.

Map C-3: Transit Lines and Facilities



Data Source: City of Moreno Valley, 2019; Riverside County GIS, 2019; Dyett & Bhatia, 2019, Fehr & Peers, 2021.

supplemented with features such as park-n-rides and pedestrian and bicycle infrastructure to create multi-modal transportation nodes, and coordinating with transit providers to promote bus user satisfaction through strategies such as reduced headways and improved on-time performance.

TRANSPORTATION DEMAND MANAGEMENT (TDM)

Transportation Demand Management (TDM) refers to a comprehensive strategy to reduce driving and resulting VMT by promoting alternatives such as public transit, carpooling, bicycling, walking, and telecommuting. While some TDM measures can be undertaken by the City, such as investments in facilities and programs to encourage alternative modes of transportation, other TDM measures require collaboration with other jurisdictions, for example with transit providers to seek expanded service, or with employers to encourage flexible work schedules and the provision of on-site childcare, preferential carpool parking, and subsidized transit passes.

The Southern California Association of Governments (SCAG) has developed a long-range planning vision to balance future mobility and housing needs with economic, environmental, and public health goals. SCAG's 2020-2045 Regional Transportation Plan/ Sustainable Communities Strategy (RTP/SCS), also called Connect SoCal, has allocated $7.3 billion through 2045 to implement TDM strategies throughout the region. There are three primary goals of SCAG's TDM program:

- Reduce the number of single-occupant vehicle (SOV) trips and per capita VMT through ride-sharing (which includes carpooling and vanpooling) and providing first/last mile services to and from transit;
- Redistribute or eliminate vehicle trips during peak demand periods by supporting telecommuting and alternative work schedules; and
- Reduce the number of SOV trips through use of other modes such as transit, rail, bicycling, and walking, or other micro-mobility modes.

In addition, the Western Riverside Council of Governments (WRCOG), of which the City of Moreno Valley is a member agency, has identified the following key strategies for TDM as most appropriate in the WRCOG subregion:

- Diversifying land use;
- Improving pedestrian networks;
- Implementing traffic calming infrastructure;
- Building low-stress bicycle network improvements;
- Encouraging telecommuting and alternative work schedules; and
- Providing ride-share programs.

Goal C-4: Provide convenient and safe connections between neighborhoods and destinations within Moreno Valley.

POLICIES

C.4-1:	Support the development of highspeed transit linkages or express routes connecting major destinations within the city and beyond, including the Metrolink Station, that would benefit the residents and employers in Moreno Valley.
C.4-2:	Collaborate with major employers and other stakeholders to improve access and connectivity to key destination such as the Downtown Center, the Moreno Valley Mall, the hospital complexes, Moreno Valley College, and the Lake Perris State Recreation Area.
C.4-3:	Support the establishment of a Transit Center/Mobility Hub in the Downtown Center.
C.4-4:	All new developments shall provide sidewalks in conformance with the City's streets cross-section standards, and applicable policies for designated urban and rural areas.

C.4-5: Recognize that high-speed streets, high-volume streets and truck routes can increase pedestrian and bicycle stress levels and decrease comfortability. Provide increased buffers and protected bicycle lanes in high-stress areas, where feasible. Provide landscaped buffers where feasible to separate pedestrian environments from the travel way adjacent to motor vehicles. Provide convenient and high-visibility crossings for pedestrians.

ACTIONS

C.4-A: Prepare and maintain a Pedestrian Access Plan supporting a safer and more convenient network of identified pedestrian routes with access to major employment centers, shopping districts, regional transit centers, schools, and residential neighborhoods; the plan should address safer routes to schools, safer routes for seniors, and increase accessibility for persons with disabilities.

C.4-B: The City shall actively pursue funding for the infill of sidewalks in developed areas. The highest priority shall be to provide sidewalks on designated school routes.

C.4-C: Continue on-going coordination with transit authorities toward the expansion of transit facilities into newly developed areas.

C.4-D: Work with major employers, the hospital complexes, and Moreno Valley College to study alternatives to conventional bus systems, such as smaller shuttle buses (micro-transit), on-demand transit services, or transportation networking company services that connect neighborhood centers to local activity centers with greater cost efficiency.

C.4-E: Pursue regional, state and federal grant opportunities to fund design and construction of the City bikeway system.

C.4-F: Periodically review and update citywide wayfinding strategy that enhances access to key destinations, including Moreno Valley College, Riverside University Medical Center, Kaiser, and Lake Perris State Recreation Area.

Goal C-5: Enhance the range of transportation operations in Moreno Valley and reduce vehicle miles travelled.

POLICIES

C.5-1: Work to reduce VMT through land use planning, enhanced transit access, localized attractions, and access to non-automotive modes.

C.5-2: Encourage public transportation that addresses the particular needs of transit-dependent individuals, including senior citizens, the disabled, and low -income residents.

C.5-3: Encourage bicycling as an alternative to single occupant vehicle travel for the purpose of reducing fuel consumption, traffic congestion, and air pollution.

Offering wifi on public transit is one way to make ridership a more convenient option, as well as offering a valuable service to low-income riders.

C.5-4: Particularly in corridors and centers, work with transit service providers to provide first-rate amenities to support pedestrian, bicycle and transit usage, such as bus shelters and benches, bike racks on buses, high-visibility crossings, and modern bike storage.

C.5-5: Encourage local employers to implement TDM strategies, including shared ride programs, parking cash out, transit benefits, allowing telecommuting and alternative work schedules.

ACTIONS

C.5-A: Keep the City's traffic impact study guidelines current and revise the CEQA threshold of significance for VMT as appropriate.

C.5-B: Maintain a list of recommended Transportation Demand Management (TDM) strategies for employers and new developments.

C.5-C: Remain flexible in the pursuit and adoption of transportation funding mechanisms that fund innovative transportation solutions.

C.5-D: Work with RTA and Metrolink to increase transit service frequency, speed, and reliability and increase ridership. Strengthen linkages and access to the Metrolink Station.

C.5-E: Integrate transit access and information systems into employment centers, major destinations and new multi-family residential development.

C.5-F: Develop a Park Once strategy to promote walkability in mixed use centers and corridors.

C.5-G: Study the feasibility of implementing car-sharing program, working with established providers.

Goods Movement

Moreno Valley benefits from ready access to the regional transportation network, with excellent rail, air, and freeway connections that make it a prime location for businesses active in goods movement. At 4,500 businesses strong and growing, Moreno Valley is home to many Fortune 500 and international companies. Top employers in the city have businesses in sectors such as fulfillment, retail distribution-retail, grocery distribution-grocery, and manufacturing. Industrial areas of Moreno Valley benefit from the robust transportation network and can distribute goods easily throughout the region and the world.

Goods movement is necessary for the vitality of Moreno Valley and the region as a whole. Goods movement in the city occurs primarily on major highways that bisect and border the city, including SR-60 and I-215. Truck traffic on City streets is restricted to specific routes that are designated for thru traffic of trucks over three tons; the truck network system is identified in the City's Municipal Code. These truck routes help to facilitate the movement of goods throughout the city, while providing a connection between major highway facilities (i.e., SR-60 and I-215) to local roadways, such as Alessandro Boulevard and Heacock Street. Moreover, truck traffic is restricted to these designated roadways, unless otherwise authorized by the California Vehicle Code, in order to minimize wear and tear on City streets and promote safety on residential streets. It is important that the City of Moreno Valley continue to designate roadways to support truck travel to facilitate the efficient transfer or loading/unloading of goods. In addition, the City supports improvements to regional goods movement facilities, such as the aviation cargo operations at March Air Reserve Base/March Inland Port.

Overall, goods movement plays an important role in both the circulation network and the economy of Moreno Valley. Often, it can be challenging to accommodate trucks and other vehicles without impeding other modes or the well-being of residents. The General Plan aims to continue to support local and regional solutions to long distance goods movement, allowing for both economic development and a high quality of life in Moreno Valley's residential communities.

Technological innovation is presenting opportunities to improve the efficiency of goods movement in the future, especially with the recent increase in online shopping and delivery due to COVID-19. The future of freight will involve autonomous and electric vehicles, and will also include drones, sidewalk robots and more. The increase in demand for freight will increase the loads on city streets and the demand for truck parking and may also merge into the pedestrian space and air space. The March Air Force Base is expected to increase its role as a logistics hub that links air and ground freight.

Goal C-6: Provide for safe, efficient goods movement by road, air and rail.

POLICIES

C.6-1: Strive to be the most technologically advanced freight hub in the Country, that maximizes efficiency and economic benefit, while minimizing impacts to residents and visitors.

C.6-2: Support implementation of new technologies and best practices that make logistics operations cleaner, greener, and more efficient, including electric truck charging stations, autonomous vehicle sensors and communications.

C.6-3: Support March Global Port in its effort to develop an aviation cargo center at March Air Reserve Base.

ACTIONS

C.6-A: Evaluate opportunities to incorporate new materials, technologies, or design features that improve performance of the circulation system, including stronger concrete roads that will have a longer life cycle and require less maintenance.

C.6-B: Establish restrictions on vehicle weight limit near sensitive land uses such as schools and residential areas to discourage cut-through truck traffic.

C.6-C: Study options for accommodating increased demand for truck parking as logistics uses increase. Consider leasing City-owned land for short- and long-term parking as a form of revenue generation. Consider provisions that allow for shared parking in off-peak areas to maximize space utilization.

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Parks & Public Services

Quality parks, responsive public services, and reliable utility infrastructure are integral to maintaining and strengthening quality of life in Moreno Valley. Public parks, multi-use trails, and recreational and cultural programming provide spaces and occasions for neighborly interaction and healthy living. Schools, libraries, and educational programs provide spaces for learning and create opportunity for people of all ages. Public safety services like police and fire departments keep the community safe, and reliable public infrastructure underpins the City's daily activities and ensures that life can run smoothly. It is critical that investments in public services and facilities are made wisely to provide for the community's existing and future needs.

The purpose of the Parks and Public Services Element is to establish a framework to guide decision-making and investment in parks and public services that contribute to a high quality of life for local residents and an attractive climate for business. Related issues of emergency response and public safety are discussed in the Safety Element, while bicycle routes are addressed in the Circulation Element. The Healthy Community Element also covers physical activity and the Open Space and Resource Conversation Element also addresses recreational trails.

Parks and Open Space Network

Parks and recreational facilities make a vital contribution to the quality of life in Moreno Valley. They provide recreational opportunities, foster health and wellness, and serve as important gathering places in the community. Moreno Valley residents enjoy access to a wide range of parks and recreational facilities, as shown on Map PPS-1. The Parks and Community Services Department maintains approximately 482 acres of parkland in the city, including 7 Community Parks, 24 Neighborhood Parks, 4 Specialty Parks and 15 miles of Trails/Greenways (see Table PPS-1). These facilities offer a variety of amenities from ball fields, basketball courts, and playgrounds to picnic tables, barbecues, and a demonstration garden that showcases sustainable gardening and landscaping practices. Additionally, the City maintains joint use agreements with the Moreno Valley and Val Verde School Districts for off-hour use of some school facilities, including gymnasiums and swimming pools. Residents also have access to an extensive array of regional parks and open spaces in the surrounding area, including Box Springs Mountain Reserve Park, Norton Younglove Reserve, the San Jacinto Wildlife Area, and the Lake Perris State Recreation Area.

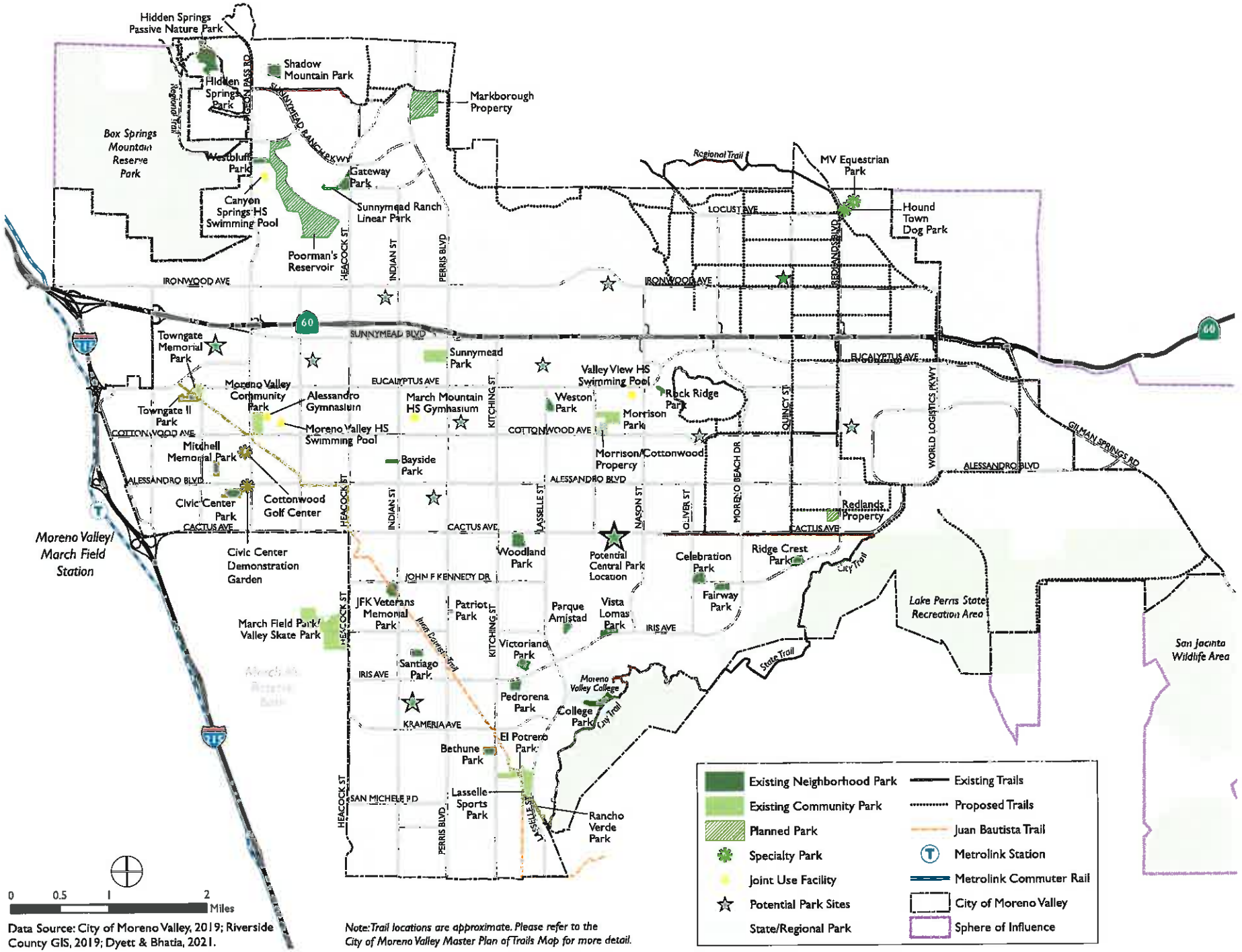
Moreno Valley boasts a network of multi-use trails within the city
Photo credit: AllTrails

For planning purposes, parks are classified by type based on the size, use, and physical characteristics of the land. The four categories of parks defined by the City are as follows:

- *Community Parks are larger parks providing community-wide amenities, meeting needs of large sections of the community. Ideally about 20 to 50 acres in size, these parks have a three-mile radius service area, which represents a 20-minute drive, and often include community buildings, such as a cultural center or teen center, as well as specialty sports facilities. Where Community Parks are located in residential neighborhoods, they serve both the needs of the Community Park service radius and the Neighborhood Park service radius.*
- *Neighborhood Parks range from ¼ to 20 acres in size and are geared specifically for those living within a ½-mile radius of the park, which represents a 15-minute walk. Ease of access and walking distance are critical factors in locating a Neighborhood Park. Amenities provided by a Neighborhood Park include practice sports fields, informal open play areas, children's play apparatus, and basketball, tennis, and volleyball courts. Mini Neighborhood Parks are the smallest park classification, ranging in size from ¼ to five acres in size, and are best used to meet limited or specialized recreational needs.*
- *Specialty Parks provide a single use or activity and generally possess a unique character or function such as equestrian centers, dog parks, skate parks, demonstration gardens, community buildings, aquatic centers, and sport complexes.*
- *Trails/Greenways allow for uninterrupted, safe pedestrian movement through the city and play an important role in connecting the park, recreation and open space system. There are two main categories of greenways. "Natural" greenways follow existing natural resources, "man-made" greenways result from development projects and are often located in residential subdivisions or along abandoned rail corridors, power line corridors, storm drain easements and collector parkway rights-of-way.*

From top to bottom: Moreno Valley Community Park, Rock Ridge Park (neighborhood park), Cottonwood Golf Course (specialty park), and a multi-use trail

Map PPS-1: Existing and Planned Parks and Recreation Facilities



Data Source: City of Moreno Valley, 2019; Riverside County GIS, 2019; Dyett & Bhatia, 2021.

Note: Trail locations are approximate. Please refer to the City of Moreno Valley Master Plan of Trails Map for more detail.

Table PPS-1: Existing and Planned Parks and Recreation Facilities

PARK/FACILITY NAME	ACRES	AMENITIES
Existing Parks and Recreational Facilities		
Community Parks	**166.25**	
El Potrero Park	15.00	Barbecues, four multi-use athletic fields, fitness equipment, picnic tables, playground, soccer field
Lasselle Sports Park Complex	12.75	Barbecues, lit football field, picnic tables, playground, snack bar, lit tennis court
March Field Park (Valley Skate Park)	85.32	Picnic tables, lit skate park, snack bar, lit soccer turf arena, two lit softball/baseball fields
Moreno Valley Community Park	15.58	Barbecues, picnic tables, playground, skate park, snack bar, four lit soccer fields
Morrison Park	14.01	Barbecues, picnic tables, soccer field, snack bar, four lit softball/baseball fields
Sunnymead Park	15.53	Barbecues, picnic tables, playground, snack bar, four lit softball/baseball fields
Towngate Memorial Park	8.06	Barbecues, multi-use athletic fields, picnic tables, playground, lit softball/baseball field, walking path
Neighborhood Parks	**155.58**	
Adrienne Mitchell Memorial Park	4.43	Four lit basketball courts, barbecues, horseshoes, picnic tables, playground, walking path
Bayside Park	2.04	Barbecues, lit basketball court, horseshoes, picnic tables, playground
Bethune Park	6.00	Barbecues, picnic tables, playground, snack bar, two softball/baseball fields, two lit tennis courts, water feature
Celebration Park	6.65	Barbecues, lit basketball court, picnic tables, playground, walking path, water feature
Civic Center Park	7.00	Outdoor amphitheater, benches (adjacent to Conference and Recreation Center)
College Park	18.00	Playground, soccer field
Fairway Park	5.50	Barbecues, multi-use athletic field, picnic tables, playground, volleyball court
Gateway Park	7.67	Barbecues, picnic tables, playground
Hidden Springs Park	7.00	Barbecues, multi-purpose trail/trailhead, picnic tables, playground
Hidden Springs Passive Nature Park	17.00	Picnic tables, trailhead, trail
John F. Kennedy Memorial Park	7.69	Barbecues, picnic tables, playground, lit baseball/softball field, four lit tennis courts
Parque Amistad	4.24	Barbecues, lit basketball court, lit multi-use athletic field, picnic tables, playground
Patriot Park	0.50	Picnic tables, playground, walking path
Pedrorena Park	5.50	Barbecues, lit basketball court, multi-use athletic fields, picnic tables, playground, four tennis courts
Ridge Crest Park	5.00	Barbecues, lit multi-use athletic fields, picnic tables, playground
Rock Ridge Park	1.93	Barbecues, picnic tables, playground
Santiago Park	2.84	Fitness area, multi-use field, playground, shade shelters, walking path
Shadow Mountain Park	10.00	Barbecues, picnic tables, two lit softball/baseball fields
Towngate II Park	8.91	Banquet facility, barbecues, picnic tables, playground, walking path
Victoriano Park	5.43	Barbecues, lit multi-use athletic fields, picnic tables
Vista Lomas Park	4.00	Barbecues, lit basketball court, picnic tables, playground
Westbluff Park	5.00	Barbecues, picnic tables, playground, walking path
Weston Park	4.14	Barbecues, lit multi-use athletic fields, picnic tables, playground, lit softball/baseball fields
Woodland Park	9.11	Barbecues, four lit basketball courts, pickleball court, picnic tables, playground, lit softball/baseball fields, four lit tennis courts
Specialty Parks	**61.04**	
Civic Center Demonstration Garden	0.21	Raised planters, instruction area, compost bins, fruit trees, vertical planters

Table PPS-1: Existing and Planned Parks and Recreation Facilities

PARK/FACILITY NAME	ACRES	AMENITIES
Cottonwood Golf Center	15.83	Banquet facilities, golf course, pro shop
Hound Town Dog Park	1.00	Dog park
Moreno Valley Equestrian Park	44.00	Horse arenas, multi-purpose trails
Trails/Greenways[4]	**90.86**	
Juan Bautista Trail	29.61	
Multi-Use/Equestrian Trails	61.25	Including: Auto Mall Trail, Cactus Corridor Trail, Cold Creek Trail,Cottonwood Trail, Covey Ranch/Day Break Trail, Eucalyptus Ave Trail, Iris Ave Trail, Quincy Channel Trails, Rancho Verde Trail, Redlands Blvd Trail, Sunnymead Ranch Trail
Trail Heads/Staging Area	**7.84**	
Cold Creek Trail Head	0.64	
Cottonwood Staging Area	0.40	
Rancho Verde Equestrian Staging Area	1.30	
Sunnymead Ranch Trail Head	5.50	
Subtotal - Existing	**481.57**	
Current acres of parks/facilities per 1,000 residents (2018)[1]	**2.35**	
Planned Parks, Open Space and Recreational Facilities		
Subtotal	**194.20**	
College Park [5]	7.00	
Markborough Property	43.17	
Morrison/Cottonwood Property	8.09	
Poorman's Reservoir	125.00	
Rancho Verde Park	3.44	
Redlands Property	6.00	
Sunnymead Ranch Linear Park	1.50	
Existing and Planned Parks,Open Space, and Recreational Facilities Combined		
Total - Combined	**675.77**	
Existing and planned acres of parks/facilities per 1,000 residents[2]	**2.68**	
Additional Parks/Facilities Land Needed		
Additional Parks/Facilities	**80.77**	

Notes:

1. Trails/Greenways includes multiple segments per trail
2. The 61.25 acres of Multi-Use/Equestrian Trails includes 15 miles from the Master Plan of Trails network
3. Assumes a 2018 population of 205,034 people (U.S. Census Bureau, 2018 Community Survey 5-Year Estimates)
4. Assumes a 2040 population of 252,179 people.

PARKS SERVICE RATIOS

The City has established a park service standard of 3.0 acres of parkland per 1,000 residents to ensure that access to parks is adequate and commensurate with the size of the community. With 481 acres of existing and planned parkland, Moreno Valley currently has 2.35 acres per thousand residents, below the established service ratio. However, the City has identified approximately 190 acres of land for new parks, including the Markborough (43.16 acres) and Redlands (6.00 acres) properties, College Park undeveloped area (7.00 acres, dependent upon joint use agreement with Moreno Valley College), Morrison property undeveloped area (8.09 acres), and Rancho Verde Park (3.44 acres). Development of these facilities will provide new recreational open space to satisfy future demand, although with a projected population of over 252,000 in 2040, an additional 86.02 acres of parkland will be required to meet the established standard. Map PPS-1 identifies potential locations for these new facilities, adjacent to areas where new housing is envisioned. These are generalized locations only, intended to represent the approximate area where new parkland may be provided in the future. Actual locations will be determined as part of a future update to the Parks, Recreation and Open Space Comprehensive Master Plan. New residential developments will be required to dedicate land for new park facilities or pay a fee that can be used for acquisition of parkland as needed to meet the community-wide standard.

Access to parks for every resident is an important feature of a healthy city.

ACCESS TO PARKS

While the amount of parkland is an essential consideration in planning for parks and recreational facilities, the quality and accessibility of these spaces is equally important. A city should have parks with a distribution and form that allows the facilities to serve as a point of focus for residential neighborhoods, easily accessible for children, families and seniors from their homes whether they choose to walk, ride, roll or take transit. As shown in Map PPS-2, all residential areas of the city are within three miles of a community park and most residential areas are within a 3/4-mile distance of a neighborhood park; however, given the large block size in the city and intervening development, only about a quarter of all residential neighborhoods are within a 5- to 10-minute walk of a park. The provision of new parks at the generalized locations shown on Map PPS-1 will help ensure easy access for future residents, and the development of a new Central Park in the Downtown Center with passive and active amenities will provide a signature facility for the community.

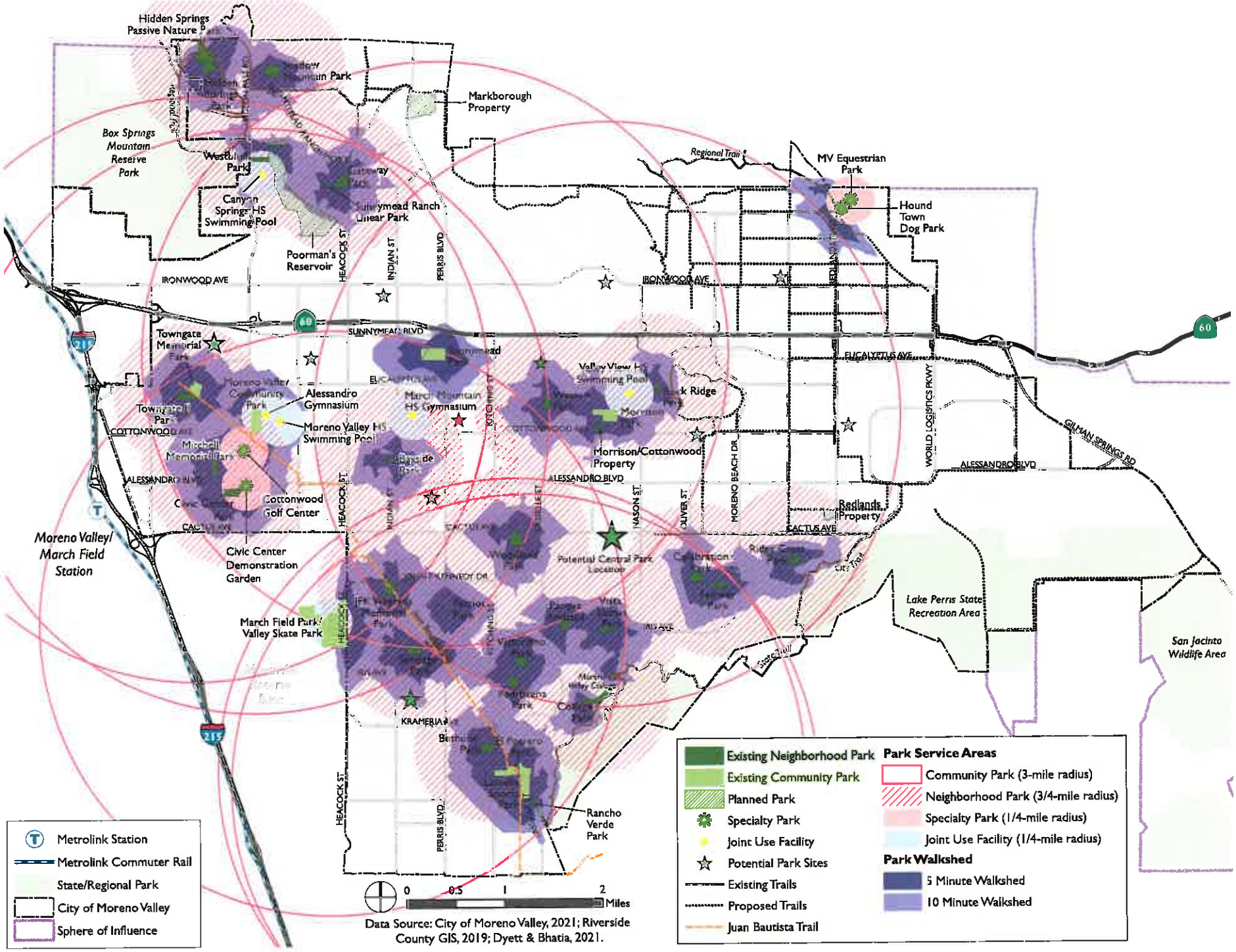
Park accessibility is not just a question of physical connections though; design, programming, maintenance and citizen involvement all play a role in encouraging park use. Programming a variety of activities and special events in addition to sports facilities and playgrounds brings people into parks throughout the day and evening. Locating food concessions and other attractions near park entrances or along a main pedestrian path can make the facilities more inviting, and clear sightlines and lighting can enhance sense of safety. Integrating surround development and transit facilities and prioritizing ongoing maintenance will also help ensure that Moreno Valley's parks and recreational facilities are vibrant neighborhood focal points.

PARKS ADMINISTRATION

The General Plan provides an overarching framework for the provision of parks and recreational facilities in the community. The Parks, Recreation and Open Space Comprehensive Master Plan acts as Moreno Valley's primary implementing tool for parks planning, bridging the City's General Plan and Capital Improvement Plan. The Master Plan provides a detailed inventory of Moreno Valley's existing parks and recreational facilities and future needs, as well as guidelines for the development of future facilities and potential funding sources. Moreno Valley's parkland dedication ordinance operates under the umbrella of the State of California's 1975 Quimby Act, which allows cities to require that new development dedicate land or pay fees to help ensure sufficient parkland to meet the established standard of three acres per thousand residents. Additionally, the City can explore other strategies to encourage the provision of parks and recreational facilities, such as public-private partnerships or impact bonds, which shift financial

Gateway Park north of SR-60

Map PPS-2: Park Service Areas



Data Source: City of Moreno Valley, 2021; Riverside County GIS, 2019; Dyett & Bhatia, 2021.

burden and risk from local government to a new investor, who provides up-front capital for a project. In these arrangements, performance metrics or outcomes are agreed up front, and when they are achieved the investor received repayment with interest.

Parks maintenance and operations are funded through a Community Services District (CSD) established prior to incorporation of the City, which generates funds through an annual assessment on each residential parcel within the CSD. Up until 1998 the fees collected mostly covered the City's cost to provide park and recreation maintenance and operations with very little subsidy from the City's General Fund. However, over the last decade the City has taken on more parkland maintenance, built new park and recreation facilities and responded to community recreation needs with minimal increases in fees and charges to offset increased costs. Volunteer initiatives and sponsorship opportunities, such as those available through the "Beautify MoVal" program can help to offset operations and maintenance costs.

Residents hike on a scenic multi-use trail. The City sponsors free "Hike to the Top" hikes to promote awareness and appreciation of Moreno Valley's hiking trails.
Photo credit: The Press-Enterprise

MULTI-USE TRAIL SYSTEM

Moreno Valley's Multiple-Use Trail System is one of the City's greatest assets. There are currently approximately 15 miles of trails constructed or improved in the city, primarily located in the northwest near Sunnymead Ranch and in the hills in the southern portion of the city bordering the Lake Perris State Recreation Area as shown on Map PPS-1. The multi-use trails accommodate pedestrians, bicyclists, and equestrians. The system provides connections to both regional and State trail systems, as well as six equestrian staging areas.

Expansion of the system is guided by the Master Plan of Trails, which envisions a 56-mile network of City trails in the future connecting Box Springs Mountain Regional Park with the Lake Perris State Recreation area through the northern and eastern portions of the city. As a condition of project approval for new development on parcels where the Master Plan shows a trail, the City requires trail construction consistent with adopted engineering standards. The network will be completed as development occurs and funding becomes available. The City has also established Beautify MoVal, a program, which allows any private organization, business, non-profit, civic group, or individual resident to take an active role in adopting and maintaining the trail system in Moreno Valley.

Scouts adopt a trail by picking up litter.
Photo credit: The Press-Enterprise

Goal PPS-1: Provide and maintain a comprehensive system of quality parks, multi-use trails, and recreational facilities to meet the needs of Moreno Valley's current and future population.

POLICIES

PPS.1-1: Increase the acreage of parks in Moreno Valley to serve the needs of the growing population and maintain a standard of three acres of parkland per 1,000 residents.

PPS.1-2: Require that proponents of new development projects contribute to the acquisition and development of adequate parks and recreational facilities within the community, either through the dedication of park land or the payment of in-lieu fees.

PPS.1-3: Locate new parks in the generalized locations shown on Map PPS-1 so that all residents have easy access to a park from their home. New parks should be located outside of the 65dbl noise contour (see Map N-3) and be accessible by transit.

PPS.1-4: Design and construct parks, public spaces and recreational facilities for flexible use, energy efficiency, adaptability over time, and ease of maintenance.

PPS.1-5: Use site design, landscaping, lighting, and traffic calming measures to create safe parks and open spaces integrated with adjacent developments.

PPS.1-6: Prioritize the maintenance and, where feasible, improvement of parks and recreational facilities to ensure safe, attractive facilities that are responsive to community needs.

PPS.1-7: Provide on-going opportunities for public involvement and input into the park planning process, including priorities for amenities, facilities, programming, and improvements.

PPS.1-8: Continue to encourage existing volunteer, service club and community group efforts to maintain and improve parks, such as "Beautify MoVal."

PPS.1-9: Design and construct the multi-use trail network to connect parks, plazas, and open spaces within the community and promote access to these spaces.

ACTIONS

PPS.1-A: Prioritize the creation of a Central Park facility in the Downtown Center large enough to serve as an amenity and a focal point for the whole community and a draw for visitors from the wider region.

PPS.1-B: Update the Parks, Recreation and Open Space Comprehensive Master Plan to reflect projected community needs and continue to use the Master Plan as the primary tool for planning specific capital improvements and parks and recreation programming in Moreno Valley. The update should incorporate priorities, phasing and funding mechanisms and should also address completion of the multi-use trail system.

PPS.1-C: Explore the potential for linear parks along public and private utilities easements, including the California Aqueduct.

PPS.1-D: Evaluate changes to parkland dedication requirements that will ensure the adequate provision of parkland. These changes may include updating the municipal code to extend parkland dedication requirements to residential projects of fewer than 50 units and requiring that large residential projects provide public open space and amenities on-site.

PPS.1-E: Work with Moreno Valley Unified School District and Val Verde Unified School District to expand shared use of parks and recreational facilities.

PPS.1-F: Periodically assess in-lieu parkland dedication fees, park improvement impact fees, and other fees and charges to ensure they are adequately providing for community need and are competitive within the region.

PPS.1-G: Leverage city funds to access grants for the construction and maintenance of parks and recreational facilities from federal or state government, philanthropic organizations, or private partners.

PPS.1-H: Investigate the feasibility of new park financing strategies such as impact bonds or public-private partnerships that make strategic use of public investment for community benefit.

Cold Creek hiking trail

Woodland Park

Integrated Public Facilities and Inclusive Community Services

Community facilities such as schools; libraries; and arts, cultural, and civic facilities and programs are foundational elements of thriving neighborhoods. In order to have meaningful, lasting positive impacts for users/participants and others by association, public facilities and community services should be well integrated and inclusive of the communities they serve. Public facilities, including schools, libraries, and civic facilities (including safety facilities, subsequently discussed) are shown in Map PPS-3.

SCHOOLS

Good schools are the building blocks of a vibrant, healthy community. With good schools, a community becomes a great place to raise a family, and a good education system not only attracts new residents but also encourages young people to stay in the community as they start their own families. Good schools can drive economic development, as businesses are attracted to communities with good schools where their employees will want to raise families.

Moreno Valley College graduates in 2018.

A school can also be the center of community life, not just for families with children, but for everyone. State regulations governing the siting of new schools encourage locations within walking distance of homes and adjacent to parks, playgrounds, and sports facilities. This easy accessibility makes school sites excellent for co-locating a variety of other facilities as well, including post offices, and healthcare and social services. Some design concepts locate classrooms near or even inside senior centers and nursing homes so that children and seniors share time, spaces, and activities. Beyond mere cost savings, this concept has produced remarkable results, including lower medication levels for seniors and improved reading skills for children.

Colleges and universities, and libraries can also play an important role in the life of the community. Aside from the direct contributions they make to the local economy as large employers, post-secondary educational institutions can provide critical workforce development and training through partnerships with local businesses and community groups. In addition, schools and libraries offer numerous educational programming for preschool-aged children to adults, including English as a Second Language (ESL) and other literacy programs.

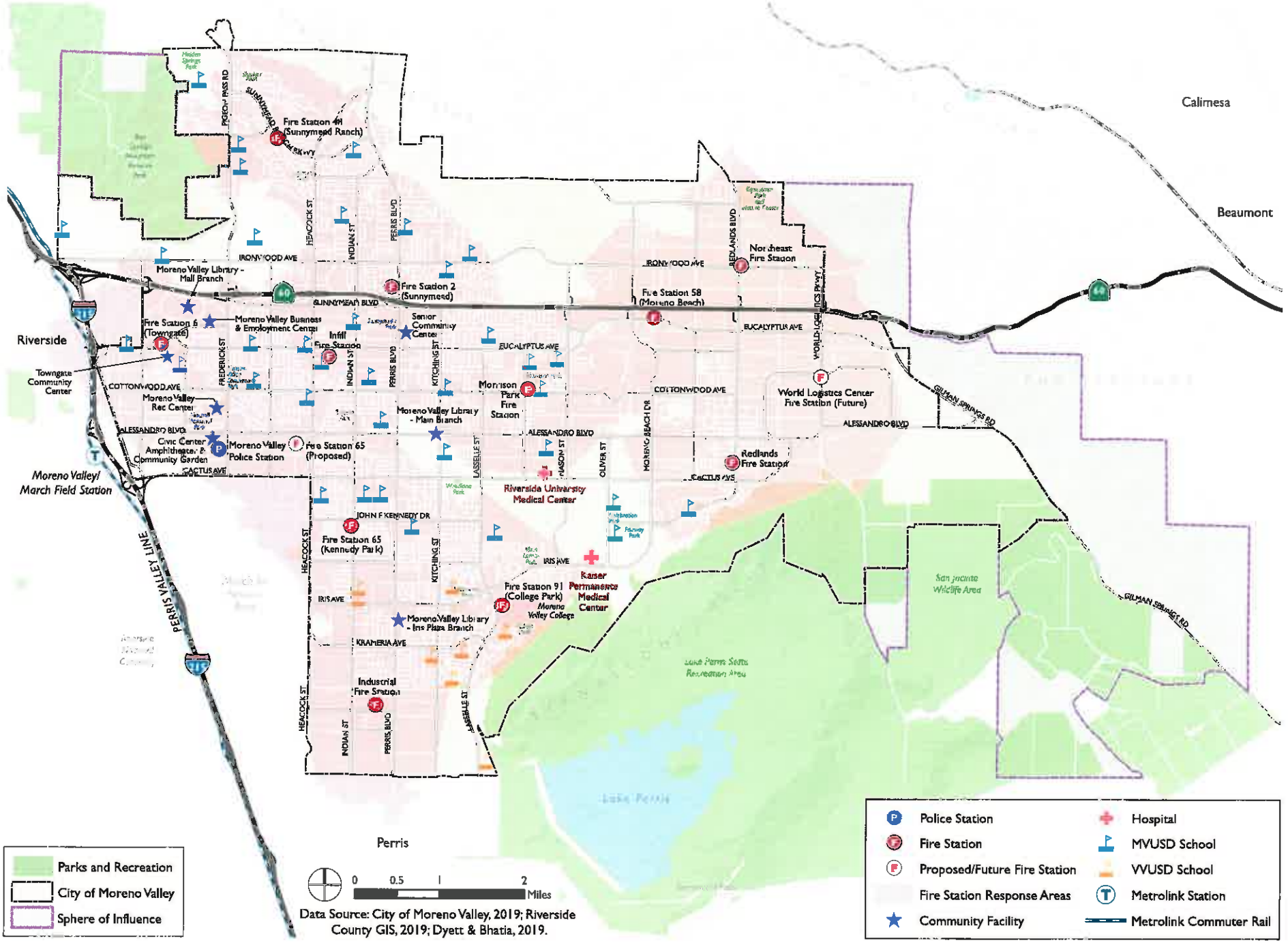
CLiC, Community Learning & Internet Connectivity

In October 2020, the City launched CLiC, which stands for Computer Learning and Internet Connectivity, to provide free internet access using the City's WiFi hotspots, called WiFi Gardens, at various City facilities, public-use computers and mobile hotspots available at the City's three library branches, and a free, comprehensive virtual community portal filled with information to help build users' computer knowledge and skills, and links to low- or no-cost computers and internet service. The California Society of Municipal Finance Officers has awarded the City with the 2021 Innovation Award for CLiC's efforts to close the digital divide.

Moreno Valley High School.

Publicly funded primary and secondary education in Moreno Valley is provided by the Moreno Valley Unified School District (MVUSD) and the Val Verde Unified School District (VVUSD). Additionally, there are a number of private, predominantly parochial schools that offer primary and secondary education in the community. Post-secondary education in Moreno Valley is offered at Moreno Valley College (MVC), well-known for programs in business and information technology systems; health, human, and public services; and public safety education and training. Additionally, MVC has the iMAKE Innovation Center, a facility that provides students and the broader community with access to innovation equipment and material to develop entrepreneurial skills. Another higher education opportunity in the city is California Baptist University's Division of Online and Professional Studies at the Moreno Valley Business & Employment Resource Center (BERC). With a trend towards online learning and the City's continued commitment and prioritization of education and workforce preparedness opportunities for local residents, it is foreseeable that online educational opportunities will expand in scope and popularity in the coming years. The City can continue to position itself as a leader in online learning, growing efforts and partnerships already begun at the BERC and with the CLiC Initiative (Community Learning & Internet Connectivity).

Map PPS-3: Public Facilities



Data Source: City of Moreno Valley, 2019; Riverside County GIS, 2019; Dyett & Bhatia, 2019.

LIBRARIES

Libraries play an important lifelong learning role in communities and the City has made important investments in them recently, most notably with the 2020 opening of the Iris Plaza Branch of the Moreno Valley Public Library system. The three public libraries (Main Branch, Mall Branch, and Iris Plaza Branch) offer a wide array of books and technological resources that are suited to serve patrons of all ages, supporting a culture of learning and civic involvement. Moreno Valley Public Library offers a host of programs for local residents, including children's story time, book club in a bag, STEM activities, reading programs, and literacy programs. Additionally, the Library partners with local organizations to host activities such as monthly performing arts programs and displays local art, all events and activities of which are free. The City's libraries will continue to be hubs of learning, workforce preparedness, and gathering for the community. As Moreno Valley grows in population, additional facilities and programs, especially those with a technological focus, will be needed.

The Moreno Valley Public Library holds a variety of programs for all age groups, many of which are geared towards literacy, social connection, and digital skill-building.

RECREATION AND CULTURE

Moreno Valley residents have access to an array of recreational and cultural activities which are hosted across City-owned, joint-use, and partner facilities. New City-owned facilities such as the Civic Center Amphitheater increase the number of venues for arts and culture in the city, allowing for a variety of live music performances, movies in the park, and other City-sponsored events. Adjacent to the Amphitheater is the Moreno Valley Conference and Recreation Center with amenities including gardens, indoor basketball and volleyball courts, meeting rooms, ballroom, and more. Four other community centers also used by Moreno Valley residents include the Senior Community Center, TownGate Community Center, Cottonwood Golf Center, and March Field Park Community Center, each with their own set of amenities and programs available to the public.

Moreno Valley is conveniently located just about an hour from everything: mountains, desert, and beaches. For those who want to stay closer, there are many interesting things to do in Moreno Valley year-round. There is a weekly farmers market at the Civic Center. The Cottonwood Golf Center offers a 9-hole public golf course. Additionally, the City sponsors many popular annual events: spring events include Springtastic Egg Hunt; summer events include Memorial Day and Fourth of July celebrations and MoVal Movies and MoVal Rocks concert series; fall events include El Grito, Veterans' Day, and Day of the Dead; and winter events include Snow Day and the Holiday Tree Lighting. The General Plan's policies and actions are intended to enhance cultural and recreational opportunities in Moreno Valley, recognizing that these opportunities help to build strong community bonds.

Goal PPS-2: Locate, design, and program public facilities as contributors to neighborhood quality of life.

POLICIES

PPS.2-1: Provide community centers, arts/cultural facilities, libraries, and other community-oriented facilities and programming, ensuring they respond to the diverse interests, needs, ages, and cultural backgrounds of Moreno Valley residents at reasonable costs and are distributed equitably and conveniently throughout Moreno Valley.

PPS.2-2: Encourage privately operated and community-based recreation opportunities, such as climbing gyms, fitness centers, yoga studios, dance schools and other hobby-oriented businesses.

PPS.2-3: Whenever feasible, co-locate City facilities with other public facilities (schools, post offices, hospitals/clinics) so that multiple services may be delivered from a single location.

PPS.2-4: Collaborate with schools to facilitate the shared use of sports and recreational facilities through continued/expanded Joint Use Agreements or other vehicles.

PPS.2-5: Partner with public and private entities to provide community services that support families and meet the diverse needs of community members of all ages, backgrounds, and interests.

ACTIONS

PPS.2-A: Continue to promote community health and active living through City-sponsored initiatives, events, and activities (Healthy MoVal, Community Demonstration Garden).

PPS.2-B: Pursue funding from public, private, or philanthropic sources to expand community facilities and programs to better serve the needs of Moreno Valley residents.

PPS.2-C: Develop partnerships with businesses, community organizations, and non-profits to supplement and sponsor City programs and events.

PPS.2-D: Raise awareness of facilities and programs currently offered by the City and work with residents and stakeholders to identify additional facilities and programs that respond to evolving needs.

Public Safety

Public safety and emergency response are top priorities in Moreno Valley. The City provides law enforcement, fire protection, and emergency medical services to all areas of Moreno Valley. The location of public safety facilities is shown on Map PPS-3.

LAW ENFORCEMENT AND CRIME PREVENTION

The Moreno Valley Police Department (MVPD) provides law enforcement services that enhance, protect, and promote the quality of life for local residents, businesses and visitors. Since incorporation, the City has maintained an annual contract with the Riverside County Sheriff's Department for police protection and crime prevention services. The Sheriff's Department operates under the name of Moreno Valley Police Department and all patrol vehicles display the City's seal or logo and name. The Police Department provides a full range of protection and prevention services, including general law enforcement, traffic enforcement, investigations, and routine support services such as communications, evidence collection, analysis and preservation, training, administration, and records keeping. The Police Department also provides law enforcement services at the Riverside County Regional Medical Center and schools within Moreno Valley.

MVPD is committed to community policing and offers a variety of volunteer programs that contribute to enhanced community safety, civic engagement, and local pride. Community policing encourages interactive, collaborative partnerships between law enforcement agencies, their officers, and the community members they serve. By developing connections within the community, police are better informed and empowered to address public safety issues, including gang activity prevention, intervention, and suppression. MVPD community-oriented volunteer programs include:

- *Citizen's Patrol Unit.* Trained neighborhood patrol units consisting of citizen volunteers patrol shopping centers, neighborhoods, or targeted areas to deter crime.
- *Station Volunteers.* These volunteers assist with various activities at the station, including filing, tracking of offenders, and putting together special events. They also assist with Neighborhood Watch presentations, work with special-interest and business groups, assist with data entry and fingerprinting.
- *Reserve Officer's Program.* For residents who have an interest in police work, this program offers three levels of Reserve Officers for various assignments.
- *Police Explorer Program.* Targeted to youth between the ages of 14½ and 21, the Explorer Program teaches responsibility, leadership skills, and discipline. The Explorers are active in various community functions and assist different units of the MVPD.

Moreno Valley police official and a young citizen
Photo credit: Riverside Sheriff

MVPD operates out of the Moreno Valley Station located in the Civic Center Complex at Alessandro and Frederick, with satellite substations in several other parts of the city. The Department has adopted a zone policing strategy whereby officers are assigned to one of four areas of the city in order to improve response times to calls for service, help officers become more familiar with the community, and build relationships with local residents and business owners. Additionally, to fight crime and improve public safety, MVPD is increasingly making use of technology. MVPD employs a citywide camera surveillance system, one of the most advanced in the region, to remotely monitor parks and other key locations, permitting the Department to enhance public safety without adding police officers. MVPD also makes use of a computer-aided dispatch and records management system that allows rapid access to crime data, as well digital cameras and automated license plate readers in patrol cars.

Looking to the future, the City is planning an expansion of the Civic Center Complex that would include a remodeled Public Safety Building capable of accommodating an additional 420 personnel as well as a satellite police substation in the southeastern part of the city to service anticipated demand from new development. Continued investment in technology and resources will allow the Department to expand the camera system, implement advanced license reading applications, and offer video crime reporting services that allows residents to contact the Department and interact with officers in real-time. As Moreno Valley grows in the coming years, the challenge will be to remain alert and responsive to changes that influence crime prevention efforts.

Design of the built environment can also help prevent crime, reduce the fear of crime, and improve the quality of life in urban areas. Research has shown that the most effective deterrent to criminal activity is the risk of being caught, and design of public spaces that places more eyes on the street and limits access points can create safer environments. Strategies for Crime Prevention Through Environmental Design (CPTED) include locating windows to overlook sidewalks and parking lots, increasing pedestrian and bicycle traffic, and selectively installing fencing, landscaping, or lighting to control access. Well-maintained buildings and grounds also signal alert, active owners and can deter criminal activity.

FIRE PROTECTION

Wildfire poses a real and present danger along the northern perimeter of the city and in the Bernasconi Hills in the south; however, outside of the urban-wildfire interface areas, the threat of an urban conflagration in Moreno Valley is relatively low and is comparable to that of other Inland Empire communities. Structural fires occur most frequently in residential development, and with a focus on promoting infill development will come additional challenges for fire protection in the community. Fire risk exists in commercial and industrial development as well, not insignificant in Moreno Valley given the billions of dollars of inventory stored in the city. Modern fire protection equipment and systems provides valuable protection, and the Moreno Valley Municipal Code requires that all new buildings over 3,600 square feet in size and all residential homes must be equipped with an automatic sprinkler system. Applicable international Building and Fire codes must be continually enforced through a proactive inspection program to effectively mitigate risk.

Wildfire risk and mitigation is addressed comprehensively in the Safety Element of this Plan

Fire and emergency medical services are provided by Moreno Valley Fire Department (MVFD), under contracts with Riverside County and the California Department of Forestry and Fire Protection (CALFIRE) for provision of services as part of an integrated regional fire protection system. MVFD is the primary response agency for fires, emergency medical service, hazardous materials incidents, traffic accidents, terrorist acts, catastrophic weather events, and technical rescues for the City. The Department also provides a full range of fire prevention services including public education, code enforcement, plan check and inspection services for new and existing construction, and fire investigation. Through a series of mutual and automatic aid agreements, MVFD provides fire apparatus to other jurisdictions in the region to assist in handling emergency calls for service, just as those jurisdictions provide resources to Moreno Valley.

MVFD operates out of seven fire stations, distributed throughout the city as shown on Map PPS-3. The Department has not adopted service ratios for personnel or equipment but strives to achieve National Fire Protection Association standards for the organization and deployment of fire suppression operations (NFPA 1710) and adjusts staffing and equipment levels

as needed, based on an ongoing assessment of activity in the city and calls for service. Existing facilities are located strategically where geographically possible to allow for a four-minute travel time, in accordance with NFPA 1710 standards. Map PPS-3 also shows land acquired by the City for future fire stations. Locations may be coordinated with the provision of a new police satellite facility in the future Downtown Center. Once constructed and staffed with adequate resources and personnel, these stations will ensure MVFD maintains adequate coverages to serve future need.

MVFD responds to approximately 19,000 calls for service each year, the vast majority of which are calls for emergency medical service. MVFD has prepared a Strategic Plan that outlines goals for fire prevention, operations, and management and a series of strategies for accomplishing them. The Strategic Plan guides the Department's activities and seeks to ensure the community continues to receive outstanding fire protection services.

Community education and outreach are important aspects of MVFD's mission. MVFD runs a Reserve Firefighters program designed to give on-the-job experience to individuals seeking to become career firefighters while augmenting engine company personnel. The Department also has a Fire Explorer youth program, and the Office of Emergency Management provides training for City employees and residents, such as Community Emergency Response Team training, terrorism awareness training, and emergency preparedness training. These volunteer programs help connect the Fire Department to the community and play an important role for citywide prevention, mitigation, preparedness, response, and recovery for natural or human-made disasters.

Moreno Valley Volunteer Reserve Firefighters (above) assist MVFD in firefighting activities and the provision of Emergency Medical Services (EMS).

Goal PPS-3: Provide for responsive police and fire services that ensure a safe and secure environment for people and property.

POLICIES

PPS.3-1: Provide responsive, efficient, and effective police services that promote a high level of public safety.

PPS.3-2: Provide fire prevention and emergency response services that minimize fire risks and protect life and property, including fire prevention, fire-related law enforcement, and public education and information programs.

PPS.3-3: Locate and maintain police and fire equipment, facilities, and staffing at locations and levels that allow for effective service delivery.

PPS.3-4: Maintain mutual aid agreements and communication links with the County of Riverside and other surrounding jurisdictions that allow for supplemental aid from other police and fire personnel in the event of emergencies.

PPS.3-5: Monitor the pace and location of development in Moreno Valley and coordinate the timing of fire station construction or expansion to the rise of service demand in surrounding areas.

PPS.3-6: Continue to require that new development make a fair share funding contribution to ensure the provision of adequate police and fire services.

PPS.3-7: Continue to engage the Police and Fire Departments in the development review process to ensure that projects are designed and operated in a manner that minimizes the potential for criminal activity and fire hazards and maximizes the potential for responsive police and fire services.

PPS.3-8: Apply Crime Prevention through Environmental Design principles in the design of new development and encourage the provision of adequate public lighting; windows overlooking streets or parking lots; and paths to increase pedestrian activity within private development projects and public facilities in order to enhance public safety and reduce calls for service.

PPS.3-9: Employ community-based policing strategies and encourage the establishment of neighborhood watch programs in partnerships with community groups.

PPS.3-10: Continue to provide community programs, volunteer opportunities, and fire safety education to residents of appropriate age.

ACTIONS

PPS.3-A: Explore new Moreno Valley Police Department volunteer programs and initiatives that continue to strengthen community policing.

PPS.3-B: Explore new technology to maintain and enhance public safety.

PPS.3-C: Periodically review and update the Fire Department Strategic Plan as conditions warrant.

Utilities

WATER SUPPLY

Throughout Southern California, a fundamental long-term constraint on development is availability and quality of water. Water service in Moreno Valley is provided by two agencies: Eastern Municipal Water District (EMWD) supplies most of the city, except for a 430-acre area on the west side which is served by Box Springs Mutual Water Company (BSMWC).

EMWD supplies the majority of the water in Moreno Valley, serving a geographic area that extends from Moreno Valley to Temecula and from Mead Valley to San Jacinto and Valle Vista. Within the planning area, EMWD provides water to homes and businesses in an area that extends north of the city limits and includes most of the sphere of influence. Water supplied by EMWD is imported by the Metropolitan Water District of Southern California (MWD) and comes principally from two sources -- Colorado River water sourced via the Colorado River Aqueduct, and water sourced from Northern California via the State Water Project. Prior to distribution as potable water, imported water received from MWD is treated at two treatment plants: Henry J. Mills (Mills) in Riverside and Robert A. Skinner (Skinner) in Winchester. EMWD is also increasing the use of recycled water for landscaping and other non-potable uses through expansion and maximization of the four regional water reclamation facilities.

BSMWC provides water service to a 430-acre area in the western part of the city that includes the Edgemont neighborhood. A private shareholder company owned by 2,300 property owners, BSMWC has provided potable water since 1920, sourced primarily from a groundwater wells located in the area. The well water is high in nitrates and to meet safe drinking water standards, BSMWC must blend its supply with imported water from MWD. Portions of the Box Springs Mutual Water Company system are undersized and deteriorated, which limits its ability to deliver adequate water flow for existing and new development. Improving the water system could cost between $16.5 million and $22 million, depending on whether it continued to depend on the well and blend it with imported water or switched entirely to imported water. Water system improvements are being made incrementally, but funding remains a significant challenge given that as a private company, BSMWC is not eligible to receive State grants.

MWD and EMWD have prepared Urban Water Management Plans to demonstrate sufficient supply to meet projected demand in their service areas through the year 2040 under normal, dry, and multiple dry year scenarios.

SEWER SERVICE

Sewer service in Moreno Valley is provided by two agencies: EMWD and Edgemont Community Services District (ECSD). EMWD services most of the City, while ECSD services a 1,500-acre area on the west side of the City that includes the BSMWC water service area.

EMWD wastewater collection system includes 1,534 miles of gravity sewer, 53 lift stations, and four operational regional water reclamation facilities (RWRFs). The four RWRFs treat wastewater and produce tertiary effluent where the treated water is delivered to recycled water customers or discharged to either Temescal Creek or in percolation and evaporation storage ponds throughout EMWD's service area. In 2015, EMWD collected and treated over 45,300 acre-feet of wastewater, and recycled over 34,000 acre-feet of wastewater within its service area.

ECSD is a 2.35 square mile community services district located within the eastern portion of the City of Riverside and the western portion of the City of Moreno Valley. Its wastewater collection system is made up of approximately 17 miles of sewer pipelines, including three trunk sewer systems along Alessandro Boulevard, the I-215 and on Cottonwood Avenue. ECSD does not currently own a wastewater treatment plant. The sewage generated within ECSD's service area is currently conveyed to the City of Riverside Water Quality Control Plant by an existing connection and two metering facilities located at the Canyon Springs Shopping Center. These two metering facilities provide measurement of wastewater generated within the service area for billing purposes.

EMWD has prepared a Wastewater Collection System Master Plan that identifies collection and conveyance improvements; however, this Plan envisions new development focused in centers and corridors, including the Downtown Center, Moreno Valley Mall area, and the Alessandro, Perris and Sunnymead corridors. To accommodate this new growth pattern, it is anticipated that sewer line improvements will be required in these areas, including a new 8-inch 12-inch sewer lines to collect wastewater and a new 21-inch trunk sewer to convey the flows to the wastewater treatment plant. Other wastewater collection system improvements needed to support planned business and industrial development in the eastern part of the city have been defined and planned for as part of a separate Specific Plan process. The cost of the new sewer collection and conveyance system improvements will be paid by development as projects are proposed. It is not anticipated that redevelopment within the ECSD service area will require substantial upgrades.

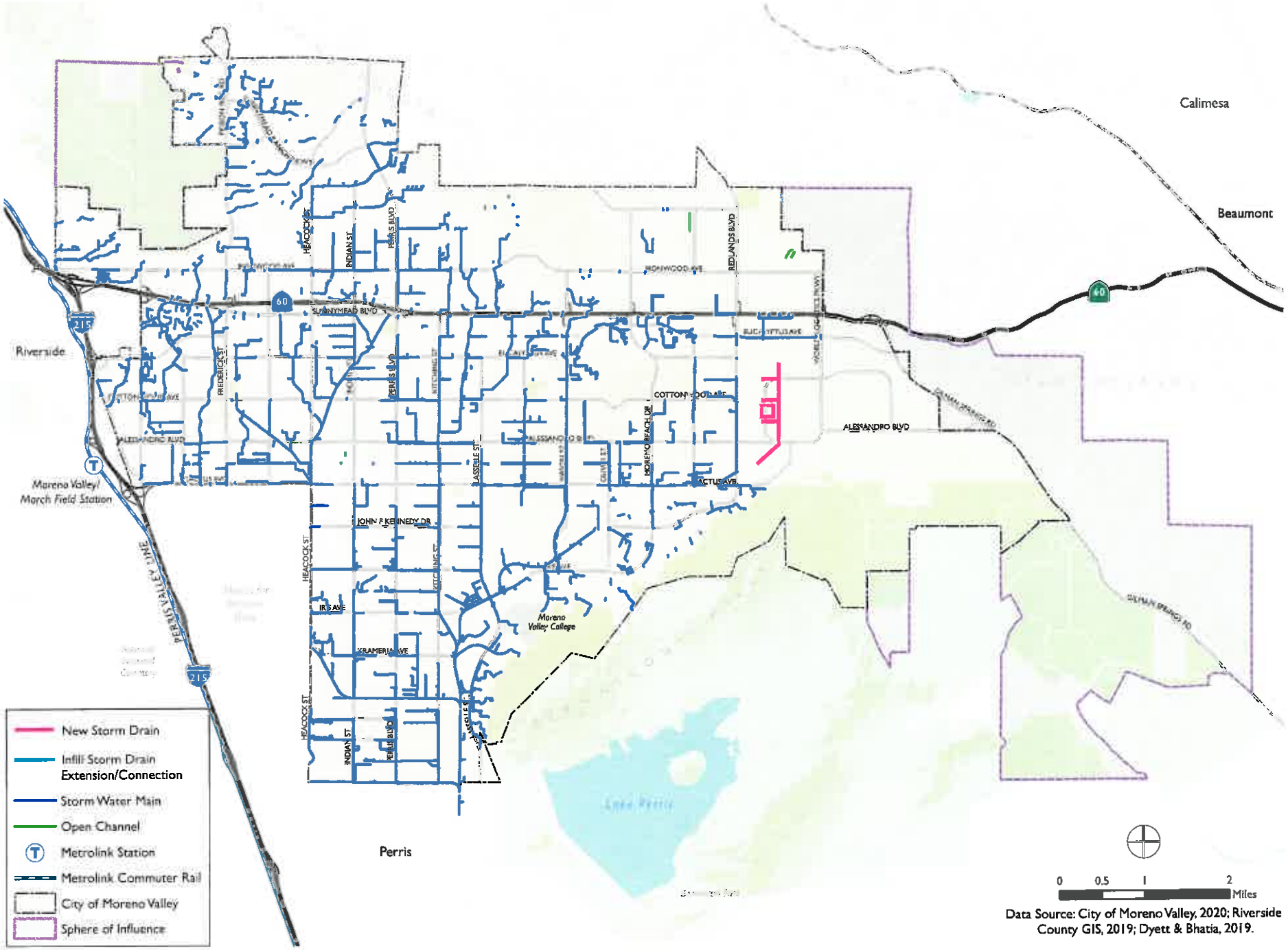
STORM DRAIN INFRASTRUCTURE

The Riverside County Flood Control District and Water Conservation District (RCFC&WCD) and the City of Moreno Valley jointly maintain the storm drain system. A portion in the east side of the City is within the Federal Emergency Management Agency (FEMA) flood zone. As a result, the City has adopted the Moreno MDP, a plan administered by RCFC&WCD that provides the long-range plan to install storm drain conveyance systems on the east side of the City. In addition, the City has adopted the Sunnymead, Perris Valley, and West End Moreno MDPs, also administered by RCFC&WCD, that provides the long-range plan to install storm drain conveyance systems on the west side of the City. The City and RCFC&WCD have invested significantly in storm drain infrastructure. Several major storm drain, open channel, and retention basins identified in the Sunnymead, West End Moreno, and Moreno MDPs have already been built. Remaining improvements consist of:

- Underground storm drains, including both reinforced concrete pipes (RCP) and reinforced concrete boxes (RCB), placed within existing or future right-of way;
- Open channel facilities, including concrete lined channels and earthen bottom channels with rock lined slopes. They serve as flow conveyors and outlets for the underground facilities, and are typically placed along existing drainage ditches, washes and where proposed construction of the channel has minimal impact on surrounding properties;
- Detention basins sized for a 100-year storm event that serve to reduce peak flow rates and to match the capacity of existing downstream facilities. Reducing peak flows results in smaller capacity drainage facilities required to convey flows downstream; thus, saving costs and liming the scope of downstream impacts. Detention basins will be equipped with an emergency spillway for flows exceeding the design capacity of the basin.

Existing regulations at the State and regional level have been established to regulate discharge prohibitions, effluent limitations and discharge specifications, receiving water limitations, and other provisions (i.e. monitoring and reporting, watershed management programs, control measures, and total maximum daily loads). Further, the City and RCFC&WCD have established additional local regulations for storm water runoff. Any new development or significant redevelopment are required to follow the established Low Impact Development (LID) principles and guidelines in the design of their site. New developments must not increase stormwater runoff downstream, both in rate and volume; rather they must capture it on-site for attenuation and/or recharge to control the stormwater runoff downstream. Ultimately, development is responsible for preparing a project specific drainage plan that analyzes and identifies impacts of the proposed project and any deficiencies within the existing downstream system to complement the planned improvements within the respective MDP areas.

Map PPS-4: Existing and Proposed Storm Drain Facilities



Data Source: City of Moreno Valley, 2020; Riverside County GIS, 2019; Dyett & Bhatia, 2019.

NATURAL GAS

SoCalGas, the nation's largest natural gas distribution utility, provides Moreno Valley with natural gas service. SoCalGas' overall service territory encompasses approximately 20,000 square miles and more than 500 communities.

ELECTRICITY

Southern California Edison (SCE) and the Moreno Valley Electric Utility (MVU) provide electricity to the city. SCE, a subsidiary of Edison International, serves approximately 180 cities in 11 counties across Central and Southern California. Today SCE has over 6,500 residential and business clients in a service area that covers the eastern and southern portions of the city. MVU was established in 2001 as a public power utility, first serving customers in the Promontory Park subdivision at Cactus Avenue and Moreno Beach Drive. MVU serves over 6,500 customers within its service area. MVU provides customer service, meter reading, billing, emergency response and other services to new commercial and residential developments located within its service area. MVU also provides energy for public vehicle charging stations in Moreno Valley, including public charging stations located at City Hall and the Walmart Supercenter.

In 2014, the Moreno Valley City Council formed a Utilities Commission to provide additional review for all matters pertaining to MVU. Commissioners are citizen volunteers, appointed by the City Council for three-year terms. Benefits of the publicly-owned utility are highlighted below.

- *MVU is a Public Power Utility* – Owned and operated by the community, MVU is locally controlled and managed on a not-for-profit basis. Public power utilities are public service entities and do not serve shareholders. This gives MVU the ability to tailor operations and services to the needs of the local community. Success is measured by how much money stays within the community, not by how much in dividends stockholders receive
- *Incentives for Economic Development* – MVU offers special incentives for businesses to locate within the Moreno Valley Electric Utility service area. More businesses means more jobs and a greater tax base for the City and its residents.
- *Direct Control* – Every Moreno Valley citizen is an owner with direct say on the utility operations, whether they are serviced by Moreno Valley Electric Utility or not. The City Council is the governing body for the utility, giving citizens the right to participate in the meetings and offer comments.
- *Special Services* – The City has the authority to structure its utility to provide special services to its customers. This includes the ability to provide programs such as the Energy Assistance Program designed to help income-qualified residential customers, and a full portfolio of conservation incentives for residential and commercial customers.

COMMUNICATIONS

Utilities telecommunications, including broadband internet service, are considered common elements of contemporary life. It is necessary to ensure these services are available and adequate to meet the demands of all Moreno Valley residents and businesses. Rising demand associated with population and employment growth will necessitate additional facilities and services (e.g., 5G wireless technology).

In October 2020, the City launched the CLiC Initiative (Computer Learning & Internet Connectivity) intended to bring more residents into the digital age, including 150 WiFi hotspots that can be borrowed from the City's three library branches; creation of WiFi Garden locations (free WiFi access at various City facilities); public-use computers at libraries and the Senior Center; and a free, comprehensive virtual community portal with information to help build users' computer knowledge and skills. The CLiC portal, located on the City's website and available in both English and Spanish, provides information for free and low-cost ways of getting a computer and accessing the internet and also free resources to help users take advantage of their internet access to enhance learning, seek employment, manage their finances, do business, and have fun online.

Goal PPS-4: Provide for utilities and infrastructure to deliver safe, reliable services for current and future residents and businesses

POLICIES

PPS.4-1: Coordinate with utility agencies to provide for water and sewer systems capable of meeting the daily and peak demands of Moreno Valley residents and businesses, including the provision of adequate fire flows.

PPS.4-2: Coordinate development activity with the provision of public infrastructure and services to eliminate possible gaps in service provision.

PPS.4-3: Prior to the approval of any new development application, continue to require "will serve" letters from utility providers demonstrating that adequate water and septic or sewer service capacity exists or will be available to serve the proposed development in a timely manner.

PPS.4-4: Whenever possible, project proponents should ensure that public water, sewer, drainage and other backbone facilities needed for a project phase are constructed prior to or concurrent with initial development within that phase. It shall be the ultimate responsibility of the sponsor of a development project to assure that all necessary infrastructure improvements (including system wide improvements) needed to support project development are available at the time that they are needed.

PPS.4-5: Facilitate installation of advanced technology infrastructure, including, but not limited to, infrastructure for high-speed internet access and solar energy.

PPS.4-6: Maintain a "dig once" policy to streamline the installation of infrastructure, minimize disruption from construction activities, and optimize coordination among responsible agencies and developers.

ACTIONS

PPS.4-A: Share information on development activity and growth projections with utility providers and coordinate with responsible agencies to ensure adequate planning of public utilities to serve the community.

PPS.4-B: Continue to implement comprehensive solutions to the financing of public facilities that adequately distribute costs based on the level of benefit received and the timing of development. Tools may include benefit assessment districts, Mello-Roos Community Facilities Districts, tax increment financing, and other financing mechanisms in combination with programmed capital improvements to eliminate existing public service and facility gaps, and to provide necessary facilities in advance of the impacts created by development.

PPS.4-C: Periodically review public facilities impact fees in accordance with State law to ensure that the charges are consistent with the costs of improvements. Utilize the service and mitigation standards contained in the Moreno Valley General Plan as the basis for determining improvement costs.

PPS.4-D: Implement the Transportation Electrification Roadmap to promote the use of electric vehicles in the city.

6 Safety

The rugged beauty of the natural landscape in and around Moreno Valley helps define the character of the community, but it also holds potential for natural hazards that pose risk to human health and property, including earthquakes, landslides, flooding, wildfire, and wind-related hazards. These risks are compounded by the warming of the climate, which is projected to bring hotter average daily temperatures, increased rainfall intensity, and more extreme weather events. Urban development in the area has also brought the potential for humanmade disasters. This chapter identifies natural and humanmade hazards in Moreno Valley as well as measures to promote public safety and effective emergency response and recovery.

This chapter satisfies the statutory requirements for the General Plan Safety Element. Police, fire and emergency medical response are also addressed in the Parks and Public Services Element, together with public utility infrastructure.

Seismic and Geologic Hazards

SEISMICITY

Like much of California, Moreno Valley is located in a seismically active region. As shown in Map S-1, the San Jacinto Fault Zone traverses the northeastern boundary of the city. One of the most seismically active structures in southern California, the San Jacinto fault zone has produced 10 historical earthquakes with a magnitude greater than 6 and has been categorized as an Alquist-Priolo Earthquake Fault Zone by the State of California. Alquist-Priolo Zones identify surface traces of known active faults that pose seismic hazards and buffers around the known traces. New housing construction within these zones is prohibited unless a comprehensive geologic investigation shows that the fault does not pose a hazard to the proposed structure.

The San Jacinto Fault Zone is composed of several parallel faults that together constitute the zone. There are three branches of the San Jacinto Fault in the southeast corner of the study area. The western branch is sometimes referred to as the Casa Loma Fault, which is identified on maps primarily southeasterly of the City limits; the eastern branch, the Claremont Fault. The Farm Road Fault was identified in 1992 in the southeastern portion of the study area. The Casa Loma fault within the City limits is not identified as an Alquist-Priolo Earthquake Fault Zone as insufficient information is available to determine if the fault is active.

Given the extent of known faults in the planning area, the potential for seismic hazard is high. These hazards may be addressed though adherence with existing building codes including the requirements of California Building Code Chapter 18, and state and local regulations, though exposure to seismic risks cannot be completely eliminated.

GROUND SHAKING AND SURFACE RUPTURE

Ground shaking is the effect of surface motion generated by an earthquake that results in the vast majority of damage during seismic events. Several factors control how ground motion interacts with structures, making the hazard of ground shaking difficult to predict. Seismic waves propagating through the Earth's crust are responsible for the ground vibrations normally felt during an earthquake. Structures within the city could be affected by ground shaking during a seismic event associated with the San Jacinto Fault Zone. Additionally, seismic events associated with the active San Andreas Fault located approximately 15 miles northeast and the active Elsinore Fault located approximately 17 miles southwest could also generate ground shaking within the city.

LIQUEFACTION

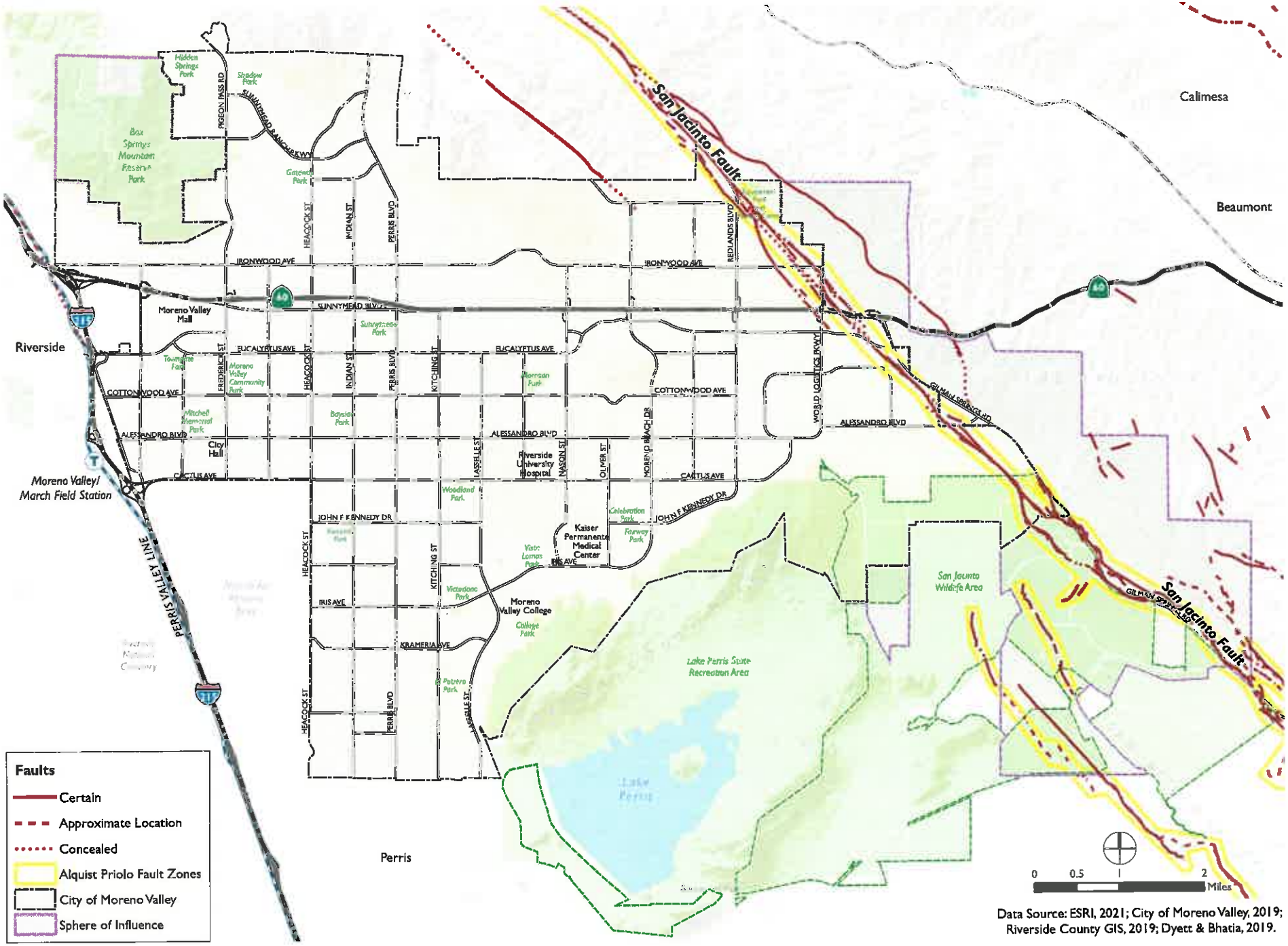
Liquefaction is a seismic phenomenon in which loose, saturated, granular soils behave similarly to a fluid when subject to high-intensity ground shaking. Liquefaction occurs when three general conditions exist: shallow groundwater; low-density non-cohesive (granular) soils; and high-intensity ground motion. Liquefaction is typified by a buildup of pore-water pressure in the affected soil layer to a point where a total loss of shear strength occurs, causing the soil to behave as a liquid. Studies indicate that saturated, loose to medium dense, near surface cohesionless soils exhibit the highest liquefaction potential, while dry, dense, cohesionless soils and cohesive soils exhibit low to negligible liquefaction potential. As shown in Map S-2, the majority of the city is classified as having low or moderate potential for liquefaction. Small amounts of land within the western and southern portion of the city are classified as having high potential for liquefaction, and small amount of land along the southern border is classified as having very high potential for liquefaction.

LANDSLIDES

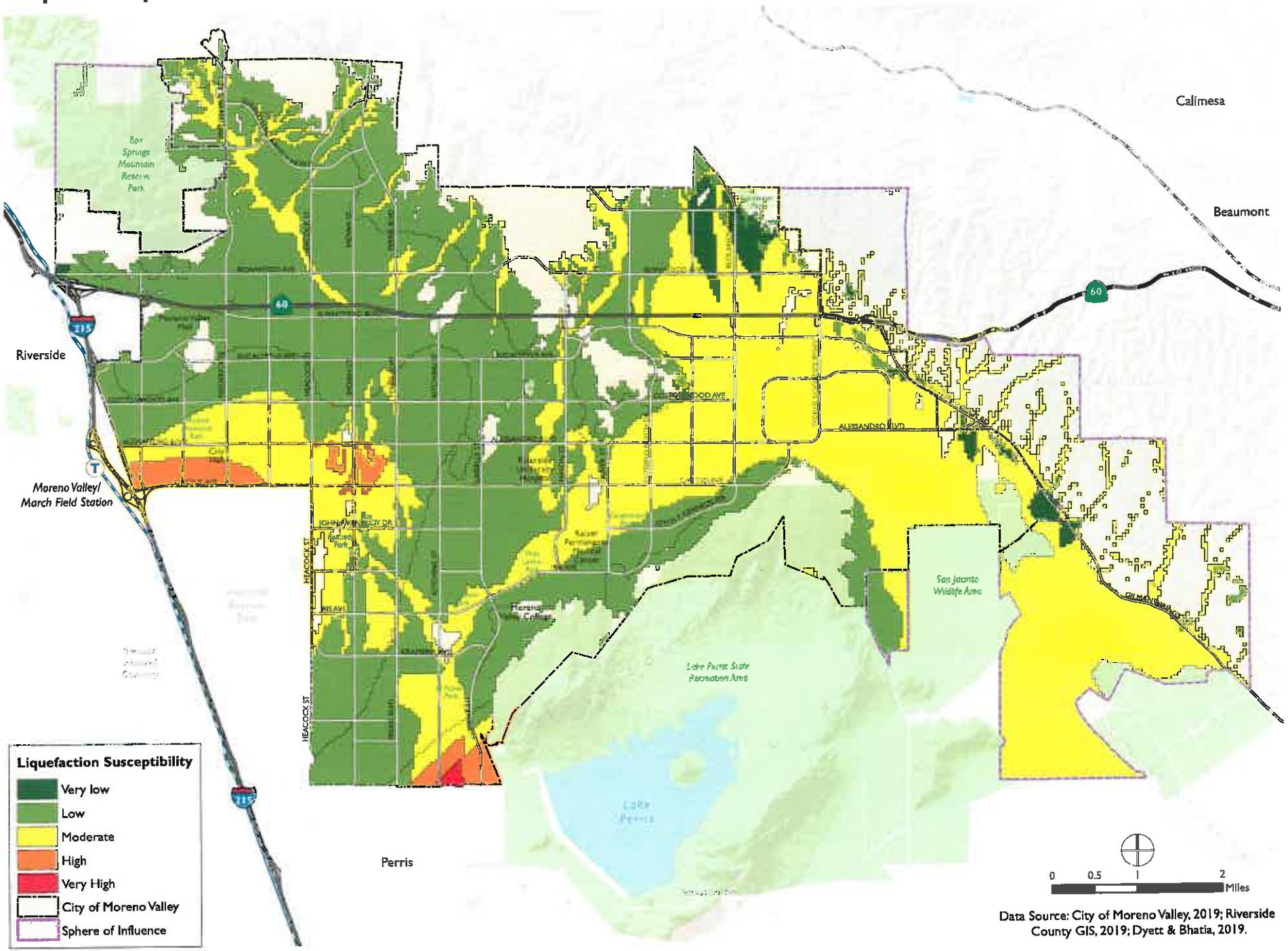
Landslides occur when masses of rock, earth, or debris move down a slope, including rock falls, deep failure of slopes, and shallow debris flows. Landslides are influenced by human activities such as grading and other construction activities, irrigation of slopes, mining activity, and by natural factors such as precipitation, geology/soil types, surface/subsurface flow of water, and topography. Frequently, they may be triggered by other hazards such as floods and earthquakes. The majority of the city is relatively flat and has been assigned a landslide susceptibility class of 0 (No Risk) by the California Geological Survey (Map S-3). However, some areas within the northern, northeastern and southeastern portions of the city and within the Sphere of Influence have been assigned landslide susceptibility classes ranging from V (Moderate Risk) to X (High Risk). Some areas within the central portion of the city have also been assigned a landslide susceptibility classes ranging from V (Moderate Risk) to X (High Risk).

The San Jacinto Fault Zone traverses the northeastern border of the city, putting the area at higher risk for seismic activity.

Map S-1: Fault Zones

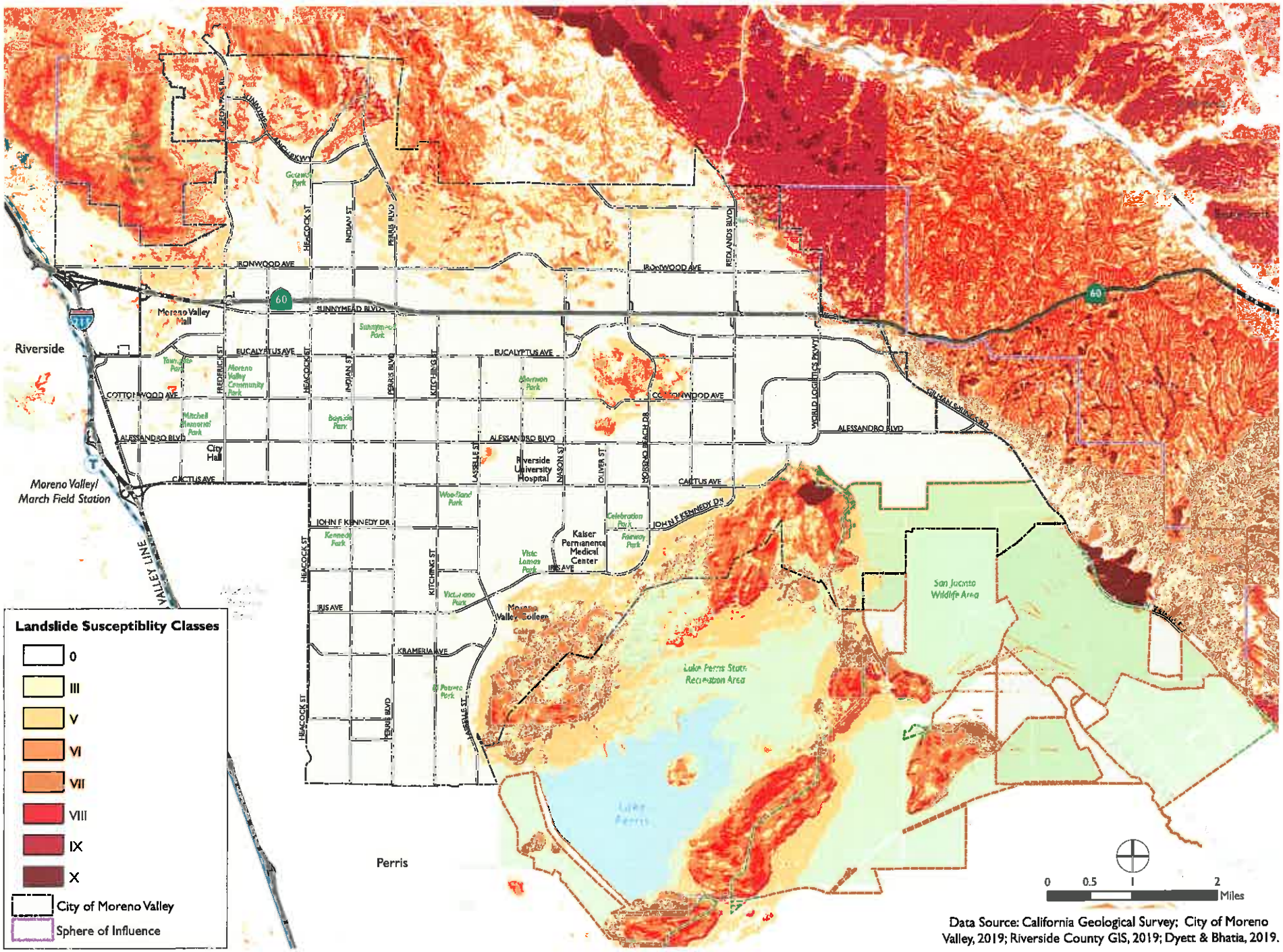


Map S-2: Liquefaction Hazards



Data Source: City of Moreno Valley, 2019; Riverside County GIS, 2019; Dyett & Bhatia, 2019.

Map S-3: Landslide Hazards



Flood Hazards

DRAINAGE

Moreno Valley generally drains from north to south into the San Jacinto River, Canyon Lake, and ultimately to Lake Elsinore via three major storm drain channels: the Sunnymead Storm drain, the Kitching Storm drain, and the Perris Valley Storm drain.

- The Sunnymead Storm Channel is a concrete-lined channel that extends from SR-60 and crosses the planning area in a southwesterly direction. The Channel accepts storm water runoff from the Box Springs Mountains and areas south of the mountains. The runoff flows into the Sycamore Canyon Watershed. This storm water runoff eventually flows into the Santa Ana Watershed.
- The Kitching Channel is an open channel that averages a 12-foot bottom, 7-foot deep trapezoidal channel. Kitching Channel and its storm drains system constitutes the backbone of the eastern half of the Sunnymead Master Drainage Plan. The Channel drains in a southerly direction approximately from SR-60 through the central portion of Moreno Valley and into the Perris Valley Storm drain and ultimately into the San Jacinto River Watershed.
- The Perris Valley Storm drain is an open channel. Lateral A runs west to east between Krameria Avenue and Nandina Avenue. Lateral A enters the main channel west of Lasselle Street. Eventually, the storm drain empties into the San Jacinto River Watershed.

FLOODING

Like many communities in the region, Moreno Valley has a history of flooding, primarily in areas that are not fully developed and where storm drain system is not yet built out. Between 2005 and 2015, six major storm events resulted in flood damage to residential and commercial structures as well as transportation and utility infrastructure totaling over $59 million. Since 2005, the City has invested over $25M in new and updated storm drain infrastructure to mitigate flooding issues.

Storms can result in flooding of drainage channels and areas immediately adjacent floodplains, while sheet flows can occur if the capacities of defined watercourses are exceeded. Ponding may also occur if water flow is obstructed due to humanmade obstacles such as the embankments of SR-60 and other roadways. The Federal Emergency Management Agency (FEMA) issues Flood Insurance Rate Maps (FIRM) identifying areas prone to flooding and characterizing flood hazard risk. As shown on Map S-4, a large portion of the eastern part of the city is located within the 500-year flood plain, meaning that properties have a one-in-500 chance of flooding in a given year. Smaller areas, primarily in the southern part of the city are located in the 100-year flood plain.

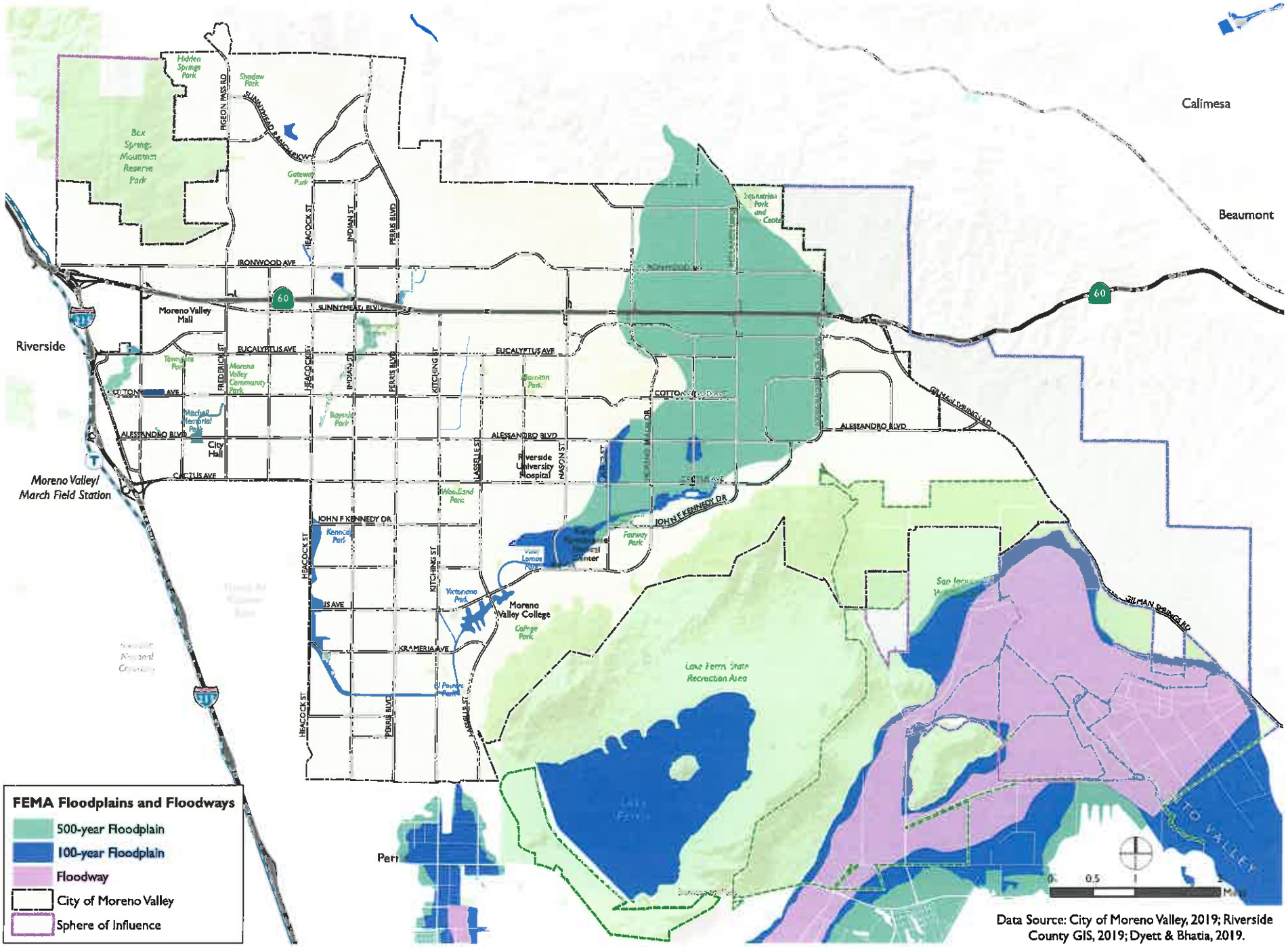
The Riverside County Flood Control and Water Conservation District (RCFCWCD) is the agency responsible for the regional flood control system. RCFCWCD has prepared three Master Drainage Plans (Sunnymead Area, West End, and Moreno), each of which covers a different portion of the city. RCFCWCD currently owns and maintains a number of regional flood control facilities, while the City controls a number of local facilities. New development is required to build master drainage plan facilities and/or pay fees that are used to build the facilities. Additionally, new development throughout the city is required to implement stormwater best management practices (BMPs) that can help reduce the flooding impact of a storm event. To ensure compliance, the City makes the Low Impact Design BMP Design Handbook and Checklist from the Riverside County Water Quality Management Plan available to project applicants.

DAM INUNDATION

Dam inundation is also a potential flood hazard in portions of planning area. Dam failure can result from causes such as earthquakes, erosion, improper siting, rapidly rising floodwaters, or structural/design flaws, and can result in severe flooding in downstream areas. Failure of the Pigeon Pass Dam (Poorman's Reservoir) in the north western part of the city could result in extensive flooding along the downstream watercourse; however, the reservoir does not retain water throughout the year and the risk of flooding due to failure is limited to the period during and immediately after major storms. Failure of the Perris Dam would only affect a very small area south of Nandina Avenue along the Perris Valley Storm Drain and the Mystic Lake area in the southeast corner of Moreno Valley.

The RCFCWCD manages flood control projects such as the construction of the Nason Basin, above. In 2003, the District completed the construction of the 16-acre basin, which reduces the 100-year flows by more than 70%. Photo credit: RCFCWCD, rcflood.org

Map S-4: Flood Hazard Areas



Wildfire Hazards

SETTING AND RISK

The California Department of Forestry and Fire Protection (CAL FIRE) has designated Fire Hazard Severity Zones (FHSZs) throughout the state based on factors such as fuel, slope, and weather to indicate varying degrees of fire hazard (i.e., moderate, high, and very high). FHSZ maps evaluate physical conditions that create a likelihood that an area will burn over a 30- to 50-year period. As an urbanized community, wildfire hazard is minimal in most of Moreno Valley; however, given the relatively low annual precipitation and high prevailing temperatures in the region, the annual grasses and sage brush that cover the rolling hills surrounding the city and areas with similar coverage within the City limit are highly prone to fire.

As shown on Map S-5, areas along the entire northern perimeter of the city and areas adjacent to the Bernasconi Hills in the southeastern part of the city are designated Very High FHSZs, as are areas along the eastern perimeter of the city. There is existing low density single-family residential development in and adjacent to these Very High FHSZs, notably in the vicinity of Petit Hill north of Ironwood and south of Iris and John F. Kennedy, where residential neighborhoods abut the Bernasconi Hills. Prolonged droughts coupled with high winds and dry vegetation create the highest fire risk in these areas, particularly in autumn and winter, when the Santa Ana winds typically blow and wildfire risk increases significantly. More to the interior of the city, a 75-acre area of rocky, vegetated terrain flanking Moreno Beach Drive south of SR-60 known as Moreno Peak is also designated a Very High FHSZ. Wildfire risk at this location is from wind-driven fires and human factors, including sparks from vehicles on adjacent roadways, fireworks, or campfires.

Left uncontrolled, wildfires have the potential to damage or destroy structures, roadways, and utility systems, disrupt the economy, and impact the City's ability to respond to emergencies. Without vegetation, recently burned areas may also be at greater risk from mud and debris flow, further compounding risk. In addition to the direct physical threat to life and property, smoke released during an event can have a detrimental effect on air quality and lead to health risks from smoke inhalation. Smoke can cause or exacerbate respiratory problems for sensitive individuals, and the fine particles in smoke can damage machinery or ground airplanes. People without access to medical care or those that have pre-existing conditions that make it difficult to evacuate or cope with increased smoke conditions are highly vulnerable to wildfires.

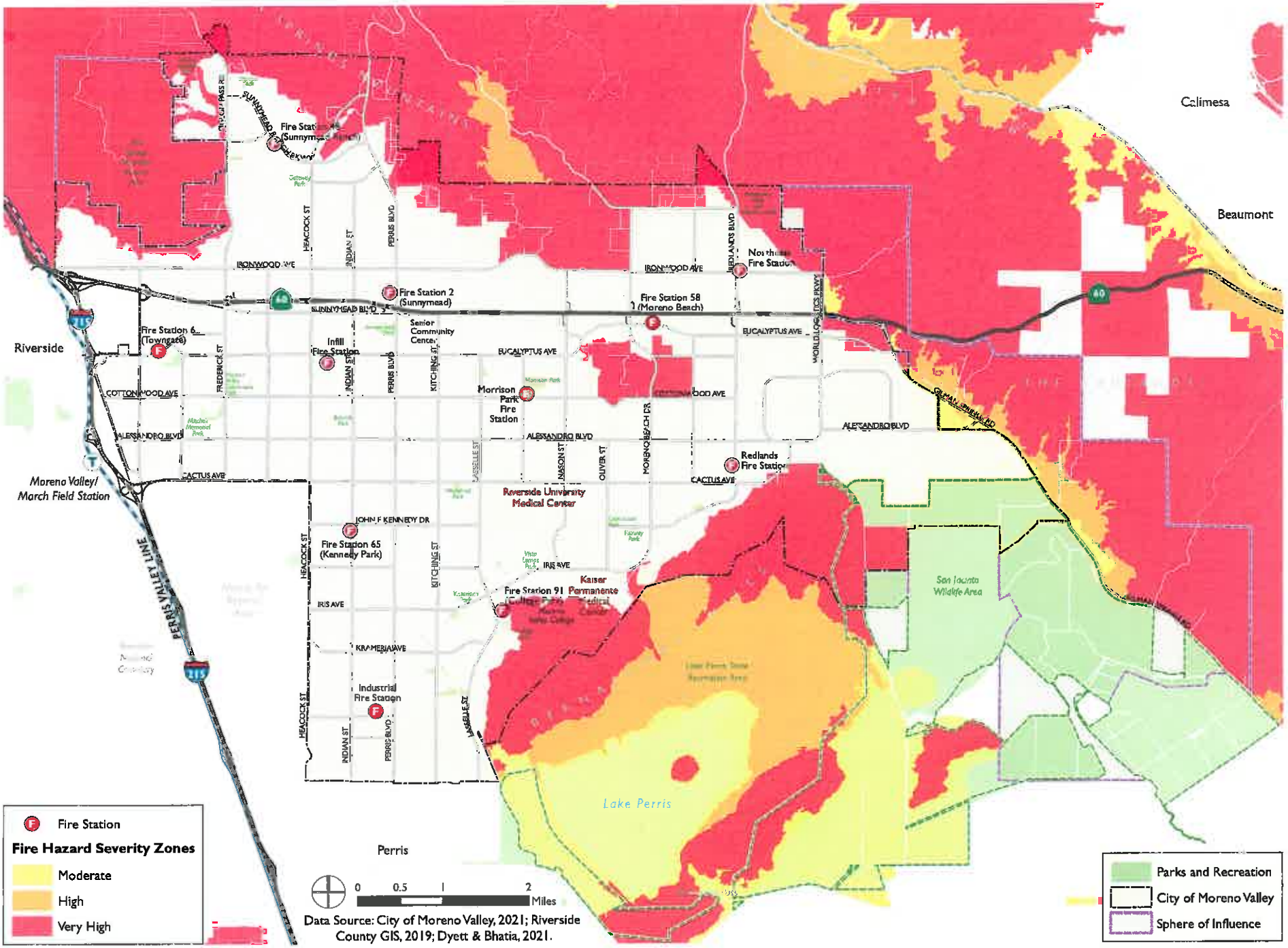
As identified in the Moreno Valley Local Hazard Mitigation Plan (LHMP), between 2003 and 2016, 803 wildland fires varying in size and impact occurred within the City of Moreno Valley, including 11 that were over 50 acres in size with an estimated total incident cost of over $1.1 million. The LHMP and the Riverside County Multi-Jurisdictional Hazard Mitigation Plan (MJHMP) both identify wildfire as one of the natural hazards with the highest probability of occurring, and the hazard with the third highest severity. According to the California Fourth Climate Change Assessment, overall burned area may increase by as much as 60 percent during Santa Ana Wind events (typically October to March), and 75 percent during periods without Santa Ana Winds (typically April to September). Models also suggest that the region will see a 13.4 percent increase in average annual acres burned above historic levels by mid-century. By the end of the century, this increase is projected to decrease to 2.3 percent above historic levels due to wildfire fuel reductions associated with increased drought and extreme heat conditions.

WILDLAND URBAN INTERFACE AREAS

To address this risk, the City cooperates with CAL FIRE and the Riverside County Fire Department through cooperative fire protection agreements. Portions of the planning area within the SOI are designated State Responsibility Areas (SRA), where the State of California is financially responsible for the prevention and suppression of wildfires, while the Moreno Valley Fire Department has primary responsibility for Local Responsibility Areas (LRA) within the City limit. In California, most wildfire damage occurs in wildland urban interface areas, where homes and woodland vegetation are directly adjacent. Wildland urban interface areas exist on the north, east, and south edges of the planning area, including Box Springs Mountain and San Timoteo Canyon to the north, the "Badlands" to the east, and Lake Perris State Park to the south. Portions of these areas within the City limit are partially developed with low density single-family housing, while portions in the SOI are largely undeveloped.

Within the City limit, large tracts of land in wildland urban interface areas are designated Parks/Open Space on the General Plan land use map, which does not permit residential development and existing development includes low density single-family homes. There are no critical police or fire facilities in wildland urban interface areas; however, a portion of the Moreno Valley College Campus is located within a Very High FHSZ in the south of the city and major roadways including Redlands Boulevard, Pigeon Pass Road, and World Logistics Parkway also run through Very High FHSZs. Undeveloped lands in wildland urban interface areas within the City limit are designated Hillside Residential or Rural Residential, which permit only very low density residential development.

Map S-5: Fire Hazard Severity Zones



The City has adopted specific requirements for development in these areas. All new construction in these areas is required to prepare a fuel modification plan before approval of tentative maps and grading permits. Moreno Valley has also established a hazard abatement program, which is overseen by MVFD. This program is designed to create defensible space, or a buffer between a building and the flammable vegetation that surrounds it, in order to stop or slow the spread of wildfire and protect property.

With adoption of the 2040 General Plan, the City will also require preparation of a fire protection plan (FPP) approved by the fire code official prior to approving new development in Very High FHSZs. FPPs must include mitigation measures designed to address the unique problems resulting from the location, topography, geology, flammable vegetation, and climate of the proposed site. They must also consider water supply, access, building ignition and fire resistance, fire protection systems and equipment, defensible space, and vegetation management, and must be consistent with the requirements of California Building Code Chapter 7A, the International Wildland-Urban Interface Code, and the Moreno Valley Municipal Code.

WATER SUPPLY

The City requires a minimum flow required for fire protection in accordance with the adopted amended 2019 California Fire Code and the ISO standards. Any new development in VHFHSZs must meet this standard or be able to mitigate this through other fire protection requirements. The City is served by two water service providers—Eastern Municipal Water District, serving the bulk of the city and Box Springs Mutual Water Company, serving the Edgemont area. The providers have varying capacity to deliver water flows for fire suppression purposes. New development in hillside areas of the city will also be required to meet applicable standards for minimum fire flow.

FIRE ACCESS STANDARDS

Clear emergency vehicle access to buildings is critical for public safety. Such access is regulated by the adopted and amended California Fire Code and Moreno Valley City Standard Engineering Plans. Under the current Fire Code, all portions of a building shall be within 150 feet of a serviceable fire access road. The City has adopted the California Fire Code (CFC) with amendments to address local fire hazard concerns. Specific requirements for fire access include:

- *Roadway Design.* Access roads and public and private streets shall not exceed a 12 percent grade, shall be capable of supporting 75,000 pounds, and shall be built with all-weather driving capabilities.
- *Subdivision Access.* Subdivisions must have a minimum of two points of vehicular ingress and egress, as determined by the Fire Code Official and City Traffic Engineer.
- *Road Widths.* Road widths shall be consistent with City standards and allow for two-way traffic.
- *Bridge Design.* Per the California Fire Code, access bridges meet nationally recognized design standards, including a capability of supporting 75,000 pounds.
- *Project Perimeter.* Projects must provide adequate vehicular access for firefighting vehicles to the perimeter of a project that is adjacent to a fuel modified area or fire hazard area.

BUILDING SIGNAGE STANDARDS AND REGULATIONS

Moreno Valley has adopted the latest edition of the California Fire Code, with all appendices, and amended it to address local concerns. MVFD reviews plans for structures and buildings citywide, including fire-prone areas. Checklists are used to address fire

Metal roofs can be a safer decision in wildfire prone areas than other roofing materials.

code requirements, including but not limited to street and building signage, water supply, water infrastructure, fire sprinkler requirements, building requirements (fire sprinklers, smoke detectors, roofing, etc.), access roads, and vegetation management, among others.

The City enforces uniform building address and street sign letters as found in the California Fire Code and Uniform Building Code, which establishes requirements for the design and display of approved address numbers, building numbers, or approved building identification on new and existing buildings to ensure legibility and visibility from the street or road fronting the property.

VEGETATION MANAGEMENT AND CLEARANCE STANDARDS

The Moreno Valley Municipal Code requires the preparation and implementation of fuel modification plans for all new development in areas containing combustible vegetation. The Code requires that these plans be consistent with the Riverside County Fire Department Fuel Modification Technical Policy, that they be approved by the fire code official prior to issuance of a grading permit, and that they be updated as needed to address changing conditions. The Code

also establishes minimum distances for firebreaks on agricultural properties and clearances from combustible materials, heavy vegetation, and mature tree trunks on hillside residential properties. Additionally, MVFD maintains a Hazardous Vegetation and Rubbish Abatement Program to ensure proactive vegetation management through enforcement of actions applicable to all vacant and unimproved parcels on a year-round basis and requires inspection for clearance of tumbleweeds annually each Fall.

Hazardous Materials

The Riverside County Department of Environmental Health Hazardous Materials Branch serves as the Certified Unified Public Agency (CUPA) and is responsible for overseeing the six hazardous materials programs in the County. The Branch is responsible for inspecting facilities that handle hazardous materials, generate hazardous waste, treat hazardous waste, own/operate underground storage tanks, own/operate aboveground petroleum storage tanks, or handle other materials subject to the California Accidental Release Program. In addition, Riverside County maintains a hazardous materials emergency response team that responds to hazardous materials and other environmental health emergencies 24 hours a day, 7 days a week. All MVFD Firefighters are mandated to maintain certification as Hazardous Materials First Responder-Operational.

Hazardous materials are used in Moreno Valley for a variety of purposes including manufacturing, service industries, various small businesses, agriculture, medical uses, schools, and households. Hazardous materials are also used at the March Air Reserve Base adjacent to the city, and may be transported to and from the base on City roadways. Accidents can occur in the production, use, transport and disposal of these hazardous materials. The probability of accidental spills is accentuated by the fact that the region is susceptible to earthquakes. The city and surrounding area have a history of pipeline ruptures, spillage and vandalism to natural gas and sewer lines. A gas line explosion could cause significant damage to buildings and infrastructure, and a mainline event could disrupt gas delivery. Pipeline incidents could cause cascading hazards such as flooding, transportation and hazardous materials incidents.

Wind Hazards

Throughout the region and in Moreno Valley, high winds can pose a risk to public safety, particularly between October and March when the Santa Ana winds can blow up to 100 miles per hour. These winds, which typically occur several times per year, have been known to topple power lines, trees, and streetlights. They can also spread uncontrolled wildfire and hinder access for firefighters. Residents should exercise caution during major windstorms, and the City can work to minimize risk by educating the public about wind hazard preparedness and site design strategies that minimize harmful impacts.

High winds in Moreno Valley, January 2021.
Photo credit: Francisco de Santiago, Youtube.

Goal S-1: Protect life and property from natural and humanmade hazards.

Geologic and Seismic Hazards

POLICIES

S.1-1: Continue to restrict the development of habitable structures within Alquist-Priolo Earthquake Fault Zones consistent with State law.

S.1-2: In areas of high liquefaction risk (see Map S-2), require that project proponents submit geotechnical investigation reports and demonstration that the project conforms to all recommended mitigation measures prior to City approval.

S.1-3: Require geotechnical studies for new development in areas where sewers are not available to ensure that the surrounding soil can support alternative wastewater disposal systems.

S.1-4: Ensure that structures intended for human occupancy are designed and constructed to retain their structural integrity when subjected to seismic activity, in accordance with the California Building Code.

S.1-5: Continue to regulate development on hillsides where average slope is greater than 10 percent and limit the removal of natural vegetation in hillside areas when retaining natural habitat does not pose threats to public safety.

ACTIONS

S.1-A: Implement the seismic upgrade projects identified in the LHMP for overcrossing bridges at SR-60/Moreno Beach, SR-60/Redlands Avenue, and SR-60/World Logistics Parkway to ensure the seismic safety of critical transportation infrastructure in the city.

S.1-B: Use the building inspection program to inventory and evaluate earthquake hazards in existing buildings, especially buildings with unreinforced masonry (URM), using the most current seismic design standards and hazard reduction measures. Explore measures to encourage building owners to upgrade and retrofit structures to render them seismically safe.

Flooding Hazards

POLICIES

S.1-6: Coordinate with the Riverside County Flood Control and Water Conservation District to address storm drainage and flood control on a sub-regional basis in order to optimize the use of existing and planned conveyance facilities.

S.1-7: Design, construct and maintain street and storm drain flood control systems to accommodate 10-year and 100-year storm flows respectively, employing "green infrastructure" techniques as feasible and appropriate. The storm drain system shall conform to Riverside County Flood Control and Water Conservation District master drainage plans and the requirements of the Federal Emergency Management Agency.

S.1-8: Permit in the 100-year floodplain only that development which represents an acceptable use of the land in relation to the hazards involved and the costs of providing flood control facilities. Locate critical facilities, such as hospitals, fire stations, police stations, public administration buildings, and schools outside of flood hazard areas.

S.1-9: Encourage project designs that minimize drainage concentrations, minimize impervious coverage, utilize pervious paving materials, utilize low impact development (LID) strategies, and utilize best management practices (BMPs) to reduce stormwater runoff and minimize increases in downstream runoff resulting from new development.

S.1-10: Through development agreements and compliance with adopted master drainage plans and existing regulations, require that new development provide necessary storm drainage improvements and ensure that upstream stormwater generators fully address stormwater needs on their property.

S.1-11: Continue participation in the National Flood Insurance Program (NFIP) and the Community Rating System to ensure that the City is incentivized to reduce the risk of damage from flooding and improve flood preparedness.

ACTIONS

S.1-C: Following adoption of the General Plan, work with the Riverside County Flood Control and Water Conservation District to update master drainage plans as needed to accommodate anticipated development.

S.1-D: Seek funding to implement the storm drain and flood control improvements detailed in master drainage plans including the Moreno, Sunnymead, West End, and Perris Valley Master Drainage Plans and the Local Hazard Mitigation Plan.

S.1-E: In updating the Capital Improvement Plan, consider and incorporate flood control improvements identified in master drainage plans, specifying funding and timing of prioritized improvements. Coordinate the City's Capital Improvement Plan with planned County improvements.

S.1-F: Periodically review the risk of increased flooding hazards due to climate change and develop strategies to adapt to changing flood hazard conditions, including those related to monitoring, emergency preparedness, vegetation management, and development policies, and ensure that the City's hazard information is up to date regarding climate trends.

Seismic retrofit of the Perris Dam. Photo credit: California Department of Water Resources, 2019.

Wildfire Hazards

POLICIES

S.1-12: Work to prevent wildland fire and to protect lives, property, and watersheds from fire dangers.

S.1-13: Jointly with State, County, local and other agencies, inform property owners of wildfire risks and measures to reduce those risks.

S.1-14: Require new development in Very High FHSZs to prepare a Fire Protection Plan that minimizes risks by:

- Assessing site-specific characteristics such as topography, slope, vegetation type, wind patterns etc.;
- Siting and designing development to avoid hazardous locations (eg. through fire breaks) to the extent feasible;
- Incorporating fuel modification and brush clearance techniques in accordance with applicable fire safety requirements and carried out in a manner which reduces impacts to environmentally sensitive habitat to the maximum feasible extent;
- Using fire-safe building materials and design features, consistent with the adopted Municipal Code and Fire and Building Code standards;
- Using fire-retardant, native plant species in landscaping; and
- Complying with established standards and specifications for fuel modification, defensible space, access, and water facilities.

S.1-15: Avoid, where feasible, locating new development in areas subject to high wildfire risk. If avoidance is not feasible, condition such new development on implementation of measures to reduce risks associated with that development.

S.1-16: Require that all new development located in a Very High Fire Hazard Severity Zone (VHFHSZ) or a State Responsibility Area (SRA) is served by adequate infrastructure, including safe access for emergency response vehicles, visible street signs, and water supplies for fire suppression.

S.1-17: Require new development in VHFHSZs to enter into a long-term maintenance agreement for vegetation management in defensible space, fuel breaks, and roadside fuel reduction.

S.1-18: Continue to require proactive weed abatement, brush thinning, and removal services on new and existing development in High and Very High Fire Hazard Severity Areas in order to curb potential fire hazards.

S.1-19: Cooperate with the Riverside County Fire Department and CALFIRE to ensure that all portions of the Planning Area are served and accessible within an effective response time and to address regional wildfire threats.

S.1-20: Work with responsible agencies and nongovernmental organizations to plan for post-fire recovery in a manner that reduces further losses or damages from future fires.

ACTIONS

S.1-G: Maintain and make publicly available an up-to-date a map of high and very high fire hazard areas, consistent with CALFIRE designations.

S.1-H: Consider developing alternative fire protection standards suitable for Rural Residential areas not exposed to high wildland fire hazards.

S.1-I: Disseminate information on fire weather watches and fire risks via the City's website and encourage all Moreno Valley residents to engage in risk reduction and fire preparedness activities.

Wind Hazards

POLICIES

S.1-21: Monitor issues related to damage from windstorms and undertake precautionary measures as needed, such as tree trimming.

S.1-22: Set new schools, housing, and care facilities a minimum of 100 feet back from high voltage power lines or substations.

POLICIES

S.1-23: Continue to require remediation of hazardous material releases from previous land uses as part of any redevelopment activities.

S.1-24: Regulate development on sites with known contamination of soil or groundwater to ensure that construction workers, future occupants, adjacent residents, and the environment are adequately protected from hazards associated with contamination.

S.1-25: Consistent with State regulations, require proper storage and disposal of hazardous materials to reduce the likelihood of leakage, explosions, or fire, and to properly contain potential spills from leaving the site.

Emergency Management

With the potential for natural and humanmade hazards in the planning area, it is critical that the City plan proactively to ensure the safety of residents in times of disaster. This involves ensuring that all parts of the city are accessible for both evacuation and emergency access, including areas of new development and areas in the north of the city with fewer access points.

The purpose of emergency preparedness is to protect the health, safety and welfare of the general public both during and after natural, technological, or attack-related emergencies. To handle such events effectively requires coordination with a range of public and private sector partners as well as various City departments such as the Police, Fire, Community Development, Emergency Services, and Public Works departments. The City recognizes the importance of emergency preparedness through the design and implementation of its Emergency Operations and Local Hazard Mitigation plans. These plans are based on the functions and principles of the Standard Emergency Management System (SEMS) and the National Incident Management System (NIMS).

The California Emergency Services Act requires the City to manage and coordinate the overall emergency and recovery activities within its jurisdictional boundaries. Under SEMS, the City is responsible at two levels, the field response and local government levels. At the field response level, the City and all other agencies use the Incident Command System (ICS) to aid in a standardized emergency response. At the local government level, a designated Emergency Operations Center (EOC) located within the Moreno Valley Fire Department is used as the central location for gathering and disseminating information and coordinating all jurisdictional emergency operations within the area. During disasters, the City of Moreno Valley is required to coordinate emergency operations with the Riverside County Operational Area and, in some instances, other local governments. Local agencies are a part of broader Emergency Management Systems, overseen by the State of California's Southern Region Emergency Operations Center.

The State of California Multi-Hazard Mitigation Plan, also known as the State Hazard Mitigation Plan (SHMP), was approved by FEMA in 2018. The SHMP represents the State's primary hazard mitigation guidance document and builds upon the California's commitment to reduce or eliminate potential risks and impacts of natural and human-caused disasters to help communities with their mitigation and disaster resiliency efforts. The adoption of the SHMP qualifies the State for federal funds in the event of a disaster. Locally, the City of Moreno Valley adopted a Local Hazard Mitigation Plan (LHMP) in 2017. The purpose of the LHMP is to articulate a plan for reducing and/or eliminating risk in the community. The LHMP assesses risks associated with earthquake, wildfire, flooding, drought, landslide, insect infestation, extreme weather, severe wind, hazardous materials accidents, terrorist attack, and other hazards, identifying mitigation goals, objectives, and projects to reduce the risk. Moreno Valley is also a signatory of the Riverside County Unit Strategic Fire Plan, the guiding document for pre-fire mitigation and response management to reduce wildfire impacts. Primary risk components addressed in the Unit Plan include communications infrastructure, recreational areas, and homes.

TRAINING

MVFD is committed to developing the knowledge, skills, and abilities of all employees. The Department's Training Plan provides for initial and recertification courses as mandated by policy, law, or technical specialty to ensure quality service to the public. Employees receive training through CAL FIRE's Position Qualification System, which is compliant and aligned with the National Incident Management System (NIMS), ensuring that personnel have at least the minimum education, experience, and evaluation requirements for each ICS position. MVFD employees receive standardized California State Fire Training courses, established, developed, and delivered by the Office of the State Fire Marshall.

EVACUATION ROUTES

The LHMP contains a map of emergency evacuation routes in the community that includes I-215, SR-60 and major roadways through the city. The evaluation network consists of 129 miles of roadway designated

as potential evacuation routes in the event of disaster, including 34 bridges and 127 water crossings. Approximately 11 percent of the network is located within a wildfire or landslide hazard zone and 25 percent of the network is located within a flood hazard zone.

An analysis of existing development patterns and roadway connectivity completed with the use of graphic information systems (GIS) software indicates that some residential areas in northern and southeastern portions of the city have constrained emergency access, including developments in the Sunnymead Ranch, Moreno Valley Ranch, and Hidden Springs developments. These are typically locations where residential development pre-dates incorporation into the City of Moreno Valley and where homes are constructed on cul-de-sacs with a single point of connection to the municipal roadway network. Approval of new development in these areas is conditioned on review by MVFD and the Moreno Valley Department of Public Works to ensure adequate emergency access. Additionally, Plan policy provides for use of the City's early warning notification system to provide proactively alert to residents of areas with constrained access in the event of a disaster requiring emergency evacuation.

The City of Moreno Valley's Emergency Alert and Warning Notification System is utilized to rapidly send notifications to all residents and businesses in an affected area in the event of an emergency or disaster.

Areas at greatest risk from fault rupture, flooding, and wildfire are generally concentrated in the north, northeastern, and eastern portions of the city. Under emergency evacuation scenarios involving one or more of these events, access via Reche Canyon Road, Redlands Boulevard, SR-60, and Gilman Springs Road is most likely to be impacted. An analysis of multiple factors, including household access to vehicles, network constraints, distance to available exit gateway, and traffic signal timing indicates that roadway capacity will allow for evacuation of the northwestern area of the city to be completed in approximately 2.5 hours and evacuation of the northwestern area to be completed in approximately 1.5 hours.

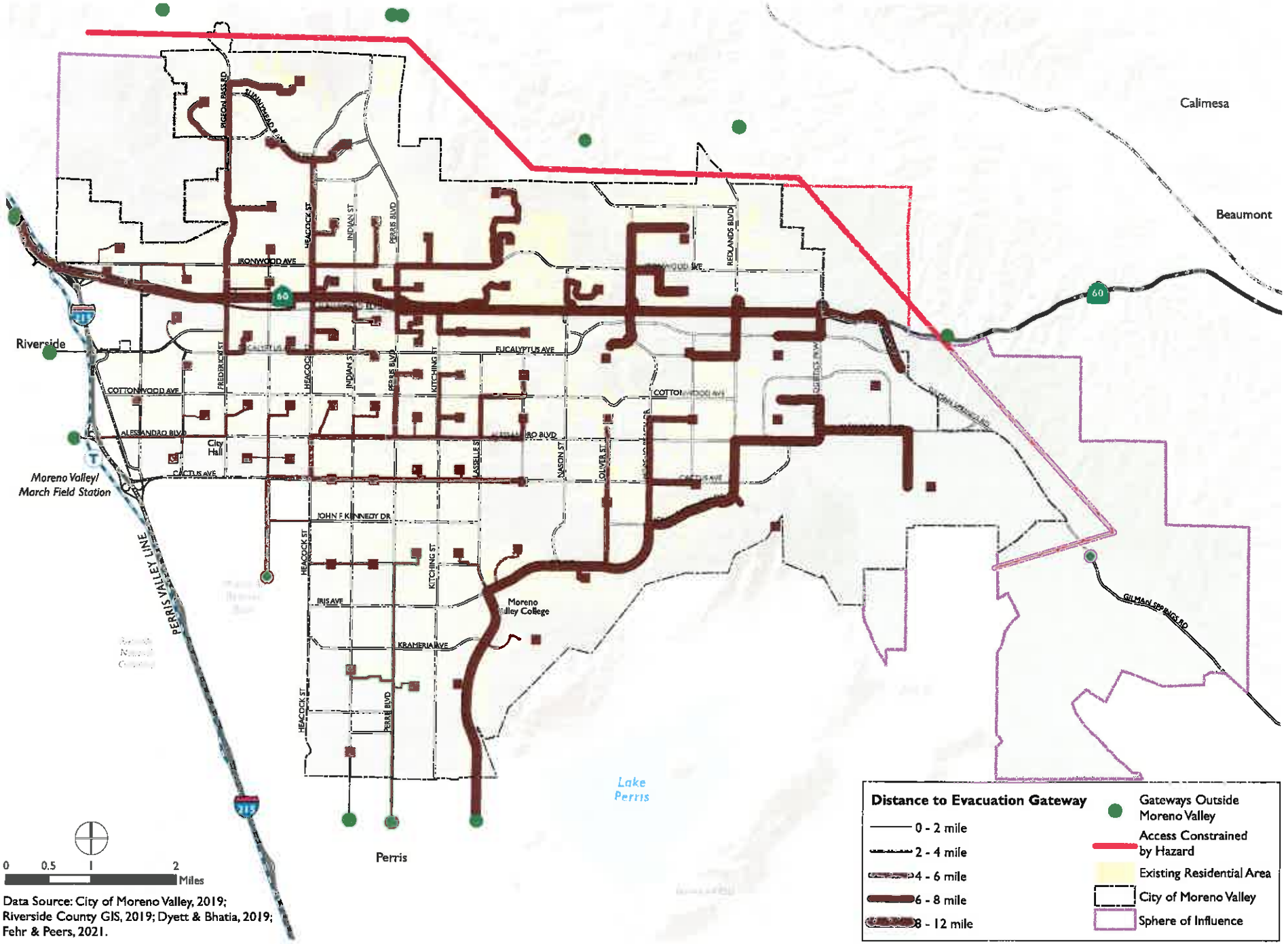
Evacuation times could be improved with the implementation of technological and design strategies. For example, the use of painted medians instead of raised medians on roadways in areas of highest risk shown on Map S-6 would effectively allow for reversible lanes that create additional outbound capacity. Application of this strategy would approximately double evacuation capacity in the northwestern portion of the city. Further, remote control of signal timing from the City's Traffic Management Center (TMC) allows for real-time modifications to signal timing that can speed evacuation in the event of emergency. Approximately half of the traffic signals in the City are currently connected to the TMC and Plan policy provides for the implementation of this technology in vulnerable areas as a priority going forward. Plan policy also provides for exploration of additional actions to facilitate emergency evacuation, including the study of improved roadway connections, including Morton Road/Gernert Road in unincorporated Riverside County to the west of Moreno Valley.

DISASTER RESPONSE VOLUNTEERS

The City of Moreno Valley also relies on emergency volunteer programs, including the following:

- *Emergency Response Force (ERF)* – ERF consists of professionally trained, multi-level volunteer emergency personnel. ERF assists during emergency and disaster situations, often reporting directly to the incident commander. ERF members also provide first aid during large public events and gatherings such as the 4th of July festivities. Members receive a wide array of emergency and disaster training including Care and Shelter Operations, Damage Assessment, Medical and Triage, Emergency Response to Terrorism, Automated External Defibrillator (AED), CPR/First Aid, Traffic Control, Search and Rescue, and Evacuation techniques.
- *Community Emergency Response Team (CERT)* – CERT volunteers must attend the 21-hour course to participate on the volunteer team. Graduates are trained to help themselves, their families and their neighborhoods during a disaster and are also trained to work effectively with emergency responders. Examples of training provided in the 21-hour FEMA course are: disaster preparedness, triage and rapid treatment techniques, damage assessment, rescuer safety, search and rescue techniques, cribbing and leveraging, terrorism awareness, and disaster fire suppression.
- *Moreno Valley Amateur Communications Emergency Services/Radio Amateur Civil Emergency Services (MV ACES/RACES)* – In an emergency, amateur radio

Map S-6: Emergency Evacuation Risk Assessment



(ham radio) operators who belong to our Moreno Valley ACES/RACES group, provide emergency communication for the City. Using special equipment, these volunteers, are also capable of sending live pictures from the incident site to the City's emergency operations center via the ham radio.

Public education and awareness programs are given priority before any emergency occurs and are crucial to all emergency management phases. Pre-disaster awareness and education programs are viewed as equal in importance to all other preparations for emergencies and receive an adequate level of planning.

In 2018, the City began the LISTOS public education program to help raise awareness of emergency and disaster preparedness measures in the community. Staff takes information out to the community and offers an 8-hour "Alertar y Preparar" training course for individuals and families. After participating in LISTOS discussions, community members are encouraged to engage in other opportunities such as CERT.

ACES/RACES (top) and CERT (below) volunteers.

Goal S-2: Provide effective response to disasters and emergencies

POLICIES

S.2-1: Use the adopted Local Hazard Mitigation Plan and Emergency Operations Plan to guide actions and investments for emergency preparedness and response.

S.2-2: Maintain area-wide mutual aid agreements and communication links with partner agencies and other participating jurisdictions.

S.2-3: Locate critical facilities, such as hospitals and health care facilities, emergency shelters, fire stations, police stations, emergency command centers, and other emergency service facilities and utilities so as to minimize exposure to flooding, seismic, geologic, wildfire, and other hazards.

S.2-4: Maintain and periodically update the Emergency Operations Plan to effectively prepare for, respond to, recover from, and mitigate the effects of natural or human caused disasters that require the planned, coordinated response of multiple agencies or jurisdictions.

S.2-5: Partner with Caltrans and neighboring jurisdictions on measures to protect critical evacuation routes such as SR-60 and I-215 and work with local agencies to develop contingency plans for operations when these and other roads are inoperable due to flooding or wildfire.

S.2-6: Continue to engage the Police and Fire departments in the development review process to ensure that projects are designed and operated in a manner that minimizes the potential for criminal activity and fire hazards and maximizes the potential for responsive police and fire services.

S.2-7: Where possible, avoid the installation of raised and planted medians in areas shown on Map S-6 unless installation is required pursuant to City Standard Plans. The use of painted medians in these areas will allow for reversible lanes that create additional outbound capacity to facilitate emergency evacuation.

S.2-8: Promote a greater community awareness and understanding of natural and humanmade hazards and steps that can be taken to reduce personal risk by:

- Continuing FEMA Community Emergency Response Team Training to educate volunteers about disaster preparedness and train them in basic disaster response skills, such as fire safety, light search and rescue, team organization, and disaster medical operations.
- Providing emergency preparedness presentations to service clubs, homeowner's associations and other organizations to enhance preparedness.

S.2-9: Minimize risk and threat of infection or disease by encouraging and promoting participation in annual/seasonal immunization efforts.

ACTIONS

S.2-A: Collaborate and coordinate with the Riverside County Public Health Department to promote community awareness regarding prevention and protections from communicable disease and/or pandemic flu, including the provision of information to the public in English and Spanish.

S.2-B: Provide information on major evacuation routes and notification systems used for emergency alerts to residents and businesses in Moreno Valley.

S.2-C: Use the early warning notification system to notify residents by phone, text, or email of the need to evacuate in the event of emergency and the location of evacuation centers, particularly residents of vulnerable areas and neighborhoods with constrained emergency access.

S.2-D: Prioritize the connection of traffic signals in areas shown on Map S-6 to the City's Traffic Management Center to allow for real-time modifications to signal timing that can speed evacuation in the event of emergency.

S.2-E: Work with Riverside County, railroad operators, and other emergency response agencies to address disconnected routes and explore roadway improvements that can provide better emergency access under emergency evacuation scenarios.

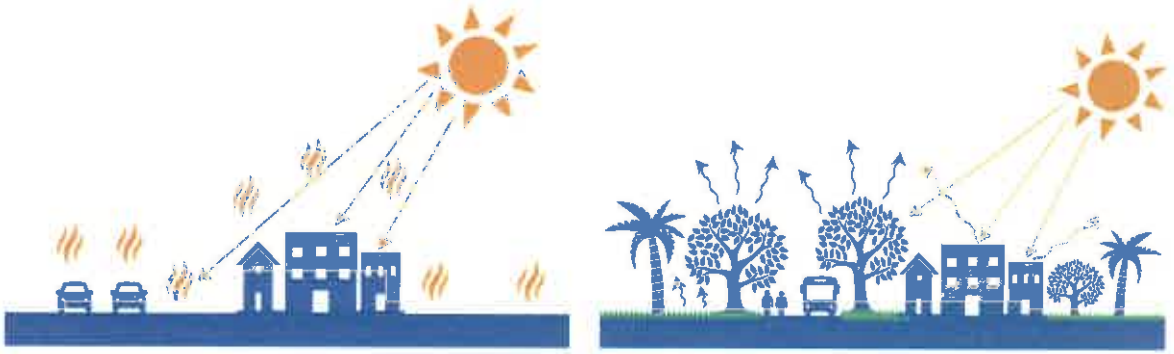
S.2-F: Evaluate options for ensuring emergency power at critical and community facilities, including microgrids, solar capture and storage, distributed energy, and back-up generators. Consider the ability to reduce utility costs and carbon emissions in the assessment.

S.2-G: Consider creating neighborhood level plans to improve initial emergency response, subsequent recovery, and ongoing self-sufficiency within the city.

Community Resilience to Climate Hazards

As global temperatures rise, Moreno Valley is predicted to experience a range of climate-related impacts. The average annual maximum temperature is projected to be 5 degrees hotter in Moreno Valley between 2040 and 2060 than it is today, and the increase in temperature will likely result in heat waves, drought, and diminished air quality in addition to increased rainfall intensity, more frequent wildfires, and more extreme weather events. These changes pose a risk to human health—especially for seniors or people with respiratory conditions or for those who work outdoors or are unable to take shelter from high heat. Additionally, in urbanized areas the "heat island effect" can make outdoor gathering places uncomfortable or even unhealthy.

The "heat island effect" is an urban condition that occurs because man-made materials, like asphalt, concrete, and brick, absorb and retain more of the sun's heat than natural elements like trees, fields, and bodies of water. This leads to urbanized areas being hotter than surrounding open space or agricultural lands, and staying hotter even after the sun goes down. Urban heat islands can exacerbate already dangerous summer temperatures and put more strain on the electricity grid through higher air conditioning use. Shade trees are part of the solution. In a desert city like Moreno Valley, that might mean planting mostly drought-tolerant native trees that cast light, lacy shadows and interspersing them with leafier trees in parks, plazas, and placed where people gather for maximum benefit and minimal use of water resources.



Urban heat island effect, demonstrated in the diagram above, is a condition in which man-made materials like asphalt, concrete, and brick absorb and retain more of the sun's heat than natural elements. Planting more trees and using UV-reflective materials and coatings on buildings can help reflect and absorb that heat through evaporation, transpiration, and albedo.

Studies have shown that 25 percent tree canopy coverage in urban areas can reduce temperatures by as much as 8 degrees compared with bare, unplanted areas. Other solutions include the use of UV-reflective materials and coatings, porous pavement, or evaporative cooling towers. Landscaping, building materials, and site design techniques that provide passive cooling and reduce energy demand are also beneficial.

Looking to the future, Moreno Valley will continue to collaborate with other public agencies, organizations, and institutions in the region in developing and implementing programs that are environmentally, economically, and socially beneficial. Raising public awareness of climate-related impacts and measures that community members can take to protect themselves is also a critical part of the approach. The overarching goal is to prepare residents for a changing climate and build resilience among all segments of the population, particularly those at greatest risk from climate hazards.

Goal S-3: Build community resilience to climate change

POLICIES

S.3-1: Continue to collaborate in regional climate action planning initiatives.

S.3-2: Partner with local utilities, regional agencies, and local jurisdictions to assess the vulnerability of energy infrastructure and identify improvements that increase resilience of local energy infrastructure.

S.3-3: Consider climate impacts, risk, and uncertainty in designing and evaluating capital improvement program design and adjust infrastructure design standards and project locations to address asset- and site-specific vulnerabilities.

S.3-4: Employ best practices and protocols for outdoor safety on City operations and projects to accommodate City staff and City contractors during high temperature days and heat waves.

S.3-5: Expand access to and awareness of cooling centers and resilience hubs throughout the city, especially for outdoor workers, seniors, and the homeless and other vulnerable populations.

S.3-6: Encourage the use of landscaping, building materials, and site design techniques that provide passive cooling and reduce energy demand. In particular, promote the use of voluntary measures identified in the California Green Building Code (Title 24, Part 11 of the California Code of Regulations) to minimize heat island effects, including hardscape and roof materials with beneficial solar reflectance and thermal emittance values and measures for exterior wall shading.

S.3-7: Require new development to provide and maintain shade trees suitable to local climatic conditions. A climate-appropriate strategy may involve planting mostly drought-tolerant native trees that may have less foliage, interspersed with leafier trees at points where people gather.

S.3-8: Assess the feasibility of implementing urban heat island mitigation technologies in public gathering places, including UV-reflective materials and coatings, porous pavement, evaporative cooling towers, or other technologies that can reduce surface and air temperature and mitigate for the effects of extreme heat.

S.3-9: Use the Alert MoVal system to notify residents by phone, text, or email of extreme weather conditions such as heat waves, and the availability of shelters, cooling centers, and resilience hubs.

S.3-10: Encourage maintenance or removal of overgrown or dead trees that may pose a falling hazard in windy conditions.

ACTIONS

S.3-A: Identify additional locations for cooling centers and resilience hubs in Moreno Valley and ensure the locations develop backup power sources in the event of a power outage.

S.3-B: Prepare a Landscape Manual or enhance landscape standards in the Municipal Code to mitigate urban heat island effects. In addition to identifying a climate-appropriate planting palette and recommended plant mix, targets for street tree canopy, shade structure coverage, and asphalt paving coverage should be identified and the reflectance of stone and rock ground cover in heat generation should be considered.

S.3-C: Explore establishing a tree planting and maintenance program in partnership with local community groups or non-profit organizations.

S.3-D: Work with Riverside Transit Agency (RTA) to study the feasibility of bus shelter design that offers protection and relief from heat, including the incorporation of drinking fountains and shade trees with drip irrigation.

Airport/Aviation Safety

Airport operations pose risks to people and property located nearby and those to the safety of people on board aircraft. In the General Plan, safety impacts are mitigated primarily through land use policies that specify the types of land uses near the airport, thus limiting the number of people exposed to the risk of an accident and protecting airspace from land uses that can create hazards to flight. Other strategies to address risk include reducing the potential for bird strikes and electromagnetic interference that can disrupt airport operations systems.

The March Air Reserve Base (MARB) and March Inland Port (MIP) is located along the southwest border of Moreno Valley. MARB/MIP is a joint-use airport, used for both military and civilian purposes. Originally a March Air Base, MARB/MIP was established by a joint use agreement between the Department of Defense and March Joint Powers Authority (JPA) in 1997. The JPA is the recognized local reuse agency charged with planning for the economic redevelopment of surplus properties at the base. Under the agreement, the public and military entities share essential aviation facilities such as the control towers and runways, as well as maintenance of facilities, under this joint use arrangement. March Inland Port Airport Authority (MIPAA), established by the JPA, is responsible for the development and operations of the public use airport.

The Riverside County Airport Land Use Commission adopted an update to the Airport Land Use Compatibility Plan (ALUCP) for the MARB/MIP in 2014. The ALUCP is primarily based upon the U.S. Air Force's Air Installation Compatibility Use Zones Study for the March Air Reserve Base (AICUZ). The ALUCP incorporates noise and safety protection measures equivalent to or greater than recommended in the AICUZ. While no modifications to the existing airport runways or approaches are anticipated, the ALUCP studied potential future military and civilian aircraft activity to inform the development of unique Airport Compatibility Zones each with their own land use restrictions in consideration of projected future use by both military and civilian aircraft. The compatibility zones (shown on Map S-7) and their associated restrictions account for noise and overflight factors as well as safety and airspace protection factors. Within the City limit, there is a special zoning overlay for the AICUZ that limits public exposure to aircraft accidents and noise and encourages future development that is compatible with the continued operation of March Air Force Base. Ongoing coordination with the March Air Reserve Base, the March Joint Powers Authority, and the March Inland Port Airport Authority will help to reduce the exposure of people and property to hazards from any flight accidents, as well as reduce the risk of an accident for aircraft in flight over the city.

March Air Reserve Base seen from above, 2015.

Goal S-4: Minimize airport safety hazards and promote compatibility with airport operations.

POLICIES

S.4-1: Limit hazards from flight operations in Moreno Valley through consistency with the March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan (March ALUC Plan).

S.4-2: Review all projects within the March Air Reserve Base/Inland Port Airport Influence Area for conformance with the compatibility criteria outlined in the March ALUC Plan.

S.4-3: Minimize the potential for development adjacent to the March Air Reserve Base/ Inland Port Airport to adversely affect airport operations such as by reducing the potential for bird strikes and electromagnetic interference.

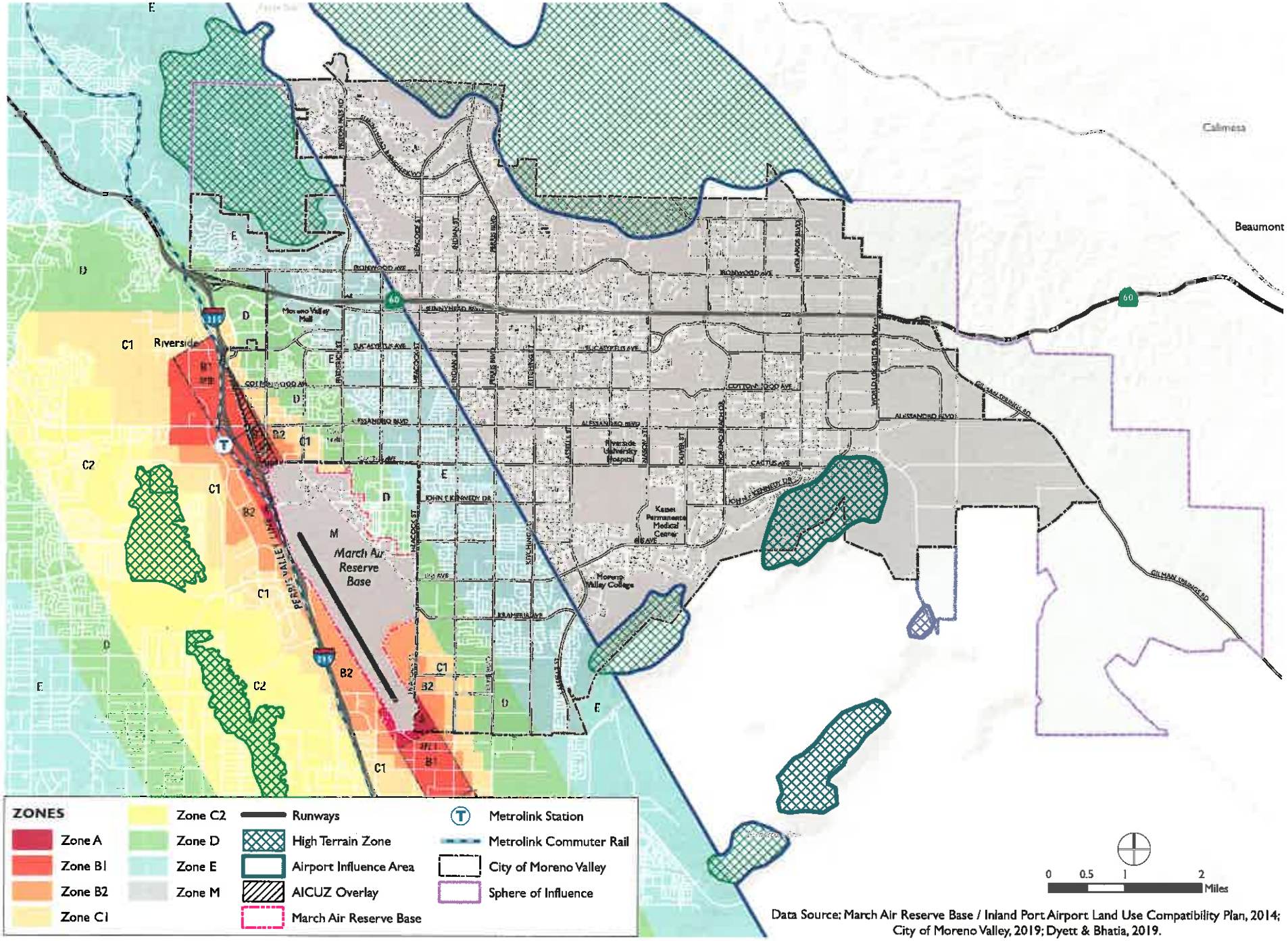
S.4-4: Coordinate with the March Air Reserve Base, the March Joint Powers Authority, and the March Inland Port Airport Authority to ensure that roadways are designed to safely accommodate airport vehicles and that airport-related traffic is routed to minimize hazards to or conflicts with Moreno Valley residents and businesses.

S.4-5: Use education and practical ways of reducing exposure to electromagnetic fields (EMFs) near transmission lines and other sources.

ACTIONS

S.4-A: Update applicable site development standards in the Development Code to incorporate measures for landscape design and maintenance on properties immediately adjacent to the MARB so as to reduce the potential for bird strikes. Standards should address planting palette, water features and maintenance practices.

Map S-7: Airport Land Use Compatibility Zones



Data Source: March Air Reserve Base / Inland Port Airport Land Use Compatibility Plan, 2014; City of Moreno Valley, 2019; Dyett & Bhatia, 2019.

7 Noise

Sound shapes the way we experience the places where we live, work, and play. A pleasant, healthy noise environment can reduce stress, improve health, and enhance quality of life in the community. In an urban environment, noise is a part of everyday life, but thoughtful planning and design can minimize unwanted noise and create welcoming neighborhoods that residents are proud to call home.

The goals, policies, and actions in this chapter seek to proactively address sources of noise in Moreno Valley, protect against excessive noise, and support the social and economic vitality of the community. This chapter satisfies the statutory requirements for the General Plan Noise Element. Airport land use compatibility is also addressed in the Land Use and Community Character and Safety Elements, while goods movement is addressed in the Transportation Element.

BACKGROUND

Unwanted noise can be defined as a sound or series of sounds that are intrusive, irritating, objectionable and/or disruptive to daily life. Background noise is primarily the product of many distant noise sources, which constitute a relatively stable noise background exposure, with individual contributors unidentifiable. Noise levels are also affected by short duration single event noise sources (e.g., aircraft flyovers, motor vehicles, sirens), which are readily identifiable to the individual. The known effects of noise on humans include hearing loss, communication interference, sleep interference, physiological responses, and annoyance.

People in residences, motels and hotels, schools, libraries, churches, hospitals, nursing homes, auditoriums, natural areas, parks and outdoor recreation areas are generally more sensitive to noise than are people at commercial and industrial establishments. Consequently, noise standards for sensitive land uses are more stringent than for those at less sensitive uses. To protect various human activities in sensitive areas, lower noise levels are generally required.

Typically, when noise levels are reported, they are expressed as a measurement over time in order to account for variations in noise exposure. Levels also account for varying degrees of sensitivity to noise during daytime and nighttime hours. The Community Noise Equivalent Level (CNEL) and Day-Night Noise Level (Ldn) both reflect noise exposure over an average day with weighting to reflect this sensitivity.

EXISTING NOISE SOURCES AND LEVELS

Existing Noise Levels

Moreno Valley is subject to typical urban noises such as noise generated by cars on local roadways, noise from intermittent construction activities, and day-to-day outdoor activities. There are also several transportation-related noise sources that operate at the periphery of the city, including Interstate 215 (I-215), the March Air Reserve Base (MARB), and the railway line, as well as State Route 60 (SR 60), which passes through the northern part of the city. Other sources of noise within the city include commercial and industrial centers and property maintenance activities.

Ambient noise monitoring was conducted to assess current noise levels in Moreno Valley at a variety of land uses proximate to major noise sources. Short-term daytime noise measurements were taken adjacent to major noise sources in the city. These measured noise levels included major noise sources (traffic and/or train passbys) in addition to non-traffic noise sources Map N-1 reflects the existing noise level contours for 60, 65, and 70 dBA.

Freeway and Internal Roadways

Roadways are the principal noise source in Moreno Valley. Most of Moreno Valley is located between the I-215 and SR-60 highways. I-215 runs north-south towards the western boundary, while SR-60 runs approximately east-west in the northern part of the city. Roadway noise is expected to remain the principal source of noise in the future. Noise from these sources can be a significant environmental concern for noise sensitive uses, such as residential development where buffers (e.g., buildings, landscaping, etc.) are inadequate or where there is minimal distance from the roadways to sensitive uses.

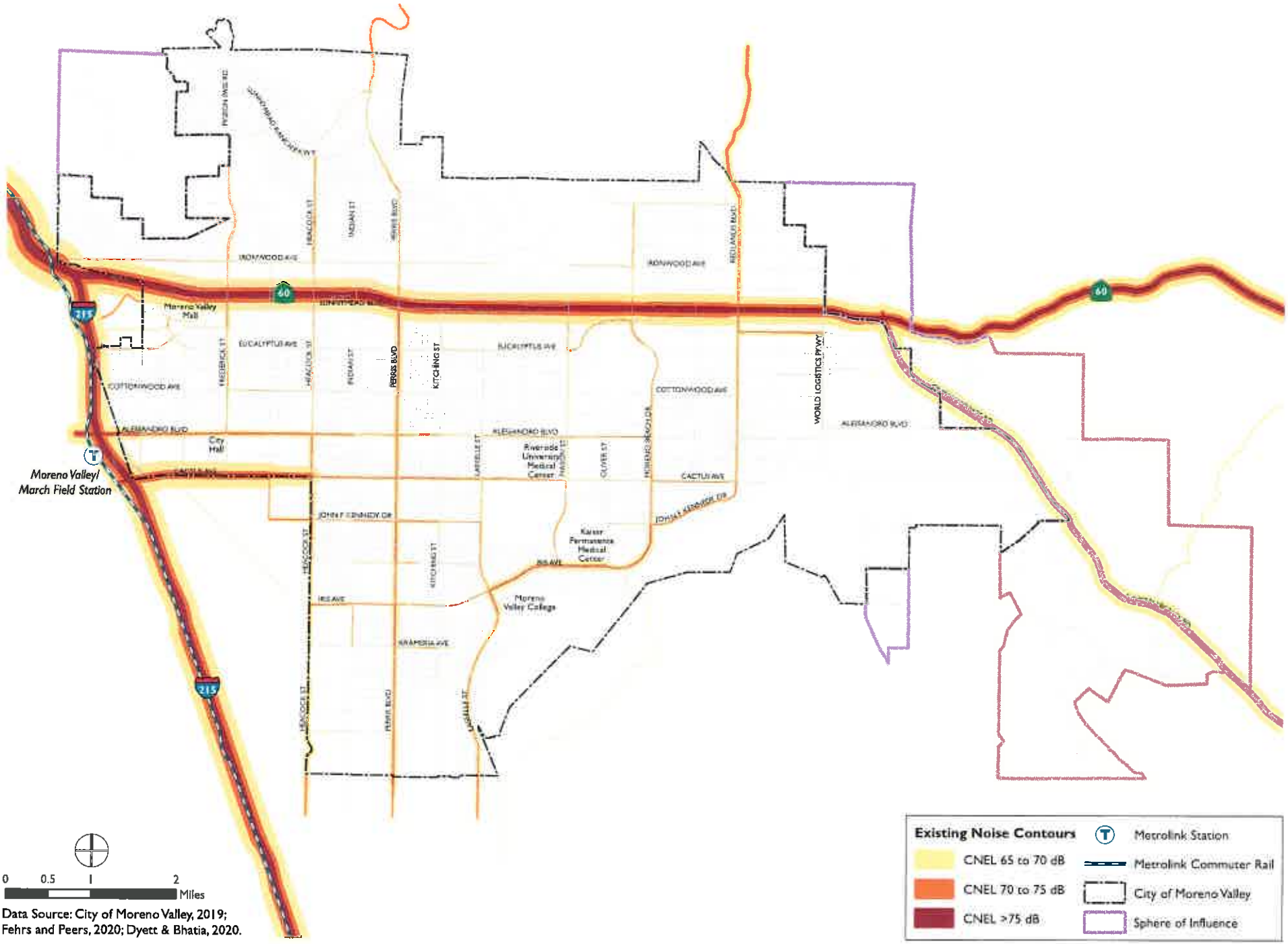
Airport Noise

Noise levels due to air traffic from the joint-use airport at MARB depend on aircraft characteristics, the number, path, elevation and duration of flights as well as the time of day that flights take place. Since 1997, MARB has also been home to the March Inland Port, a civilian air cargo facility. As demand for cargo shipping increases, operations at MARB are projected to increase. Map N-2 shows the existing noise contours surrounding MARB. Though most of the city is located outside the MARB 60-CNEL noise contours, noise from aircraft is audible in the western portion of the city and contributes to the ambient noise environment.

Railroad Noise

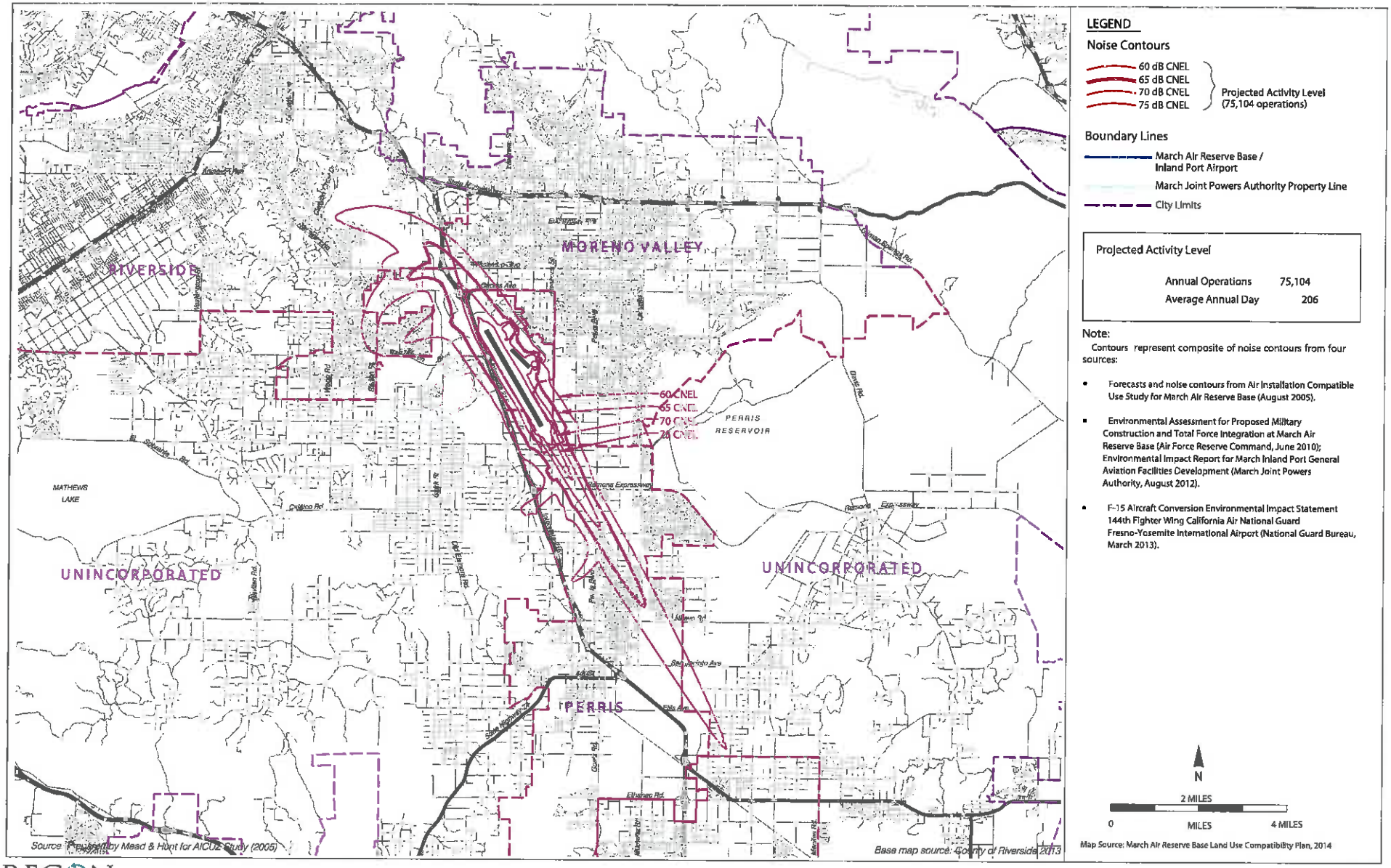
Train noise, however intermittent, is a major source of noise due to its magnitude. The San Jacinto Branch Line follows the I-215 corridor closely, bordering the western edge of the city. Both the Metrolink Commuter Rail and freight trains travel along the corridor. The Metrolink commuter rail 91/Perris Valley Line stops at the Moreno Valley/March Air Field Station, located between Eucalyptus and Cactus Avenues in proximity to the western border of the city. Commuter trains stop several times a day in the morning and evening, and freight trains pass through about twice a day.

Map N-1: Existing Noise Contour



Data Source: City of Moreno Valley, 2019; Fehrs and Peers, 2020; Dyett & Bhatia, 2020.

Map N-2: MARB Noise Contour



RECON

Most of Moreno Valley is located between the I-215 and SR-60 highways; noise from these sources can be a significant environmental concern.

Construction and equipment can produce very high noise levels. The City currently regulates construction activity through Municipal Code Chapter 8.

Aircraft flying in and out of the March Air Reserve Base contribute to the ambient noise environment of the city.

Industrial Noise

Industrial uses, including manufacturing, warehousing, and distribution-related uses, are another source of noise that can have a varying degree of impact on adjacent uses. Mechanical equipment, generators, and vehicles associated with these uses all contribute to noise levels at industrial sites. Existing industrial uses in Moreno Valley are largely concentrated in the southwest of the City, adjacent to MARB and Interstate-215; however, significant light industrial uses are planned at the World Logistics Center site at the eastern edge of the city. While industrial uses are generally concentrated at the periphery of the city, the potential for noise conflicts exists where these uses abut residential areas.

Construction Noise

Construction can be another source of unwanted noise, although typically short-term in duration. Construction is most significant when it takes place near sensitive land uses, such as homes, schools, or hospitals, or when it occurs at night or in the early morning hours. The dominant construction equipment noise source is diesel engines without sufficient muffling; however, impact pile driving or pavement breaking can also generate unwanted noise. The City currently regulates construction activity through Municipal Code Chapter 11.80.

Other Equipment Noise

Other portable or small-scale pieces of equipment may also produce noise effects. Portable power equipment, such as leaf blowers and drills, is ubiquitous in the modern city, and can produce very high noise levels at the location of the work for intermittent periods. Mechanical equipment, such as pumps and fans may produce low noise levels, but continuously and for substantial distances. Other amplified sounds, from automotive audio equipment or loudspeakers also create noise exposure.

PROJECTED NOISE SOURCES AND LEVELS

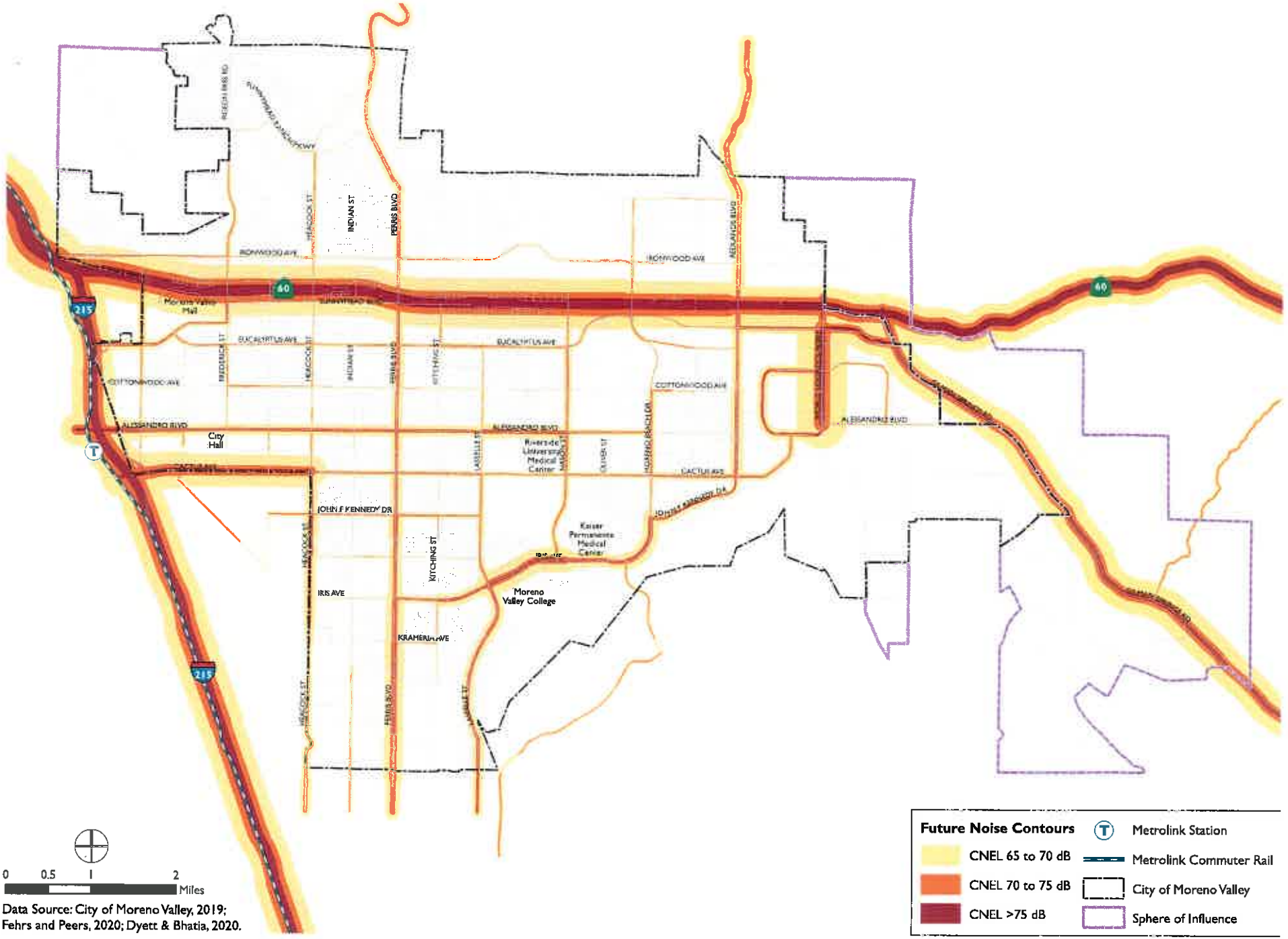
Future development within the Planning Area along with pass-through traffic will result in increased noise levels. Vehicular traffic, including automobile and truck traffic, will continue to be the predominant noise source within the city. The level of vehicular traffic noise varies with many factors, including traffic volume, vehicle mix (including percentage of trucks), traffic speed, and distance from the roadway. Map N-3 shows projected noise level contours at buildout of General Plan land uses in 2040.

PLANNING FOR A PLEASANT, HEALTHY NOISE ENVIRONMENT

Integrating noise reduction into the planning and design of projects can help address the potential for increased noise as development occurs and ensure a healthy and pleasant noise environment for residents and visitors alike. Proactively reducing noise at its source, separating and buffering noisy land uses, and designing for a quiet indoor environment will contribute to a healthy, livable neighborhood and a vibrant local economy.

In a vibrant city, some noise is inevitable, and making sure that noise-sensitive land uses such as schools and housing are separated from noisy uses is important to ensuring a pleasant, healthy noise environment for all. Land uses have different levels of compatibility relative to noise, and the State of California mandates that general plans include noise level compatibility standards for the development of land as a function of a range of noise exposure values. Noise level is often measured on the Community Noise Equivalent Level (CNEL) scale. CNEL ratings measure levels in noise over a typical day, with higher weight given to noises occurring during evening and sleeping hours. Table N-1 identifies noise level compatibility standards and

Map N-3: Future Noise Contours

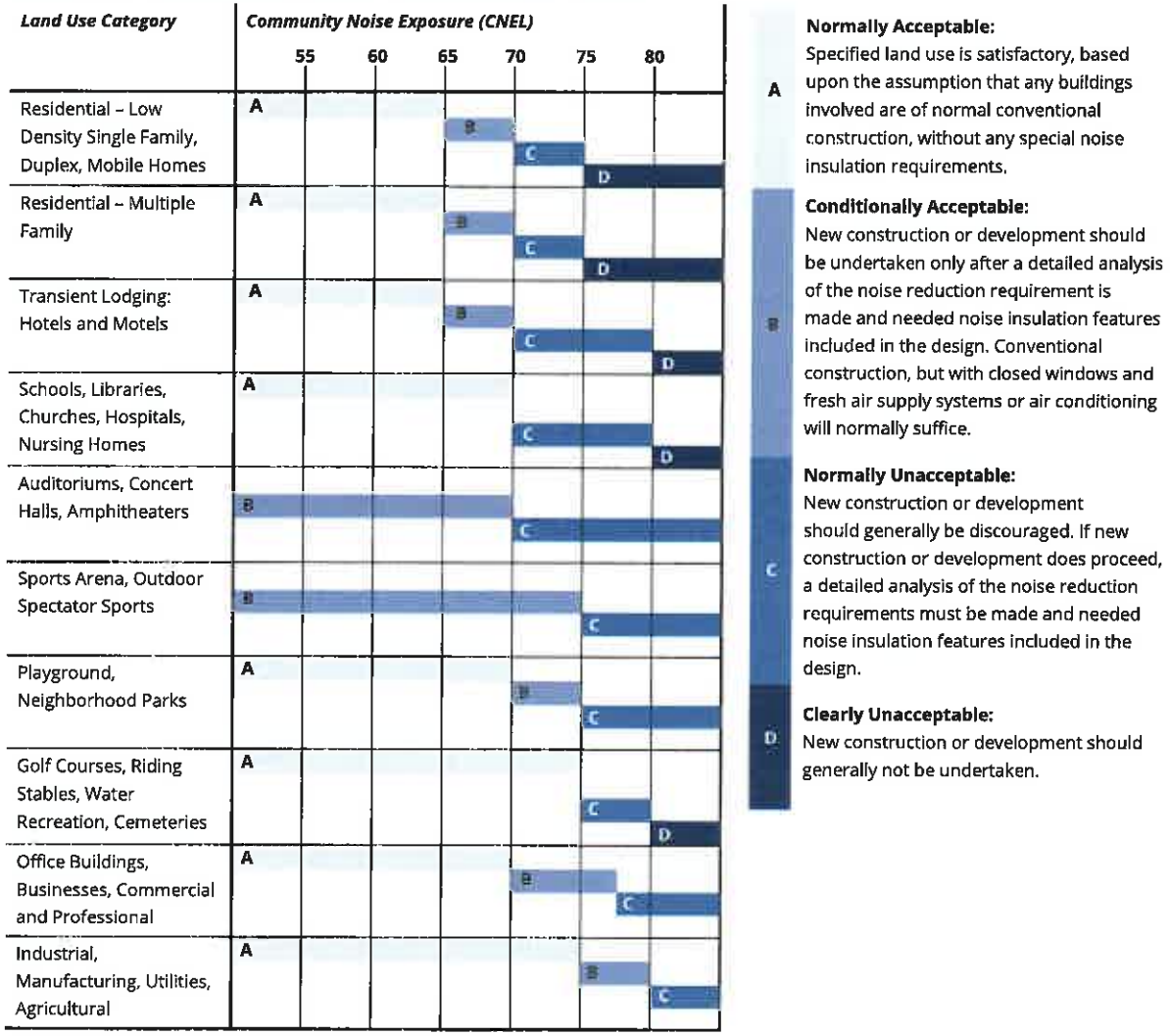


interior noise standards to be used to guide land use planning decisions within a given contour.

The Municipal Code also contains regulations intended to ensure best practices in siting new development. The air installation compatibility use overlay district (AICUZ) contained in the zoning code includes standards that limit public exposure to aircraft accidents and noise and encourage future development that is compatible with the continued operation of MARB. Additionally, the City has adopted Good Neighbor Guidelines for warehouse and distribution facilities into the zoning code that specify requirements to minimize the potential for impacts from these facilities on surrounding areas, including limiting noise generating activities near residential areas.

Design practices, such as building placement and interior noise proofing, can be used to promote healthy indoor and outdoor noise environments throughout the community. Insulation, primarily used to improve a building's energy performance, can help reduce indoor noise significantly. Sound-reducing window designs and landscaped buffer areas can also reduce interior noise, even in noisy areas. Noise from traffic on the freeways can be reduced by constructing sound barriers with acoustic dampening materials. Sound reducing paving materials can also significantly reduce sound from arterial roads within the city. General Plan policies seek to promote the use of thoughtful planning and design to minimize unwanted noise in the community and promote a pleasant, healthy noise environment.

Table N-1: Community Noise Compatibility Matrix



Source: Governor's Office of Planning and Research 2017.

Goal N-1: Design for a pleasant, healthy sound environment conducive to living and working.

POLICIES

N.1-1: Protect occupants of existing and new buildings from exposure to excessive noise, particularly adjacent to freeways, major roadways, the railroad, and within areas of aircraft overflight.

N.1-2: Guide the location and design of transportation facilities, industrial uses, and other potential noise generators to minimize the effects of noise on adjacent land uses.

N.1-3: Apply the community noise compatibility standards (Table N-1) to all new development and major redevelopment projects outside the noise and safety compatibility zones established in the March Air Reserve Base/ Inland Port Airport Land Use Compatibility (ALUC) Plan in order to protect against the adverse effects of noise exposure. Projects within the noise and safety compatibility zones are subject to the standards contained in the ALUC Plan.

N.1-4: Require a noise study and/or mitigation measures if applicable for all projects that would expose people to noise levels greater than the "normally acceptable" standard and for any other projects that are likely to generate noise in excess of these standards.

N.1-5: Noise impacts should be controlled at the noise source where feasible, as opposed to at receptor end with measures to buffer, dampen, or actively cancel noise sources. Site design, building orientation, building design, hours of operation, and other techniques, for new developments deemed to be noise generators shall be used to control noise sources.

N.1-6: Require noise buffering, dampening, or active cancellation, on rooftop or other outdoor mechanical equipment located near residences, parks, and other noise sensitive land uses.

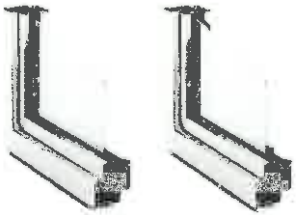
N.1-7: Developers shall reduce the noise impacts on new development through appropriate means (e.g. double-paned or soundproof windows, setbacks, berming, and screening). Noise attenuation methods should avoid the use of visible sound walls where possible.

ACTIONS

N.1-A: Continue to review proposed projects for conformance with the March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan, including consideration of the Compatibility Zone Factors shown in Table MA-1 and the Basic Compatibility Criteria shown in Table MA-2, as may be amended.

N.1-B: Require dedication of an aviation easement as a condition of development approval for projects within the noise and safety compatibility zones identified by the March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan, as may be amended. The intention of this action is to alert interested individuals, including property buyers and developers, to the proximity of aircraft operations and related noise and safety compatibility protections.

N.1-C: Study the feasibility of using alternative pavement materials such as rubberized asphalt pavements on roadways to reduce noise generation. Update City standards as appropriate.



Noise attenuation measures such as double paned windows (above) and rubberized asphalt (below) can reduce noise and mitigate its effects.

ADDRESSING NOISE CONCERNS

As in any bustling and vibrant city, some noise is inevitable in Moreno Valley. Having systems in place to minimize unwanted noise before it occurs, and to manage noise concerns when they arise is important to ensure a healthy and economically dynamic future.

Moreno Valley's Municipal Code establishes allowable levels of noise within the city and consequences for violation of the standards it sets. When instances of excessive noise do occur, residents can report noise complaints to the City's Code & Neighborhood Services Division, the division responsible for handling violations, including noise complaints, and for generally protecting the health and safety of the community. Noise complaints received by the Division typically involve residential noise, including complaints regarding loud music, animal noise, and noise from unlicensed home business activities.

In addition to the noise controls built into the Municipal Code, the City works closely with the neighboring MARB to coordinate noise control efforts.

As Moreno Valley continues to grow culturally and economically, the potential for noise conflicts will increase, particularly in mixed use areas or locations near public gathering places. While some noise is expected – and even welcome – in a dynamic city, Moreno Valley will continue to ensure that the noises of daily life do not exceed comfortable and pleasant levels for all by maintaining a robust system for addressing noise concerns.

Goal N-2: Ensure that noise does not have a substantial, adverse effect on the quality of life in the community.

POLICIES

N.2-1: Use the development review process to proactively identify and address potential noise compatibility issues.

N.2-2: Continue to work with community members and business owners to address noise complaints and ensure voluntary resolution of issues through the enforcement of Municipal Code provisions.

N.2-3: Limit the potential noise impacts of construction activities on surrounding land uses through noise regulations in the Municipal Code that address allowed days and hours of construction, types of work, construction equipment, and sound attenuation devices.

N.2-4: Collaborate with the March Joint Powers Authority, March Inland Port Airport Authority, Riverside County Airport Land Use Commission, and other responsible agencies to formulate and apply strategies to address noise and safety compatibility protection from airport operations.

N.2-5: Encourage residential development heavily impacted by aircraft-related noise to transition to uses that are more compatible.

ACTIONS

N.2-A: Continue to maintain performance standards in the Municipal Code to ensure that noise generated by proposed projects is compatible with surrounding land uses.

N.2-B: Update the Municipal Code to establish controls on outdoor noise in public places, such as outdoor dining terraces in commercial mixed use areas, public plazas, or parks. Controls may include limits on noise levels or hours of operation.

Noise is part of a bustling, dynamic city. However, controls such as limits on hours of operation or noise levels can help ensure that the noises of daily life are not unpleasant or uncomfortable.

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8 Environmental Justice

For a community to thrive, its residents need to be healthy, safe, and engaged with one another. The focus of this element is on actions the City can take to promote public health, provide protection from environmental hazards, and enrich the quality of life for all residents of Moreno Valley. It is organized around four key goals reduced exposure to pollution; safe and sanitary housing; access to healthy food; and active engagement in civic life

This chapter satisfies the requirements for the Environmental Justice Element of the General Plan; however, community well-being is also addressed in other chapters of the plan. Factors affecting well-being such as access to natural open space and opportunities for physical activity are addressed in the Open Space and Resource Conservation Element and in the Parks and Public Services Element. Quality of the built environment and land use compatibility are addressed in the Land Use and Community Character Element. Active transportation and roadway safety are addressed in the Circulation Element and the Healthy Community Element, while education, training, and employment are addressed in the Economic Development Element.

Background

WHAT IS ENVIRONMENTAL JUSTICE?

At its core, environmental justice is a concept that all people are entitled to live, work, and play in a clean and healthy environment regardless of race, culture, or income. Throughout California and beyond, low-income communities and communities of color have historically experienced discrimination, negligence, and political and economic disempowerment, with the result that today, these groups struggle with both a disproportionate burden of pollution and health impacts as well as disproportionate social and economic disadvantages such as poverty or housing instability. This undesirable reality is considered environmental injustice, and it contributes to disparities in health (e.g., asthma, lead poisoning, and obesity) among populations of different race, ethnicity, and socioeconomic status. Conversely, environmental justice is a concept that aims to reduce and equalize the effects of environmental hazards among all people. Environmental justice provides a specific lens through which to advance equity and protect human health.

DEFINING DISADVANTAGED COMMUNITIES

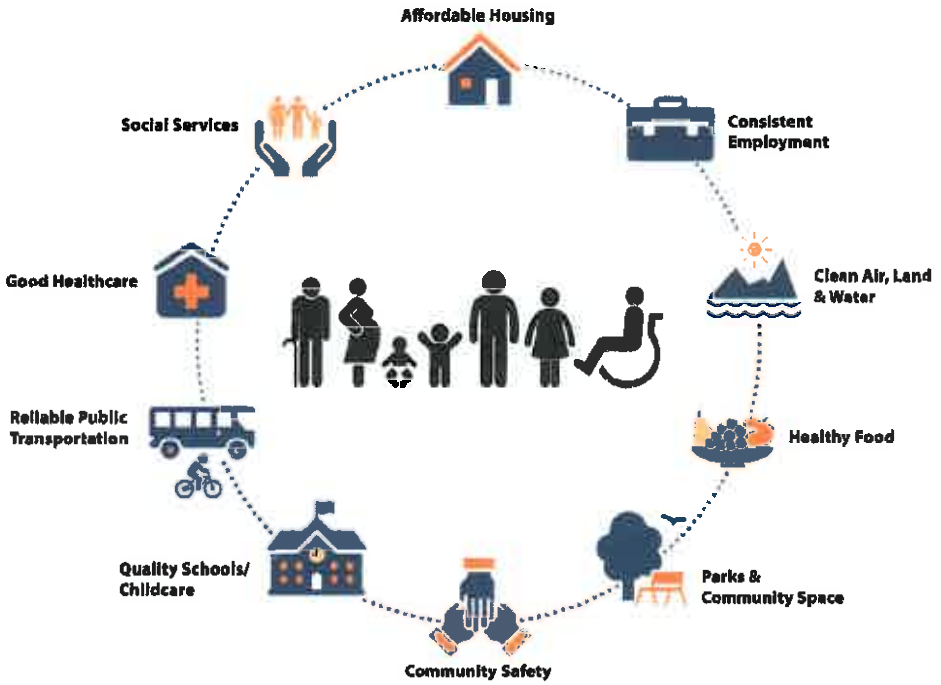
The California Government Code defines disadvantaged communities (DACs) as "...an area identified by the California Environmental Protection Agency... or an area that is a low-income area that is disproportionately affected by environmental pollution and other hazards that can lead to negative health effects, exposure, or environmental degradation."[1]

1 Low-income areas are defined as locations where household incomes are at or below 80 percent of the statewide median income, or below the threshold designated as low income by the Department of Housing and Community Development's list of state income limits.

Identified DACs are eligible for Cap-and-Trade funding that can improve community conditions and quality of life.

Disadvantaged Communities In Moreno Valley

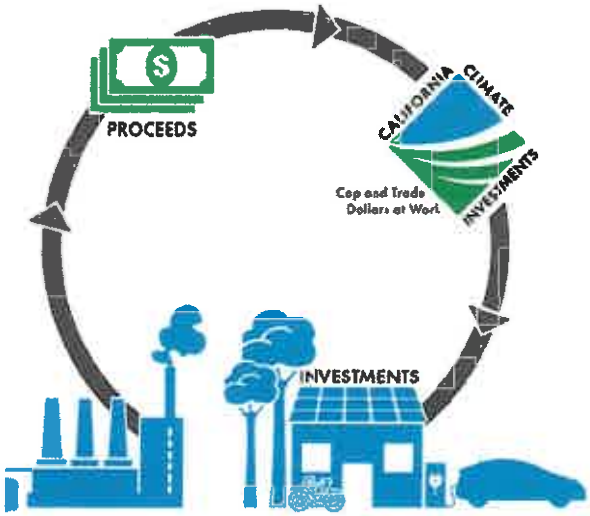
Enacted in 2012, Senate Bill 535 designates the responsibility for identifying DACs to the California Environmental Protection Agency (CalEPA). In response, CalEPA has developed CalEnviroScreen, a mapping tool that helps identify California communities that are most affected by many sources of pollution and where people are often especially vulnerable to pollution's effects. CalEnviroScreen uses 20 indicators to calculate scores for every census tract in California. A census tract is a geographic boundary that is often either the smallest or most complete geographic scale for which data is available. CalEnviroScreen ranks communities based on data that is available from federal, State, regional, and local public agency sources. The scores are mapped so that different communities can be compared; an area with a high score is one that experiences a much higher burden than areas with low scores.
A DAC is defined as an area scoring in the top 25 percent (75-100 percent) through this methodology.



A Healthy and Equitable Environment—Environmental Justice is the right to live, work and play, in a clean and healthy environment regardless of race, culture, or income.

The Cap-and-Trade Program *is a key element of California's strategy to reduce greenhouse gas emissions by setting an overall cap on emissions each year but offering flexibility in how companies achieve it by allowing them to buy/sell pollution credits in auctions. According to a 2017 report by the independent Legislative Analyst's Office, the Program could generate as much as $8 billion over the next 10 years. Senate Bill 535 requires 25 percent of the Program proceeds go to projects that benefit disadvantaged communities and Assembly Bill 1550 further requires 25 percent of the proceeds be spent on projects located in disadvantaged communities. Sample Cap-and-Trade funding projects include efforts to reduce truck pollution near disadvantaged communities, planting trees in cities, providing affordable housing near transit lines, improving energy efficiency in homes, and funding outreach/engagement tools to empower communities.*

In 2018, the City of Moreno Valley partnered with the Moreno Valley Hispanic Chamber of Commerce, the Family Service Association, and the Riverside University Health System to develop the Engage MoVal Outreach Toolbox, a user-friendly and flexible guide for planning and delivering community engagement processes. This work was funded through a Transformative Climate Communities grant which is funded by California's Cap-and-Trade Program. The disadvantaged community designation can potentially be an important source of funding for general plan programs and subsequent projects that seek to reduce pollution that causes climate change while also improving public health, quality of life, and economic opportunity in California's most burdened communities.



Identified "Disadvantaged Communities" are eligible for Cap-and-Trade funding that can benefit residents.

The four broad groups CalEnviroScreen Indicators used for scoring/identifying DACs are listed below.

- ***Exposure Indicators*** *are based on measurements of different types of pollution that people may come into contact with (e.g., smog, drinking water contaminants, toxic releases from facilities).*
- ***Environmental Effect Indicators*** *are based on the locations of toxic chemicals in or near communities (e.g., cleanup sites, groundwater threats, solid waste sites and facilities)*
- ***Sensitive Population Indicators*** *measure the number of people in a community who may be more severely affected by pollution burden because of their age or health (e.g., those with asthma or cardiovascular disease).*
- ***Socioeconomic Factor Indicators*** *are conditions that may increase people's stress or make healthy living difficult and cause them to be more sensitive to pollution's effects (e.g. low household income, low educational attainment, and unemployment).*

Overview

Out of a total of 46 census tracts in the planning area, 24 are designated as DACs under SB 535 and all are located within the City limit. Designated DACs, shown in Map EJ-1 and Table EJ-1, are generally concentrated in the more densely populated areas in the west of the city, close to the freeways and major transportation corridors. The residents of these areas tend to be younger and have lower levels of educational attainment than residents of other areas of the city. The median age of DAC residents is 29.5 years, as compared to 32.3 in other areas of the city, and nearly 60 percent of DAC residents did not go to college. DACs also have a higher percentage of Hispanic/Latino residents (65 percent) than other areas of Moreno Valley (50 percent).

While Map EJ-1 and Table EJ-1 display the composite scoring results used by the State to identify DACs, they do not present a full picture of the environmental justice issues at play in the community. Individual indicators/topic areas are subsequently discussed to provide a more comprehensive understanding of environmental justice priorities in Moreno Valley.

Community Health Profile

In 2019, Kaiser Permanente released a Community Health Needs Assessment (CHNA) Report for its Moreno Valley Service Area[2] intended to help characterize the community's unique needs and resources, inform community investments, and help develop strategies aimed at making long-term, sustainable change. Of the 12 health outcomes studied, the

2 The Moreno Valley Service Area includes the following cities/areas around Moreno Valley: Hemet, Homeland, Lakeview, March Air Reserve Base, Moreno Valley, Nuevo, Perris, Romoland, and San Jacinto.

Moreno Valley Service Area performs better than the state average in eight out of 12; however, it does not perform as well as the state average in four areas: asthma, obesity, poor mental health, and poor oral health.[3] The top five causes of death in Riverside County are asthma, cancer, cardiovascular disease, stroke, and violence/injury; the Moreno Valley Service Area performs better than the state average in four out of five areas (cancer excluded).

Socio-demographic factors also contribute to the overall health profile of a community, particularly the characteristics that make some residents more vulnerable to poor health outcomes. In Moreno Valley, about 12 percent of residents do not have health insurance and while not universally true, the most vulnerable segments of the population typically have lower levels of educational attainment. In Moreno Valley, about 23 percent of the population 25 years and older have less than a high school education, which is comparably greater than the county (about 18 percent). The average age in the city is also younger than in the county as a whole, with about 29 percent of the population under 18 years old as compared to about 26 percent in the county. Further, about eight percent of the population is under age five, and about eight percent is 65 years or older. These demographic characteristics are relevant to environmental justice as young children and the elderly are also typically more sensitive to illness or adverse effects from pollution exposure.[4]

Table EJ-1: CalEnviroScreen Scores of DACs in the Planning Area

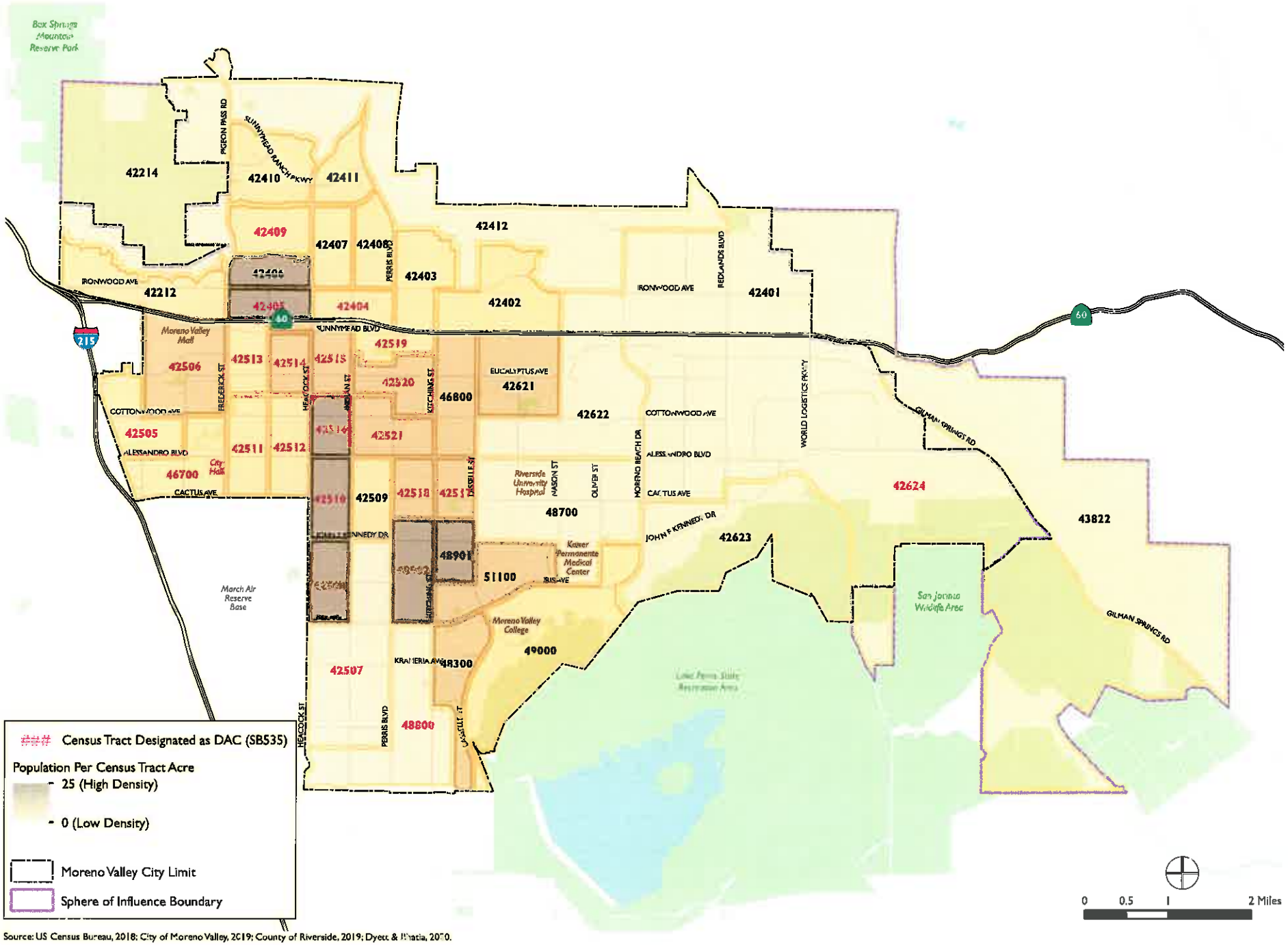
CENSUS TRACT	CALENVIROSCREEN SCORE	CALENVIROSCREEN PERCENTILE RANGE	POLLUTION BURDEN PERCENTILE	TOTAL POPULATION	POPULATION DENSITY (RESIDENTS PER ACRE)
6065046700	69.15	95-100%	98	4,442	8.13
6065042505	65.65	95-100%	95	3,639	8.02
6065042508	59.68	95-100%	89	4,888	15.42
6065042507	54.89	90-95%	88	5,011	3.88
6065042620	52.05	90-95%	90	10,463	176.40
6065048800	51.24	90-95%	79	4,512	4.12
6065042510	50.56	85-90%	70	5,048	15.90
6065042511	50.03	85-90%	62	3,308	8.33
6065042512	49.74	85-90%	70	3,200	8.04
6065042506	49.65	85-90%	75	9,483	12.53
6065042515	49.27	85-90%	59	3,803	11.44
6065042513	47.62	85-90%	74	3,379	11.84
6065042405	46.69	85-90%	74	4,997	19.92
6065042516	46.65	85-90%	55	4,177	17.45
6065042514	46.62	80-85%	58	3,165	13.07
6065042519	43.85	80-85%	52	1,706	7.23
6065042404	43.18	80-85%	51	2,038	8.07
6065042520	41.57	75-80%	44	4,669	12.71
6065042624	41.48	75-80%	65	3,784	0.45
6065042518	41.24	75-80%	46	3,670	14.87
6065048902	40.74	75-80%	49	5,957	14.54
6065042521	39.92	75-80%	46	4,922	12.30
6065042517	39.60	75-80%	43	3,278	14.08
6065042409	39.38	75-80%	53	3,299	8.58

Note: Total population by census tract from 2010. Source: CalEnviroScreen, 2019; Dyett & Bhatia, 2019

3 The 2019 Community Health Needs Assessment Report studies 12 health outcome categories: poor mental health; obesity; cancer; stroke; asthma; substance/tobacco use; HIV/AIDS/STD; maternal/infant health; poor oral health, cardiovascular disease, diabetes; and violence/injury (Table 3, Page 11).

4 2018 American Community Survey 5-Year Estimates.

Map EJ-1: Disadvantaged Communities (Senate Bill 535) and Population Density



Source: US Census Bureau, 2018; City of Moreno Valley, 2019; County of Riverside, 2019; Dyett & Bhatia, 2020.

Environmental Justice Topic Areas

Air Quality & Pollution

Safe & Sanitary Homes

Healthy Food Access

Public Facilities & Physical Activity

Civic Engagement & Investment Prioritization

Air Quality and Pollution Exposure

Pollution exposure occurs when people are exposed to air, food, water, and soil pollutants in the course of daily life. In an urban environment, pollution can come from a variety of different sources, including solid waste facilities that emit toxic gases, storage tanks that leak hazardous chemicals into groundwater and soil, agricultural operations using pesticides, cars and trucks emitting exhaust, or stationary sources such as diesel generators emitting exhaust. Ongoing exposure to pollution can worsen existing health conditions and lead to absences from work or school. Long-term pollution exposure can even result in reduced life expectancy. Based on an analysis of CalEnviroScreen data, Moreno Valley is most affected by issues related to air quality, water quality, and hazardous materials, particularly in some of the most densely populated areas in the western portion of the city.

AIR QUALITY

Air quality in the Inland Empire is influenced by both topographical and meteorological conditions. The dominant meteorological feature affecting the region is the Pacific High Pressure Zone, which produces the prevailing westerly to northwesterly winds. These winds tend to blow pollutants away from the coast toward the inland areas. As such, air pollution is an ongoing concern in Riverside County and Moreno Valley, where levels of ozone and particulate matter exceed federal and State standards. The prevailing westerly wind pattern is sometimes interrupted by regional "Santa Ana" conditions, when a strong high pressure develops over the Nevada–Utah area and overcomes the prevailing westerly coastal winds, sending steady, hot, dry northeasterly winds over the mountains and out to sea.

Moreno Valley may also face air quality threats from wildfire smoke. More frequent and intense wildfires are a growing public health problem in California, contributing to reduced air quality for people living near or downwind of fire. Health problems related to wildfire smoke exposure can be as mild as eye and respiratory tract irritation and as serious as worsening of heart and lung disease, including asthma, and even premature death. One of the main components of smoke is particulate matter (PM2.5), which is a regulated air pollutant, the association between PM2.5 and heart and lung health effects is well documented.

Toxic Air Contaminants

Toxic air contaminants (TACs) are air pollutants that may cause or increase mortality or serious illness or that may pose a present or potential hazard to human health. Diesel exhaust (DPM) from trucks and cars is the predominant TAC in urban air. In winter, smoke from residential wood combustion can be a source of TACs when cold stagnant air traps smoke near the ground. Emissions of TACs in and around the planning area are also generated from mobile sources, including vehicle travel along SR-60 and I-215. Sensitive populations and land uses, such as residential uses, hospitals, senior living facilities, and schools, are better located at a distance from TAC sources. Air filtration systems can help to mitigate the impacts of TACs.

Pollution Control

Statewide, 35 local air pollution control districts regulate emissions from businesses and stationary facilities, ranging from oil refineries to auto body shops and dry cleaners. Moreno Valley is located within the South Coast Air Basin, which is under the jurisdiction of the South Coast Air Quality Management District (SCAQMD). The Basin is designated as in "nonattainment" for select State air quality standards, which

means that air pollutant emissions exceed acceptable levels for the region, indicating poor air quality. These air quality standards are commonly related to fine particles of pollution from diesel-powered trucks, buses, cars, ships, and locomotive engines, typically concentrated near ports, railyards, and freeways.The SCAQMD maintains 41 active air quality monitoring sites located throughout the Basin, including eight active sites in Riverside County. Air pollutant concentrations and meteorological information are continuously recorded at these stations and data is then used by scientists to help forecast daily air pollution levels. There are exceedances of ozone, PM10, and PM2.5 standards that occur throughout the Basin, further demonstrating that air pollution/air quality is not a Moreno Valley-centric issue and requires coordinated efforts for improvement at all levels of government.

SCAQMD periodically prepares air quality management plans outlining measures to reduce pollutants that serve as a blueprint to bring the area into compliance with federal and State clean air standards established by the U.S. Environmental Protection Agency (EPA) and California Air Resources Board (CARB). The Plan enables the SCAQMD to adopt rules to reduce emissions from various sources, including industrial processes and equipment, and issue permits to ensure compliance. The Plan recognizes the importance of working with other agencies to develop new regulations and secure funding and other incentives to encourage the accelerated transition of vehicles, buildings, and industrial facilities to cleaner technologies. The Plan also concludes that the most effective way to reduce air pollution impacts on the health of residents, including those in disproportionally impacted and environmental justice communities concentrated along transportation corridors and goods movement facilities, is to reduce emissions from mobile sources. The Plan's efforts to reduce mobile emissions are complemented by CARB's adoption of the Advanced Clean Truck Regulation, which requires all new trucks sold in California to be zero emissions by 2045 and offers incentive programs such as the Hybrid and Zero-Emission Truck and Bus Voucher Incentive Project (HVIP) to encourage the transition.

In addition to the Air Quality Management Plan, SCAQMD is leading a coordinated regional effort focused on community-based solutions for improving air quality and public health in environmental justice communities, pursuant to Assembly Bill 617 (AB 617). That law requires local air districts and the CARB to reduce air pollution in these most impacted communities, and the SCAQMD effort is part of a wide-reaching program that includes:

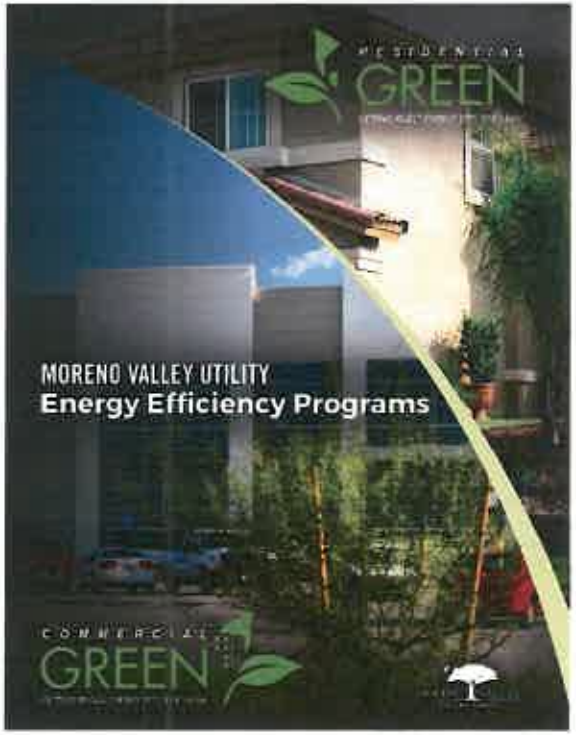
- Development of Community Emissions Reduction Plans in collaboration with community members;
- Adoption of Air District rules that ensure Best Available Retrofit Control Technology (BARCT) is required for industrial and commercial facilities participating in the state greenhouse gas cap and trade program;
- Enhancement of emissions inventories to ensure uniform statewide reporting; and
- Incentive programs to replace older polluting equipment with cleaner technologies, and increases in penalties for air pollution violations.

CARB also offers Community Air Grants to community groups for enhancing education and outreach regarding AB 617, monitoring, and improving their air quality.

Climate Action Planning

While reducing air pollution and improving air quality is an issue extending beyond the city limits, there are actions that can be considered locally to improve the health and wellness of Moreno Valley's current and future residents, balancing priorities for economic development, housing construction, and job creation that are also vital for a high quality of life in the community. The City's Climate Action Plan (CAP), prepared at the same time as this General Plan is a community-wide strategy for reducing greenhouse gas emissions that includes 37 strategies targeting greenhouse gas emissions generated by transportation, industrial facilities, residential and commercial buildings, municipal activities, and off-road equipment. CAP strategies promote transportation demand management programs, enhance transit services, incentivize energy efficient upgrades and construction, streamline installation of solar

panels, subsidize energy-efficient retrofits for low-income homeowners, support urban greening, and more. The 2019 California Green Building Code also includes multiple complementary measures, requiring new multi-family residences to dedicate 10 percent of parking spaces as electric vehicle charging stations, implement water conservation measures, and install air filters. These strategies, will further support efforts to reduce air pollution and associated impacts on public health, particularly from mobile sources.



Moreno Valley Utility provides safe, reliable, and economical public electric service. Moreno Valley Utility supports environmentally responsible resource management and offers rebates to help residents and commercial clients save money on efficient devices that lessen environmental impacts.

WATER AND SOIL QUALITY

Drinking Water Quality

Eastern Municipal Water District (EMWD) supplies potable water to most of Moreno Valley. EMWD purchases water sourced from the Colorado River and Northern California via the State Water project conveyance system, treating it at one of two treatment plants prior to delivery. Tap water provided by EMWD is in compliance with federal health-based drinking water standards; however, Calenviroscreen data indicates that levels of naturally occurring contaminants are higher than statewide averages. Filtration systems can reduce the levels of many common contaminants, such as lead and disinfection byproducts. These range from relatively inexpensive carbon filters, such as countertop pitcher filters to faucet-mounted filters, to more expensive – and more effective – reverse osmosis or ion exchange filters that effectively remove many contaminants, such as arsenic, fluoride, hexavalent chromium, nitrates and perchlorate.

Groundwater Quality

Box Springs Mutual Water Company (BSMWC) provides water service to a 430-acre area in the western part of the city that includes the Edgemont neighborhood. BSMWC water is sourced primarily from a groundwater wells located in the area. The well water is high in nitrates and to meet safe drinking water standards, BSMWC must blend its supply with imported water. Additionally, the BSMWC conveyance system is aging and deteriorated, which increases the risk of contamination although tap water provided by EMWD is in compliance with federal health-based drinking water standards. Water system improvements are being made incrementally, but funding remains a significant challenge given that as a private company, BSMWC is not eligible to receive State grants. Near term solutions to improve water quality may include low-cost filtration systems, public education, and the use of innovative potable water and wastewater systems in areas with water quality challenges such as Edgemont.

Hazardous Materials

There are six recorded hazardous materials sites within the city, the majority of which involve dry cleaners and gas stations and pose low risk. One site outside of the City limit on the March Air Reserve Base has been the subject of remediation activities focused on removal benzene, chlorinated hydrocarbons, tetrachloroethylene (PCE), and trichloroethylene (TCE) within the aquifer used for drinking water. There are currently no remediation activities underway and monitoring is ongoing.

Goal EJ-1: Reduce pollution exposure and improve community health.

Air Quality

POLICIES

EJ.1-1: Coordinate air quality planning efforts with other local, regional, and State agencies.

EJ.1-2: Cooperate with SCAQMD and WRCOG in efforts to promote public awareness about air pollution and control measures.

EJ.1-3: Require new development that would locate sensitive uses adjacent to sources of toxic air contaminants (TAC) to be designed to minimize any potential health risks, consistent with State law.

EJ.1-4: Collaborate with SCAQMD and other regional partners in the development and implementation of Community Emissions Reduction Plans, consistent with State mandates.

EJ.1-5: Continue purchase or lease of fuel-efficient and low emissions vehicles for City fleet vehicles.

EJ.1-6: Ensure that construction and grading activities minimize short-term impacts to air quality by employing appropriate mitigation measures and best practices.

EJ.1-7: Require new large commercial or light industrial projects to develop and implement a plan to minimize truck idling in order to reduce diesel particulate emissions.

EJ.1-8: Support the incorporation of new technologies and design and construction techniques in new development that minimize pollution and its impacts.

EJ.1-9: Designate truck routes that avoid sensitive land uses, where feasible.

ACTIONS

EJ.1-A: Use the Climate Action Plan to guide City actions and investments aimed at reducing greenhouse gas emissions community-wide.

EJ.1-B: Work with SCAQMD, property owners, and community members to identify and implement actions that foster healthy air quality in identified SB617 communities, leveraging State funding.

EJ.1-C: Consider establishing a fee to be paid by new development to assist in the funding of local projects that contribute to the enhancement of air quality, particularly in DACs.

EJ.1-D: Work with the distribution and warehousing business community to improve outdoor air quality through improved operations and practices, such as planning for zero emissions trucks and vans.

EJ.1-E: Study the feasibility of measures to promote the use of electric vehicles, including the feasibility of offering incentives such as priority parking for EVs at public facilities and the feasibility of requiring a minimum number of EV-ready parking spaces in new commercial, industrial, and multi-unit residential projects.

EJ.1-F: Distribute information about best practices to reduce and/or eliminate sources of indoor air pollution.

Water and Soil Quality

POLICIES

EJ.1-10: Coordinate with water service providers to ensure that sources of potable water are protected from contamination.

EJ.1-11: Support Box Springs Mutual Water Company in pursuit of funding for water conveyance and treatment infrastructure improvements. Funding sources may include the Drinking Water State Revolving Fund or California Climate Investment programs.

EJ.1-12: Encourage use of cost-effective residential water filtration systems, providing information on product options and effectiveness on the City website.

EJ.1-13: Through the development review process, ensure that hazardous material-affected soil, groundwater, or buildings will not have the potential to adversely affect the environment or the health and safety of site occupants.

Safe and Sanitary Homes

Access to safe, sanitary housing is important for everyone. Beyond being a source of shelter, a home gives families a sense of security, health, peace of mind, and center of life. Whether or not housing is located in a resource-rich, complete neighborhood; is of high quality and free from health hazards; is affordable and not a financial burden; and is a place where people can remain if they so choose are all factors that have a profound influence on a person's health and well-being.

CHALLENGES TO SAFE AND SANITARY HOMES

Over 80 percent of the housing in Moreno Valley single-family homes and about 61 percent of all homes were owner-occupied. The majority (52 percent) of DAC residents live in renter-occupied housing, whereas the majority of other residents (73 percent) live in owner-occupied housing.

Housing Quality

Quality housing means housing that is decent, safe, sanitary, and in good repair. Data collected by the Department of Housing and Urban Development identifies four kinds of housing problems for households: 1) housing unit lacks complete kitchen facilities; 2) housing unit lacks complete plumbing facilities; 3) household is overcrowded; and 4) household is cost burdened. A household is said to have a housing problem if they have one or more of these four problems. Within Moreno Valley, about 21 percent of owner-occupied units experience at least one of the four HUD-measured housing problems compared to about 23 percent in Riverside County. In Moreno Valley, nearly double of DAC renter-occupied housing units experience one of the four housing problems compared to renter-occupied housing units in other areas of the city (28.8 percent versus 14.5 percent).

Housing Security/Burden

Housing security is largely defined by people's ability to pay the rent or mortgage and remain in their neighborhoods if they choose. When people have to devote a high percentage of their incomes to housing costs, this can leave little left over for food, medications, school supplies or other necessities. In the case of low-income households (those making less than 80 percent of the county's median income), this may also lead to housing-induced poverty. Households spending more than 30 percent of their income on housing are said to be "burdened." About 47.5 percent of city renters and homeowners with a mortgage are cost burdened (spending more than 30 percent of income on housing). This value is slightly less than the county (48.2 percent) and comparable to the state (47.6 percent). Housing burden trends in the city have generally decreased over the past decade, though the percentage of cost burdened renters remains high (59.8 percent). Although a majority of residents in Moreno Valley are owners, renters constitute 39.0 percent of households, making the high level of housing burden a challenge, especially for DACs.

IMPROVING ACCESS TO SAFE AND SANITARY HOMES

The overarching objective of the City's housing strategy is to provide safe and decent housing opportunities for all residents, offering a range of housing options to accommodate the diverse needs of the community. The Housing Element identifies specific strategies to implement this vision that focus on:

- Matching housing supply with need;
- Maximizing housing choice throughout the community;
- Assisting in the provision of affordable housing choice;
- Removing government and other constraints to housing investment; and
- Promoting fair and equal housing opportunities.

In addition, offering housing that is affordable to local workers is crucial, as a mix of housing that meets a diversity of needs and incomes allows diverse professionals to live in the community in which they work. There are ample benefits to having housing that can accommodate local workers, including increased social cohesiveness and a decrease in the amount of driving necessary to support a community.[5]

An online webinar-style listening session in Spanish and English languages was conducted as part of efforts for the General Plan Update and the topic of safe and sanitary homes, including the quality and affordability of homes and if they are in good repair, was highlighted. The goal of the listening session was to receive input from residents, particularly from Moreno Valley's western neighborhoods which may be more impacted, and from everyone that wanted to provide feedback for important policies and top priorities for community development. Targeted outreach was conducted to Senate Bill 535-identified disadvantaged groups and their representatives and community partners. Within the focused community listening session, a wider range of housing options—multi-family homes were specifically mentioned—at varying price points was prioritized.

5 Riverside University Health System – Public Health. *Healthy Development Checklist*, 2017.

Goal EJ-2: Provide safe and sanitary housing for Moreno Valley residents of all ages, abilities, and income levels.

POLICIES

EJ.2-1: Continue to work with developers to expand Moreno Valley's affordable housing stock, including a range of housing types that meets the needs of seniors, large and small families, low- and middle-income households, and people with disabilities.

EJ.2-2: Promote mixed-income development and the inclusion of affordable housing units throughout the city.

EJ.2-3: Actively promote efforts to repair, improve, and rehabilitate substandard housing conditions in collaboration with the Fair Housing Council of Riverside.

ACTIONS

EJ.2-A: Provide housing developers and home buyers with information on how to expand homeownership opportunities, including limited-equity components and Location-Efficient Mortgages.

EJ.2-B: Utilize federal, state, local, and private funding programs offering low interest loans or grants, and private equity for the rehabilitation of rental properties for lower income households.

EJ.2-C: Continue to implement recommendations made in the City of Moreno Valley's Analysis of Impediments to Fair Housing Choice and Fair Housing Action Plan.

EJ.2-D: Explore development and monitoring of indicators of displacement and use of this data to identify at-risk neighborhoods and target programs and resources to prevent homelessness.

Healthy Food Access

Better access to healthy food can help directly address the leading cause of death in riverside county: heart disease. Nutrition also influences success at school or work, as well as overall quality of life, and healthy eating leads to important co-benefits, such as more active lifestyles and participation in family and community events. An adequate, nutritious diet is a necessity at all stages of life, as nutrition plays a significant role in preventing a number of illnesses. While Moreno Valley adults experience obesity and diabetes at a rate less than the overall county, these health issues still occur at a higher rate when compared to the rest of the state.

BARRIERS TO ACCESS

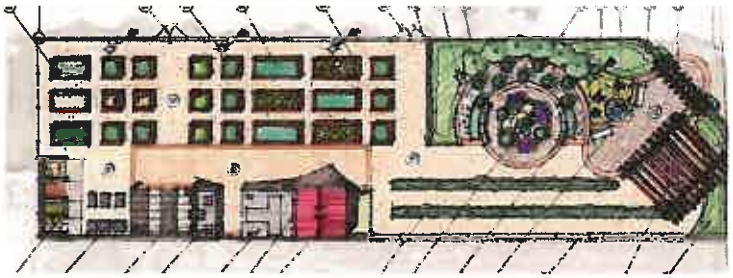
Residents of communities with access to healthy foods typically have healthier diets; people's food choices and their likelihood of being overweight, diabetic, or obese are influenced by their food environment.[6] Not everybody has easy access to affordable, nutritious food, especially people who have low incomes and who may rely on public transportation. The U.S. Department of Agriculture utilizes an online Food Access Research Atlas to map food access indicators by census tract, tracking places where the provision of food sources is inadequate. The Food Access Research Atlas maps food access indicators for census tracts using 1/2-mile and 1-mile demarcations to the nearest supermarket for urban areas and vehicle availability for all tracts, as shown in Map EJ-2. Some areas of Moreno Valley have less access to grocery stores and fewer healthy dining options. Generally, residents of the area west of Kitching Street between State Route 60 and Cactus Avenue have less access, and 17 out of the 21 census tracts with low income and low access to food are DACs. Food access challenges are also experienced in other portions of the county, including areas immediately adjacent to city limits.

PROMOTING HEALTHY EATING

"Healthy MoVal" is an important City initiative aimed at promoting physical activity, healthy eating, and active living for Moreno Valley residents of all ages. The Parks and Community Services Department also offers many programs to promote health and wellness, including the Community Demonstration Garden at Civic Center Park. Located on a 9,000+ square-foot area adjacent to the Moreno Valley Civic Amphitheater, the garden will be highly visible and accessible by foot, bike, car, and public transit, with the nearest bus stop located within one block. The conceptual garden plan contains a variety of elements that residents can replicate in their own homes; these elements will demonstrate sustainable approaches to residential food production with healthy, seasonally appropriate vegetables and fruit as well as horticultural best practices for home gardens. The City also runs a food recovery program and maintains a map of local food pantries on its website to promote donations of food that might otherwise go to waste. A robust network of local food banks and food rescue organizations serve community centers, soup kitchens, food pantries, homeless shelters, senior programs, and childcare centers.

Additionally, a major objective of this Plan is to focus new development into centers and corridors, including the Alessandro, Perris, and Sunnymead corridors and the Moreno Valley Mall and the District. These areas are currently underserved by healthy food retail options and new residential development will increase population density and help support efforts to attract grocery stores, farmers' markets and restaurants.

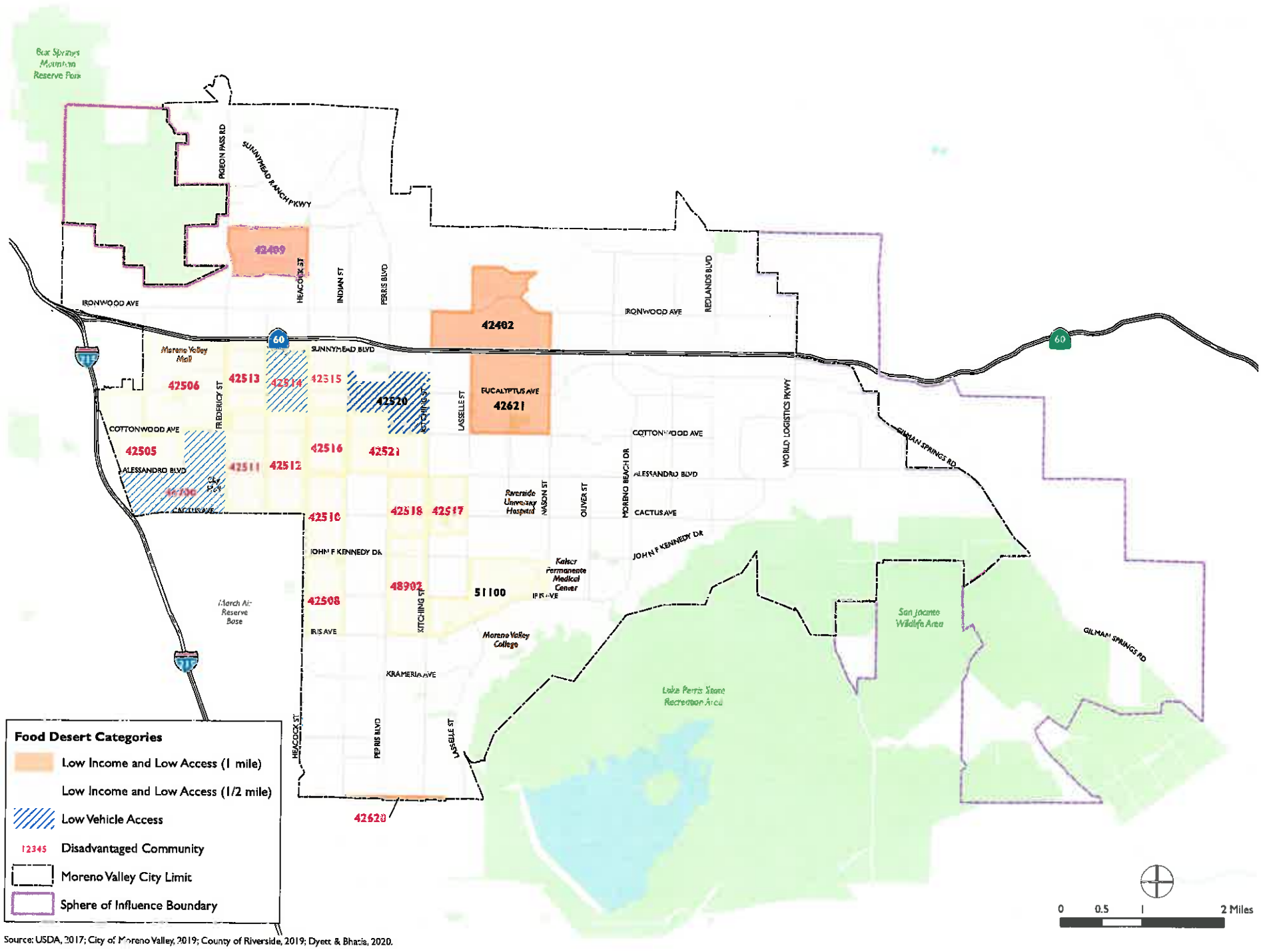
6 Riverside University Health System – Public Health. *Healthy Development Checklist*, 2017.



Moreno Valley Community Demonstration Garden is a showcase of sustainable, healthful gardening and landscaping applications for homes in the city.

Mixed use land use designations in this General Plan support healthy food access and economic development by bringing potential customers and businesses closer together.

Map EJ-2: Access to Food



Source: USDA, 2017; City of Moreno Valley, 2019; County of Riverside, 2019; Dyett & Bhatia, 2020.

Goal EJ-3: Expand access to high-quality, fresh and healthy food.

POLICIES

EJ.3-1: Promote the equitable distribution of healthy food retail and dining options throughout the city.

EJ.3-2: Encourage the development of healthy food outlets, small neighborhood markets, farmers' markets, and food cooperatives in/near homes by adopting flexible zoning standards to allow such uses where appropriate. Consider creation of a Healthy Food Zoning Overlay and allowing small-scale urban agriculture in specified areas of the city and as accessory uses, such as temporary on-site urban agriculture stands.

An adequate, nutritious diet is a necessity at all stages of life as nutrition plays a significant role in causing or preventing a number of illnesses.

EJ.3-3: EJ.3-3 Collaborate with Riverside County Health Department, Moreno Valley College, Riverside University Medical Center, Kaiser Medical Center, and other community organizations to encourage and facilitate local urban agriculture, farmers' markets, mobile health food markets, food trucks, food stands, and healthy food in convenience markets.

EJ.3-4: Promote healthier eating through collaborations with Riverside County Department of Public Health and other community partners, expansion of hours and locations of City-sponsored food distribution programs, or programs such as free and culturally relevant nutrition and cooking classes at Moreno Valley community centers.

ACTIONS

EJ.3-A: Explore opportunities to incentivize grocery stores and healthy food retailers.

EJ.3-B: Identify and inventory potential community garden/urban farm sites on existing parks, utility easements and rights of way, and prioritize site use as community gardens in appropriate locations.

EJ.3-C: Prioritize policies, projects and programs that demonstrate best practices related to promoting wellness in City facilities and at City-sponsored events, such as serving healthy foods at community events.

EJ.3-D: Continue to allow small-scale urban farming consistent with local health/safety regulations.

EJ.3-E: Continue to focus business attraction efforts on grocery stores, food co-ops, and other healthy food retailers for underserved areas of the city.

Civic Engagement and Investment Prioritization

As the second largest city in Riverside County and the fourth largest in the Inland Empire, Moreno Valley continues to grow and change and the importance of community engagement remains essential and a top priority for the City. Engaging the public early and inclusively in planning processes builds consensus, informs decision-making, and improves project outcomes. Meaningful community involvement helps engender support for programs, plans, and projects, which in turn leads to higher levels of public acceptance for planning decisions that affect where we live, how we live, and the ways we aspire to live.

BARRIERS TO COMMUNITY ENGAGEMENT

When designing community engagement, it is crucial to identify potential barriers and address them in implementation. There are a variety of reasons that influence why people do not participate in planning processes, including, but not limited to, those described below. Specific considerations that may require extra attention when engaging the Moreno

Valley community are noted.[7] By being aware of potential barriers to community engagement, the City can think strategically and creatively about how to address those issues and create truly inclusive planning processes.

- Transportation barriers
- Childcare needs
  - About 28 percent of Moreno Valley households are married couples with minor children at home. Single parents or working parents are historically under-represented populations.
- Inaccessible meeting locations and venues
  - Most Moreno Valley residents live in the west/southwest portions of the city, generally south of State Route 60 and west of Moreno Beach Drive. These census tracts have the city's highest population density and the majority of DACs. Meeting locations and venues in other portions of the city may result in accessibility challenges. In addition, about 25 percent of Moreno Valley's seniors (age 65 and older) live with an ambulatory disability (i.e., have difficulty walking). Seniors and people with disabilities are historically under-represented populations.
- Scheduling and timing of meetings/events that do not consider work schedules, religious holidays, mealtimes, or other family needs
- Limited knowledge of city operations and the political system
  - About 60 percent of Moreno Valley DAC resident have an educational attainment of high school graduate or less. People with low levels of literacy are historically under-represented populations.
  - Low voter participation is experienced in nearly all of Moreno Valley with the majority of the city ranking in the lowest quartile of voter participation in comparison to the rest of the state. The median voting percentile for Moreno Valley is about nine percent, significantly lower than the overall county at about 37 percent.
- Language barriers
  - About 50 percent of Moreno Valley households speak a language other than English at home and about 18 percent speak English less than "very well" (i.e., have difficulty with English). Limited-English proficient individuals are historically under-represented populations.
- Not seeing one's own culture or identity reflected in meeting format or content
  - Hispanic/Latino (of any race) residents represent 58 percent of Moreno Valley's population and about 52 percent of this group identify as Mexican. People of color are historically under-represented populations.
- Fear of being judged, unsafe, or unwelcome
  - About 29 percent of the Moreno Valley population is under 18 years old. Youth are historically under-represented populations.
- A sense of distrust in government and institutions
- Economic barriers; needing to focus on work and providing basic needs for one's self and family.

7 Data is from the 2018 American Community Survey 5-Year Estimates; the August 2020 Southern California Association of Governments (SCAG) Pre-Certified Local Housing Data for the City of Moreno Valley; the Public Health Alliance, 2019; and CalEnviroScreen, 2019.

Providing childcare at civic meetings makes it easier for working parents to participate.

ENHANCING COMMUNITY ENGAGEMENT

While there is no single engagement method or "one size fits all" strategy that ensures effective community engagement, there are a variety of complementary methods that can enhance equitable community engagement. Equitable community engagement is the "practice of using multiple strategies to provide opportunities for all residents—particularly those historically excluded, under-represented, or under-resourced—to be informed and to participate in public planning and decision-making to achieve an equitable outcome."[8] A range of strategies that can be employed to increase community engagement includes, but is not limited to, those described on the following page.

- *Strengthen Partnerships.* Partnering with community organizations, non-profits, and service providers is an effective way to engage community members from under-represented groups. These organizations often have established relationships with under-represented groups, in-depth knowledge of their particular interests and needs and ideas on how to best engage these communities

8 Boston Public Health Commission-Community Engagement Plan 2016-2019

(e.g., membership email lists, social media, and special events).

- *Meet People Where They Are.* A good engagement approach provides multiple ways for people to participate and offers opportunities for the public to get involved. Many people respond well to face-to-face communication and pop-up events, workshops, and focus groups can allow the project team to go out into the community and reach people in a comfortable setting where they would already congregate (e.g., parks, libraries, farmers' markets, schools, retail centers, transit hubs, and special events/holiday celebrations). On the other hand, considering the increasingly digitally connected world and the preferences of some community members to engage online, it is necessary to implement online tools and methods to attract/gather public input (e.g., online webinars/listening sessions, interactive surveys, photo contests, social media, email, and paid/non-paid advertisement).
- *Language.* Words matter and it is crucial that all individuals who want to participate can understand the information provided to them and conversely, the feedback received from the community can be interpreted and acted upon by the project team. Providing translation and interpretation services is an important part of meaningful community engagement, particularly for communities that have members who speak different languages. In addition, using easy-to-understand language and messaging (e.g., avoiding technical jargon or acronyms) that will resonate with key audiences can help support a welcoming atmosphere for community participation.
- *Childcare.* Providing childcare allows parents to participate in outreach events more comfortably. For example, childcare can be addressed by co-hosting a community event with an after-school program to allow parents to attend while their children are engaged with supervised after-school activities.
- *Incentives.* Offering incentives to participate such as featuring elected officials as speakers, providing food/drink refreshments, offering raffle prices, transportation subsidies/vouchers, or stipends (e.g., local retailer gift certificate) can foster excitement and attraction for an engagement effort.
- *Follow Through.* To sustain engagement and promote a culture of civic participation, it is important to share with the community the results of the engagement process, including how the community's input directly influenced the process. Without such follow through action, participants may feel that their contribution was ignored or pointless. follow through action does not necessarily mean all feedback is automatically implemented, but clearly communicating why public input is or is not acted upon is crucial.

A bilingual presentation explains environmental justice to a broader audience

Through employing a range of community engagement strategies tailored to specific projects, input can be collected from a broad cross-section of the general public to ultimately improve project outcomes.

Engage MoVal Outreach Toolbox

In 2018, the City of Moreno Valley partnered with the Moreno Valley Hispanic Chamber of Commerce, the Family Service Association, and the Riverside University Health System to develop the Engage MoVal Outreach Toolbox, a user-friendly and flexible guide for planning and delivering community engagement processes. To develop the outreach toolbox, the City implemented a multi-faceted community outreach and engagement process designed to collect input from a diverse range of community members (e.g., dedicated website, online survey, door-to-door neighborhood canvassing, pop-up events, community workshops, and focus groups). In addition, the outreach program sought to engage individuals who do not traditionally participate due to time or resource constraints, including young adults, communities of color, and low-income community members.

*The purpose of the **Engage MoVal Outreach Toolbox** is to*

- ***Offer an adaptable approach** to designing community engagement processes tailored to specific issues and/or developments in Moreno Valley*
- ***Highlight effective methods, tools and techniques** to engage residents and collect community input*
- ***Leverage best practices** for the City's upcoming General Plan Update process (i.e. 2040 General Plan—this document) and other planning processes*

The outreach toolbox establishes strategies and best practices for meaningful and effective engagement of all residents, with emphasis on those within the city's disadvantaged communities. The best practices lay the foundation for promoting and implementing effective community engagement that is rooted in the values of inclusivity and diversity with the aim of reaching participants that are reflective of Moreno Valley's demographics. Inclusive outreach and engagement to all segments of the population is essential to ensure that planning efforts are informed by a full range of perspectives and priorities. The Engage MoVal Outreach Toolbox includes seven public engagement principles that the City identifies as part of best practices for civic engagement, listed below.

- *Careful Planning and Preparation.* Through adequate and inclusive planning, ensure that the design, organization, and convening of the process serve both a clearly defined purpose and the needs of the participants.
- *Inclusion and Demographic Diversity.* Equitably incorporate diverse people, voices, ideas, and information to lay the groundwork for quality outcomes and democratic legitimacy.
- *Collaboration and Shared Purpose.* Support and encourage participants, government and community institutions, and others to work together to advance the common good.
- *Openness and Learning.* Help all involved listen to each other, explore new ideas unconstrained by predetermined outcomes, learn and apply information in ways that generate new options, and rigorously evaluate public engagement activities for effectiveness.
- *Transparency and Trust.* Be clear and open about the process, and provide a public record of the organizers, sponsors, outcomes, and range of views and ideas expressed.
- *Impact and Action.* Ensure each participatory effort has real potential to make a difference, and that participants are aware of that potential.
- *Sustained Engagement and Participatory Culture.* Promote a culture of participation with programs and institutions that support ongoing quality public engagement.

The public engagement principles noted are not an exhaustive list and every community outreach effort is unique in its objectives as well as time/resource challenges and opportunities. The important perspective that the City will maintain in conducting good community engagement is rooted in the "democratic idea that everyone who is affected by an issue that impacts their community should have a say in the decision making around it. It, moreover, holds the promise that public participation can influence decisions that affect the provision of services, future visions and sustainability of our communities."[9]

9 Sally Hussey, "What is Community Engagement," https://www.bangthetable.com/what-is-community-en

Goal EJ-4: Encourage the active participation of local residents and businesses in civic life.

POLICIES

EJ.4-1: Encourage inclusive, participatory City processes that emphasize the collaborative exchange of ideas by all segments of the community. Possible strategies may include:

- Holding public meetings and outreach activities at culturally appropriate neighborhood gathering places or community events when feasible.
- Employing a wide-range of outreach methods and activities, including pop-up events, focus groups, community workshops and online surveys, in various languages.
- Encouraging the participation of DAC residents in civic processes by providing transportation vouchers, translation services, childcare, food, or monetary compensation.

EJ.4-2: Support efforts that strengthen the ability of community members to participate in local decision-making and engage meaningfully in planning efforts, including increased representation in employment and civic life.

EJ.4-3: Where possible, target investments in public infrastructure, recreational facilities and programming, and air pollution control so as to benefit disadvantaged communities in Moreno Valley.

Participatory budgeting *is a democratic process in which community members decide how to spend part of a public budget. It gives people real power over real money. The New York Times calls participatory budgeting "revolutionary civics in action"—it deepens democracy, builds stronger communities, and creates a more equitable distribution of public resources. In 2013, the City of Vallejo in northern California had Vallejo residents cast their votes on how to spend over $3 million to improve their city. The top voted items included street repairs, lighting upgrades, park improvements, community gardens, small business grants, and college scholarships.*[10]

10 Participatory Budgeting Project, https://www.participatorybudgeting.org/what-is-pb/

ACTIONS

EJ.4-A: Build strong, collaborative partnerships with existing community organizations to reach and engage underserved populations.

EJ.4-B: Work with community advocacy groups to encourage individuals from underrepresented populations, including communities of color, youth, and low-income populations, to represent their communities on City boards and commissions and at City-sponsored activities and events.

EJ.4-C: Consider creating a Citizen Academy which provides opportunities to learn how the City is managed and operated, discuss challenges facing the City, and learn about strategies used to address challenges.

EJ.4-D: Explore innovative options for increasing citizen involvement, such as participatory budgeting.

EJ.4-E: Periodically audit City hiring practices with the goal of identifying areas of improvement for workforce diversity beyond federally required Equal Employment Opportunity reports.

9 Healthy Community

A healthy Moreno Valley is a City that is continually improving its physical facilities, social environment, and community resources to enable its residents to live to the fullest and reach their full potential. Many conditions impact a community's ability to facilitate a healthy life for its residents, employees and visitors. People who reside, work in, or visit communities that have access to vital resources such as recreational facilities, healthy foods, medical services, quality housing opportunities, living-wage jobs, safe neighborhoods, and excellent educational services are more likely to experience healthy lifestyles.

While the State of California does not mandate that local governments address health in general plans, the City of Moreno Valley values health and the important role it plays in the community. The purpose of a Healthy Community Element is to promote the health, safety, and general welfare of Moreno Valley's residents, workers, and visitors. To do this, the Healthy Community Element focuses on subjects not comprehensively addressed in other MoVal 2040 General Plan elements. The Healthy Community Element highlights the connection between health and the built environment we live in while providing an overarching strategy for achieving and maintaining a healthy community. Community health and equitable access to healthy food, quality parks and open spaces are also addressed in the Parks and Public Services Element and the Environmental Justice Element.

PLANNING FOR PUBLIC HEALTH

Health is dependent on many factors including genetics, socioeconomic circumstances, environmental exposures, behavioral patterns, and heath care. Among these, the built environment directly and indirectly influences socioeconomic circumstances, environmental exposures, and behavioral patterns.

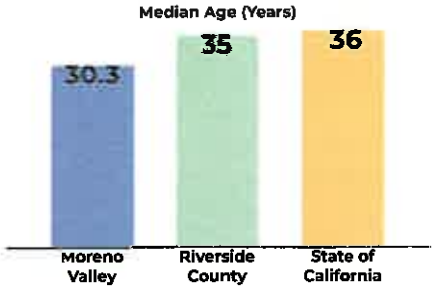
Health is also determined by social factors. Health inequities occur due to the systematic disparities between communities with different levels of social, economic, and political advantage or disadvantage. Inequities in health put people who are already socially disadvantaged at a greater health risk. Younger populations are generally at lower risk for many chronic diseases and illnesses than older populations. The City of Moreno Valley has a relatively young population, with a median age of 30.3 years, which is moderately lower than Riverside County's median age of 35, and the State's median age of 36. Additionally, research has correlated higher income and higher educational attainment with positive health outcomes. Only 16 percent of Moreno Valley residents have a four-year college degree compared to 23 percent of Riverside County's population.

Health Indicators

Health indicators will help the City measure future progress toward health goals against baseline conditions in Moreno Valley today. These indicators do not encompass all possible health conditions and determinants that may be monitored in Moreno Valley, but rather focus on a smaller set with more direct relevance to the General Plan.

Health, employment and income are interlinked. When people have access to high quality employment that pays a living wage, they are more likely to have access to health care, and to be able to afford basic necessities such as healthy food and housing to support their heath. People earning higher incomes incur less psychosocial stress about affording basic life necessities such as housing, food, and health insurance. Therefore, an emphasis on local job creation in a variety of sectors can provide for a healthier population. Moreno Valley has added over 20,000 new jobs between 2015 and 2020 and is projected to add another 39,000 new jobs through 2040. The number of jobs in a community in proportion to the amount of housing available (i.e. jobs/housing ratio) is also an important indicator of both the availability of housing for the City's workforce, and availability of jobs for City residents. The need to travel long distances for work or for housing increases time spent driving, which negatively affects physical health and decreases levels of social engagement. A lack of jobs also can diminish economic viability, competitiveness, and sustainability.

Physical inactivity and poor nutrition are primary risk factors for obesity, a fast-growing disease in California that can lead to diabetes. Obesity rates in Moreno Valley were 30.7 percent in 2017, which is lower than the corresponding Riverside County rate of 33.2 percent, but higher than the overall California obesity rate of 26.4 percent. Adults in Moreno Valley with diabetes comprised 4.7 percent of the population in 2017, which is substantially lower than the corresponding Riverside percentage (12.5 percent) and the California percentage (10.4 percent).



PROMOTING HEALTH AND WELL-BEING IN MORENO VALLEY

Promoting Healthy Lifestyles

The City has an important role to play in promoting healthy lifestyles in Moreno Valley. By sponsoring health-focused events and promoting physical activity, healthy eating, and active living, the City can encourage individuals and businesses in Moreno Valley to follow suit. Health should be a focus of the City's recreation programs, public spaces, events, and policies.

Healthy MoVal is a City initiative that promotes physical activity, healthy eating, and active living. The Parks and Community Services Department offers many programs that promote health and wellness and will continue to expand these services. The latest effort is the City's Community Demonstration Garden which, once completed, will provide opportunities for additional programs that promote health and wellness.

Photo credit: Highland Community News

Access the Health Services

Access to medical services, including healthcare and preventative care, is an important component of a healthy Moreno Valley. Access to health insurance is one of the most fundamental health services, and important to address for all Moreno Valley residents. In 2017, 81.4 percent of adults in Moreno Valley had health insurance, an increase of 7 percent from 2014. While the increase in coverage is a positive for Moreno Valley, this is 5.6 percent less than those adults in Riverside County who have health insurance. In 2017, 94.5 percent of children in Moreno Valley had health insurance compared to 96.3 percent of children in Riverside County. Ensuring that every Moreno Valley resident has health coverage is important, and the City can promote health coverage through education and enrollment assistance.

Access to health services is important for all residents of Moreno Valley, but is especially important for the City's most vulnerable populations. Health specific services such as free or reduced-price clinics, and educational programs can provide important health access to low-income residents and those without healthcare. Supportive services such as counseling and employment-focused programs can be essential to the health and wellbeing of many Moreno Valley residents including young people, individuals experiencing homelessness, and formerly incarcerated individuals.

Access to vaccinations

Healthy Infrastructure

The built environment contributes greatly to the health and wellness of a community. Auto-oriented, low density single-use areas and a lack of access to parks and active recreation facilities discourages physical activity and contributes to a higher risk of many health issues such as heart disease, cancer, stroke and diabetes. Barriers to accessing healthy food can also contribute to chronic diseases.

A top priority for Moreno Valley is increased healthy activity and mobility for all ages. The General Plan strives to achieve this through pedestrian, bicycle, and transit improvements that decrease the need for car travel, particularly for day-to-day activities. Investing in pedestrian and bicycle infrastructure will bring healthy physical activity into daily routines. For those that do not have access to cars, such as seniors and young people, a move away from car-oriented infrastructure will improve health and also improve mobility and quality of life. Furthermore, making recreation facilities more accessible—dispersing them throughout the community and making programs affordable to low-income residents—will also increase the likelihood that all residents will incorporate healthy activity into their daily lives. Transportation and physical activity are related to health in a number of ways, for example:

- When community design accommodates and integrates pedestrians and bicyclists, there are higher rates of walking and biking. And for each half mile walked per day, people are about 5 percent less likely to be obese (controlling for age, education, gender, and ethnicity).
- Almost one-third of Americans who commute to work via public transit meet their daily requirements for physical activity (30 or more minutes a day) by walking as a part of their daily life, including to and from the transit stop.
- People who live within walking distance (1/4 mile) of a park are 25 percent more likely to meet their minimum weekly exercise recommendation.

Riverside University Health System Medical Center

Woodland Park

Goal HC-1: Promote the health and well-being of those who live, work, and play in Moreno Valley.

POLICIES

HC.1-1: Collaborate with local health officials, nonprofit organizations, hospitals, health clinics and community groups to improve community health.

HC.1-2: Communicate through the Libraries, Senior Community Center, and Teen SPOT (Support, Programs, Opportunities & Technology). Utilize the Libraries and Senior Community Center and Teen SPOT to provide informational resources about health.

HC.1-3: Promote access to a diverse array of health services.

HC.1-4: Support community education programs on healthy eating habits and lifestyles, including topics such as nutrition, physical activity, and vegetable gardening.

HC.1-5: Promote broad awareness of the recreation opportunities offered in Moreno Valley. Provide recreation programs in a variety of locations to make participation convenient.

HC.1-6: Promote walking and bicycling as a safe and convenient mode of transportation.

ACTIONS

HC.1-A: Incentivize health promotion groups to participate at city-sponsored events.

HC.1-B: Explore a Healthy Food and Beverage policy for City events and activities.

HC.1-C: Continue initiatives such as Healthy MoVal and the City's Community Demonstration Garden

HC.1-D: Collaborate with Riverside University Health System / Public Health to monitor and maintain data related to Moreno Valley health outcomes and risk factors, and to use these data to inform new County and City programs to serve the Moreno Valley community.

HC.1-E: Organize health challenges such as stop smoking; lunchtime sponsored events; bike to work days to promote healthy lifestyles, food choices, and work environments.

HC.1-F: Coordinate with public health agencies, health providers and community partners to provide outreach and education about lifestyle changes that can improve health including healthy eating habits and physical activity. Materials and programs should be tailored to multiple cultures and for community members of different ages.

HC.1-G: Incentivize health promotion groups to participate at city-sponsored events.

HC.1-H: Encourage and support efforts by schools to develop new and improved curricula about the importance of exercise and good nutrition.

HC.1-I: Explore the feasibility of a program of health clinics or workshops, run by medical service providers or Riverside University Health System / Public Health, but hosted in local neighborhood facilities such as schools, parks, or even businesses or parking lots.

HC.1-J: Work with medical centers and Riverside County to locate new outpatient facilities in under-served neighborhoods, if feasible.

HC.1-K: Increase public awareness of youth program opportunities in Moreno Valley. Efforts may include, but are not limited to:

- Helping to create and maintain a central directory of youth programs serving Moreno Valley and the school district;
- Ensuring the directory is available online, as well as through guidance counselors; and
- Targeting increasing participation in existing programs and increasing subsidized program spots for low-income youth.

Lake Perris Bike Trail

HEALTHY COMMUNITIES

A healthy Moreno Valley means healthy residents and citizens, but it also means a healthy community. Building a vibrant community and feeling of connection in the City is an important part of ensuring the lasting health and wellness of Moreno Valley. The City can play an important role in fostering a strong and healthy community through providing both places and programs that encourage community engagement and social connection.

Public Space

Public spaces such as plazas, natural areas, parks, and sports facilities provide a physical place for gathering and connection. Access to these facilities can greatly benefit physical and mental health by encouraging organized or casual recreational activities. These venues can provide opportunities for social interaction, relaxation and a connection with nature, all of which have well-established links to good mental health. Moreno Valley's Parks and Community Services Department maintains about 482 acres of parkland throughout the city, including a variety of community, neighborhood and specialty parks, as well as a network of trails and greenways. Continuing to ensure that citizens have access to recreation and open space facilities, and that access is equitably distributed throughout the City is important to a healthy future for Moreno Valley. Construction is underway on an amphitheater at the Civic Center complex which will provide a better experience for a number of recurring annual events and provide the opportunity for additional events.

Community Programs

Community Programs can also be an important resource for building connection and community in the City. City-provided programs can offer the public with the opportunity to learn and connect with one another, and to improve health through exercise, relaxation, and self-awareness. The City currently provides many programs and will continue to grow and develop new programs going forward. One of the programs being currently developed by the City is a Community Demonstration Garden. The garden will be centrally located at the Civic Center behind the City's Conference and Recreation Center and will offer gardening classes, class trips and exercise classes like Yoga in the Garden.

Goal HC-2: Engage community members and community partners in efforts to create a healthier Moreno Valley.

POLICIES

HC.2-1: Support efforts to allow schools to function as multi-service community hubs providing resources to children and adults in the surrounding neighborhoods.

HC.2-2: Create "People Places" such as public plazas with seating, art, and play features near shopping and business districts. Promote public spaces that foster positive human interaction and healthy lifestyles.

HC.2-3: Encourage development and display of public art to promote the history, heritage, culture and contemporary identity of Moreno Valley.

HC.2-4: Provide recreation programs responding to the diverse interests, needs, ages and cultural backgrounds of Moreno Valley residents.

HC.2-5: Expand opportunities for residents to volunteer their time and talents to contribute to community health and quality of life. Expand opportunities for interaction be-tween community members, elected officials, commission members, and City staff and for partnerships between the City and community groups that revolve around making Moreno Valley a healthier place for all residents. Expand opportunities for residents to socially connect across generations and cultures at the neighborhood level and citywide

HC.2-6: Provide and encourage community events that promote cultural understanding and a shared sense of pride in Moreno Valley.

HC.2-7: Focus on youth engagement (28.7 percent of city's population is under 18 years-old).

ACTIONS

HC.2-A: Identify opportunities to support and fund local artists and students to create public art in the City.

HC.2-B: Work with community groups to increase the number of community gardens and to promote local food production.

HC.2-C: Work with interested community members and organizations to plan and develop an exercise circuit that takes advantage of existing parks, trails, and other pedestrian infrastructure. The course should be clearly marked, and contain simple stations and diagrams for self-guided training.

HC.2-D: Work with interested organizations and residents to create a youth job development partnership – connecting local businesses to teens for after school and summer work, volunteer positions, and other skills development opportunities.

HC.2-E: Coordinate with local businesses, organizations, and the school district to support a year-round calendar of community events in City parks. Events should be geared toward families and youth, and contain components of physical activity, healthy food, arts, and music.

HC.2-F: Consider working with public and private civic institutions to incorporate healthy public spaces into significant projects.

HEALTHY BUSINESSES

Another way that Moreno Valley can promote health is through the businesses it attracts and encourages. These efforts start with ensuring that all Moreno Valley residents have access to traditional and alternative primary, preventative, emergency, and specialty health care options. Residents should be able to meet all of their healthcare needs in Moreno Valley. Currently, Moreno Valley is home to two major medical campuses: Riverside University Health Systems Medical Center (RUHS), and Kaiser Permanente Medical Center, and several community-based urgent care clinics. These facilities provide the backbone of Moreno Valley's goal of becoming the future medical hub of the Inland Empire. In addition to meeting residents' healthcare needs, the City must ensure that adequate resources are available for all residents to meet their childcare needs. This can include encouraging the establishment of safe and affordable childcare options and can also include ensuring that those businesses are accessible by locating them near residential centers, transit centers and business centers.

However, health and wellness go beyond access to traditional healthcare facilities. The City must also support residents' health through providing opportunities to exercise, build community, recreate, eat healthy food, and more. Incentivizing the establishment and growth of businesses such as gyms, yoga and dance studios, martial arts studios and rock-climbing facilities will provide opportunities for residents and visitors to recreate and exercise. Encouraging the establishment of specialty food stores in areas of need, and healthy dining options can make it easier for Moreno Valley residents to eat healthy. Businesses like these can provide spaces for the community to improve their health, and can also help build community, identity and a sense of place in Moreno Valley.

Goal HC-3: Promote a variety of businesses that help support community health.

POLICIES

HC.3-1: Explore opportunities to bring businesses to Moreno Valley which encourage fitness, including, but not limited to, encouraging fitness centers such as gyms, yoga and dance studios, martial arts studios, and rock-climbing facilities. Encourage businesses or non-profit organizations to offer indoor recreational facilities and programs compatible with existing commercial structures and zones.

HC.3-2: Encourage safe, high quality, and affordable childcare services for residents and employees in or near housing, transportation, and employment centers.

HC.3-3: Support high-quality affordable and convenient access to a full range of traditional and alternative primary, preventive, emergency, and specialty health care options.

HC.3-4: Encourage new public facilities, schools, parks, recreational facilities and commercial, office, and medical buildings to provide drinking fountains and reusable water bottle filling stations.

HC.3-5: Partner with community and business leaders to introduce healthy food sales, childcare, laundry facilities, and other needed services in dense neighborhoods that have limited options within walking distance.

HC.3-6: Encourage equitable distribution of healthy food retail and dining options in all commercial and employment areas of Moreno Valley.

HC.3-7: Continue to encourage new businesses to give local residents preference in hiring decisions and develop incentives to support this effort.

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10 Open Space & Resource Conservation

The quality of the natural environment determines the quality of life in a community. A healthy system of open space lands, natural resources, and habitat areas will help ensure clean air and water while also providing recreational opportunities and scenic vistas. As the city and the region continue to grow, careful stewardship of environmental, cultural, and agricultural resources in the planning area will be needed, together with a focus on conservation of energy and water to provide a thriving natural environment for future generations.

This chapter satisfies the statutory requirements for the General Plan Conservation and Open Space Elements, with measures to protect and enhance open space, natural habitat, and biological and cultural resources and strategies to promote the wise use of energy and water while minimizing waste. Urban open spaces are addressed in the Land Use and Community Character and the Parks and Public Services Elements. Air and water quality are addressed in Environmental Justice Element, and historic resources are addressed in the Land Use and Community Character Element.

Open Space Preservation and Access

Open space is a critically important resource for the health and success of any city. Access to open space for recreation provides residents with opportunities for physical activity and exposure to the natural environment, leading to a richer quality of life and a healthier community. Open space also provides important habitat for local plants and animals and allows for the natural recharge of groundwater, contributing to a healthy local ecosystem, and designating areas that require special management due to hazardous conditions as open space where development is restricted serves to protect public health and safety. These might include flood-prone areas, areas of unstable soil, watersheds, earthquake fault zones, areas of high wildland fire risk, and areas required for the protection of water quality.

There are over 6,700 acres of regional open space and conservation land in the planning area, including 2,700 acres within the City limit. For Moreno Valley, open space land can be classified into several categories, depending on the primary purpose for which it is used. It includes lands for preservation of natural resources (e.g. wildlife habitat), production of resources (e.g. farming), public health and safety (e.g. floodplains), low-density residential development and outdoor recreation (e.g. parks). Map OSRC-1 shows open space lands within and around the planning area.

REGIONAL OPEN SPACE

Regional open spaces both within and around Moreno Valley are integral to preserving a healthy, safe city with a strong sense of place. Ensuring that these open spaces are protected and maintained will ensure continued access to valuable areas for ecological health, natural hazard mitigation, outdoor recreation, and education. Fostering connectivity along key wildlife migration corridors will further support environmental resilience. Some of the regional open spaces that are the most prominent and valuable to Moreno Valley are described below.

Box Springs Mountain Reserve

The Box Springs Mountain Reserve, at the northwest corner of Moreno Valley, is owned and operated by Riverside County Regional Park and Open Space District. The Reserve consists of three noncontiguous land areas, two of which are within the City's sphere of influence. The 3,400-acre park includes equestrian and hiking trails that connect to the City trail system and allow residents of Moreno Valley to enjoy its natural resources. Guided hikes to the iconic "M" on Box Springs Mountain are available.

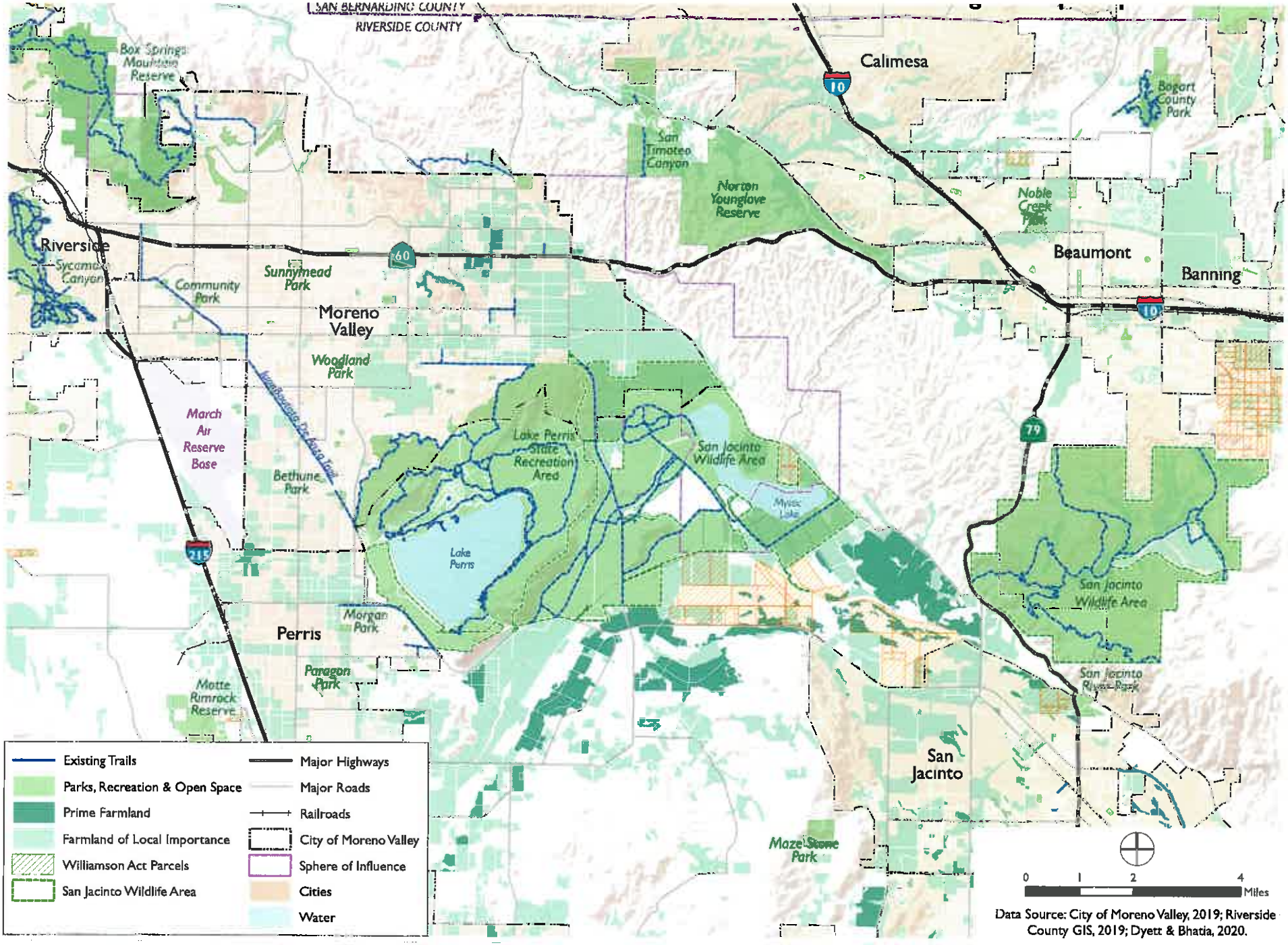
Lake Perris State Recreation Area

Built in 1973 as the southernmost reservoir of the California Water Project, Lake Perris State Recreation Area is located along the southern edge of Moreno Valley and consists of 8,800 acres, including the 1,800-acre Lake Perris. The Recreation Area contains a major reservoir, natural open space and facilities for boating and fishing, picnicking and camping. About 1,600 acres of the property was dedicated to the State of California as mitigation for loss of wildlife habitat due to development of the Moreno Valley Ranch Specific Plan. The park provides a myriad of recreational activities including fishing, water sports, bird watching, hiking, rock climbing, camping, and horseback riding as well as facilities for exhibits, programs, and cultural education. The Lake Perris State Recreation Area also serves as one of several habitat reserves for the endangered Stephen's kangaroo rat.

Box Springs Mountain Reserve

Lake Perris State Recreation Area

Map OSRC-1: Regional Open Space and Trails



Data Source: City of Moreno Valley, 2019; Riverside County GIS, 2019; Dyett & Bhatia, 2020.

San Jacinto Wildlife Area

The San Jacinto Wildlife Area in the southeastern corner of the planning area consists of gently sloping grasslands, sage scrub and natural and man-made wetlands that support migratory birds and resident wildlife. Bird watching and hunting are popular activities. The area encompasses approximately 19,000 acres, with 900 acres of restored wetlands and offers wildlife viewing, hunting, field trips for school children, and a field trails area for dog training. The property was designated as a wildlife area by the Fish and Game Commission in 1982. In the following years, areas within the wildlife area have been altered to enhance and enlarge wetland habitats for conservation and for native animal species. The area provides habitat to a diverse range of wildlife including waterfowl, wading birds, and quail. Some of the adjoining property is owned by private organizations and dedicated to hunting and wildlife conservation.

San Timoteo Canyon Park

San Timoteo Canyon Park is located east of the City's sphere of influence along the north side of State Route 60. The park is owned and operated by the Riverside County Regional Park and Open Space District, with some areas – including the Badlands Landfill – jointly owned and operated with Riverside County Waste Management District.

Sycamore Canyon Wilderness Park

Sycamore Canyon Wilderness Park encompasses approximately 1,500 acres to the west of the City. The park offers recreational opportunities including hiking, biking, bird watching, and free family-friendly events with nature-based crafts, activities, and naturalist-led nature walks. Along with the Federally-listed endangered species, the Stephen's Kangaroo Rat, the park is also home to nearly one hundred other plant and animal species that have been classified as rare, sensitive, threatened, or endangered.

Motte Rimrock Reserve

The Motte Rimrock Reserve encompasses approximately 715 acres to the south of the city at the western edge of Perris Valley. The private ecological reserve and biological field station protects critical habitat for a variety of animals, including two federally listed species and ten more rare animal species. The park is visited by high school and university students for educational research.

The Motte Rimrock Reserve is affiliated with the University of California, Riverside. This ecological reserve and biological field station is located on a small plateau overlooking the Perris Valley in west-central Riverside County. This is the smallest of the SKR Reserves totaling approximately 630 acres.

AGRICULTURE

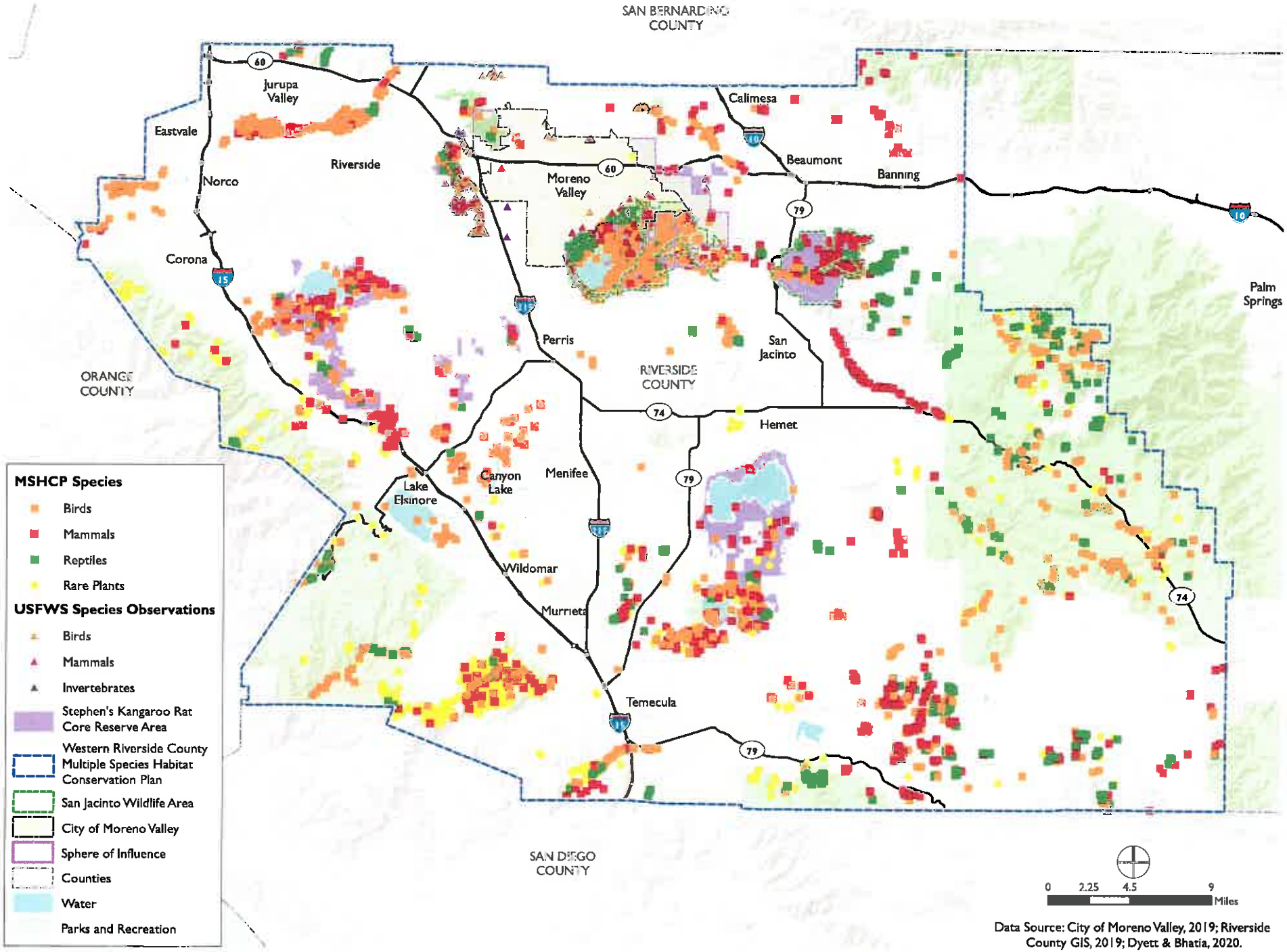
The area around Moreno Valley has a long history of agricultural use dating back to the 19th Century, although the viability of farming has diminished over time with the high cost of water and the rising cost of land. Today there are few farms in the planning area and ongoing agricultural activities are generally limited to grazing on rural residential lands. Nevertheless, approximately 157 acres of land within the planning area is classified by the California Department of Conservation as Prime Farmland, meaning it has among the best combination of characteristics for crop production in the state. An additional 9,689 acres of land in the planning area is classified as farmland of local importance, defined as important to the local economy. The areas of Prime Farmland and Locally Important Farmland are generally concentrated in the eastern portion of the planning area, as shown in Map OSRC-1. Within the City limit, Locally Important Farmland in the southern portion of the city has been converted to urban uses.

Habitat Conservation and Species Protection

Biological resources include not only the plants, trees, animals, fish, birds, and microorganisms present in the urban and natural environment around us, but also the water, soil, habitats, and ecosystems that make up the ecological community in which we live. The richer the diversity of life around us, the greater the opportunity for healthy living, economic development, and adaptive responses to new challenges such as climate change.

Moreno Valley and the surrounding area is home to a diverse range of important plant and animal species. Many of the open spaces in and around the planning area house unique and endangered species, which are commonly referred to as special-status species and given protection under federal and State law. Box Springs Canyon Reserve alone is home to 16 species of mammals and over 85 bird species. The City has participated in multiple planning efforts to conserve habitat and support important species in the area, collaborating in the development of both the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP) and the Stephens' Kangaroo Rat Habitat Conservation Plan (SKRHCP). Map OSRC-2 shows recorded special-status species occurrences within the planning area.

Map OSRC-2: Special Status Species



Data Source: City of Moreno Valley, 2019; Riverside County GIS, 2019; Dyett & Bhatia, 2020.

The MSHCP is a comprehensive, multi-jurisdictional Habitat Conservation Plan focusing on conservation of species and their habitats in western Riverside County. The plan was approved in 2003 and encompasses approximately 1.2 million acres, including Moreno Valley. The MSHCP protects 146 native species of plants, birds, and animals and designates half a million acres of habitat in western Riverside County as protected.

The SKRHCP, developed and managed by the Riverside County Habitat Conservation Agency, is focused on protecting and preserving major habitat areas of the Stephens' Kangaroo Rat, a small rodent endemic to the area that is listed as an endangered species. The plan was adopted in 1996 and covers a planning area of 533,954 acres. The SKRHCP preserved 41,221 acres of land in seven core reserves to protect 12,460 acres of Stephens' Kangaroo Rat habitat. Due to the success of the efforts to protect its critical habitat, the US Fish and Wildlife Service has proposed that the Stephens' Kangaroo Rat be re-classified from an endangered to a threatened species, a lower-risk classification.

Stephens' Kangaroo Rat
Photo credit: Western Riverside County MSHCP

Recreational Trails

MULTI-USE TRAIL SYSTEM

Moreno Valley's Multi-Use Trail System is one of the City's greatest assets. The system is partially constructed, with improved primarily located in the northwest near Sunnymead Ranch and in the hills in the southern portion of the city bordering the Lake Perris Recreation Area. Recreational trails in and around the City are shown in Map OSRC-1. The multi-use trails accommodate pedestrians, bicyclists, and equestrians. The City's trail system provides connections to both regional and State trails, as well as equestrian staging areas. Expansion of the system is guided by the Master Plan of Trails, which envisions a 56-mile network of City trails in the future connecting Box Springs Mountain Regional Park with the Lake Perris State Recreation area through the northern and eastern portions of the city.

To encourage maintenance and use of the trail system, the City has established the Beautify MoVal program, an enhanced "Adopt-a-Trail" program, which allows any private organization, business, non-profit, civic group, or individual resident to take an active role in maintaining trails. The City's Parks, Community Services and Trails Committee also recruits volunteers and public input to enhance the multi-use trail system. The City is continuing work to develop and expand the trail network. Proposed trails in the City would close gaps between trails in the northwest, northeast, middle, and southern parts of the city and support active transportation in Moreno Valley. Some examples of proposed connections are:

- The Cold Creek Trail in the middle of the city would be connected to the existing trail along Cactus Avenue.

Proposed trails in nearby neighborhoods would be connected to the San Jacinto Wildlife Area. Proposed trails in the city not only provide opportunity for recreational activity, but afford off-street connectivity between neighborhoods, parks, schools, public facilities, and major job centers.

REGIONAL TRAIL SYSTEMS

Many of the open spaces surrounding Moreno Valley have robust regional trail networks. In addition, the 1,200 mile Juan Bautista de Anza trail passes through Moreno Valley as it follows the historic route of the Spanish explorer from Nogales, Arizona to the San Francisco Bay Area. The City is actively working to improve and develop the section of the Juan Bautista de Anza trail that travels through Moreno Valley, which extends from the Town Gate area to Lake Perris. The City received a federal grant to develop a comprehensive plan along the entire existing Juan Bautista de Anza Trail, and has received three grants under the Active Transportation Program, providing full funding for design and construction for the entire trail. In addition to planning and improving the Juan Bautista de Anza Trail, the City is working to close gaps and connect the trail to local regional parks and open spaces, and neighboring cities' trail networks.

Water Quality and Groundwater Protection

Surface water resources in and near Moreno Valley include Lake Perris, Mystic Lake, and several small reservoirs and creeks throughout the City. Most of the planning area drains into the San Jacinto River, while the northwest portion of the planning area drains to the west into a tributary of the Santa Ana River.

Water resources in the city and throughout Riverside County are sustained by substantial groundwater basins, which are used as reservoirs to store water during wet years. These underground reservoirs are tapped throughout the year according to the demand for water. Groundwater conditions in these basins are influenced by natural hydrologic conditions such as percolation of precipitation, groundwater seepage, and stream flow within the watershed areas. While groundwater no longer provides a significant percentage of the local water supply for Moreno Valley, it is still an important natural resource for the area that should be protected. Groundwater aquifers are natural storage tanks that can store water for use during drought periods. Groundwater supplies can be damaged and depleted due to excessive extraction, and polluted by uncontrolled substances including agricultural chemicals, domestic sewage, and chemical spills. There are two hydrological groundwater basins in the planning area—the Perris Basin is on the western side of Moreno Valley and the San Jacinto Basin is on eastern side of the planning area.

Groundwater throughout the state, and especially in the arid Inland Empire region, is an important resource that is highly regulated and controlled. Without proper management, groundwater basins can be overdrawn, leading to less storage capacity, poor water quality, less overall available water, and even ground subsidence, in which less water in the ground causes soil to compact and sink, cracking infrastructure and destabilizing buildings. Groundwater levels can also be impacted by urban places that contain extensive impermeable surfaces like asphalt and concrete, which restrict water infiltration into the soil. California's groundwater is regulated under the 2014 Sustainable Groundwater Management Act (SGMA), which requires Groundwater Sustainability Plans to be adopted for medium or high-priority basins.

Moreno Valley's groundwater falls within the West San Jacinto Groundwater Management Area, along with most of the groundwater in western Riverside County. The San Jacinto Groundwater Basin is deemed a high priority basin but is not currently critically overdrafted. As such, the Groundwater Sustainability Agency is required to develop a Groundwater Sustainability Plan (GSP) for the basin by 2022 and implement the plan by 2042. The GSP will document basin conditions and basin management will be based on measurable objectives and sustainability indicators.

Surface water sources like Lake Perris, shown above, are part of Moreno Valley's watershed.

Goal OSRC-1: Preserve, protect, and enhance natural resources, habitats, and watersheds in Moreno Valley and the surrounding area, promoting responsible management practices.

Open Space Preservation and Access

POLICIES

OSRC.1-1: Retain the maximum feasible amount of open space and agricultural land in areas outside the city surrounding Moreno Valley, recognizing its habitat value as well as its contribution to the local economy, quality of life, healthy air quality, and community character.

OSRC.1-2: Support regional efforts to preserve, protect, and enhance environmentally sensitive areas, including hillsides, canyon areas, wildlife corridors, natural watercourses, and riparian areas in and adjacent to the planning area.

OSRC.1-3: Maximize public access to natural resource areas where appropriate, to enhance environmental awareness and provide recreational opportunities.

OSRC.1-4: Encourage the development of interpretive facilities that provide education about local environmental resources and ecosystems.

OSRC.1-5: Design stormwater detention basins as multi-use amenities providing recreation, aesthetic value, and wildlife habitat along with flood control.

OSRC.1-6: Where agriculture exists within the City limits, allow uses to continue until urban development occurs on these properties and support appropriate commercial activities (i.e. horse stables, agri-tourism) in rural areas in and around Moreno Valley.

OSRC.1-7: Require that grading plans include appropriate and feasible measures to minimize erosion, sedimentation, wind erosion and fugitive dust. Particularly in hillside areas, new roadways and trails should follow natural contours to minimize grading.

ACTIONS

OSRC.1-A: Work with responsible public agencies, including the Riverside Transit Agency, Lake Perris State Recreation Area, and Box Springs Mountain Reserve Park, to provide convenient public access to open space lands and trails, except in those areas where public safety would be compromised or significant land use conflicts would occur.

OSRC.1-B: Work with public agencies and non-profit organizations to establish a coordinated web-presence and region-wide map of open space areas and recreational facilities.

OSRC.1-C: Partner with public agencies to offer programs that foster local environmental awareness and encourage the protection of natural resources.

Habitat Conservation and Species Protection

POLICIES

OSRC.1-8: Cooperate with federal, State, and local regulatory agencies as well as non-profit organizations to promote the responsible stewardship of natural resources and habitats within the planning area.

OSRC.1-9: Ensure that adverse impacts on sensitive biological resources, sensitive natural communities, sensitive habitat, and wetlands are avoided or mitigated to the greatest extent feasible as development takes place.

OSRC.1-10: In areas where development (including trails or other improvements) has the potential for adverse effects on special-status species, require project proponents to submit a study conducted by a qualified professional that identifies the presence or absence of special-status species at the proposed development site. If special-status species are determined to be present, require incorporation of appropriate mitigation measures as part of the proposed development prior to final approval.

OSRC.1-11: Require all development, including roads, proposed adjacent to riparian and other biologically sensitive habitats to mitigate impacts to such areas.

OSRC.1-12: Limit to the extent feasible the removal of natural vegetation in hillside areas when retaining natural habitat does not pose threats to public safety.

OSRC.1-13: Promote the use of conservation easements and preserves as means to conserve natural habitats and protect natural resources.

ACTIONS

OSRC.1-D: Continue to participate in the implementation of regional habitat conservation and restoration programs, including the Western Riverside County Multiple Species Habitat Conservation Plan and the Stephens' Kangaroo Rat Habitat Conservation Plan.

The San Diego Banded Gecko, Walker Canyon Superbloom, Quino Checkerspot Butterfly, and the Coyote are some of the flora and fauna protected under the Western Riverside County MSHCP.
Photo credit: Western Riverside County Regional Conservation Authority

Recreational Trails

POLICIES

OSRC.1-14: Coordinate with public and private entities to link regional open spaces with a network of paths and trails, including connections to Moreno Valley's Multi-Use Trail System.

OSRC.1-15: Expand the City's network of multi-use trails and provide connections from residential and commercial areas within the city to surrounding hillsides, ridgelines, open spaces and other scenic areas.

OSRC.1-16: Provide sufficient resources for the maintenance of trails and staging areas through a combination of grant funding, city resources, and volunteer efforts.

ACTIONS

OSRC.1-E: Develop standards for planning, design, management, and maintenance of trails and pathways within parks, preserves, open space, and rights-of-way.

Water Quality and Groundwater Protection

POLICIES

OSRC.1-17: Continue to participate in regional efforts to proactively manage surface and groundwater resources and ensure their long-term health and viability, including the development and implementation of the San Jacinto Groundwater Basin Groundwater Sustainability Plan (Basin Plan).

OSRC.1-18: Preserve natural drainage courses in their natural state to the extent feasible.

OSRC.1-19: Maximize the amount of pervious surfaces in public spaces to permit the percolation of urban runoff while implementing best practices for stormwater pollution prevention.

OSRC.1-20: Facilitate groundwater recharge in Moreno Valley by encouraging development projects to use Low Impact Development (LID) practices such as bioretention, porous paving, and rainwater harvesting systems, and by encouraging private property owners to design or retrofit landscaped or impervious areas to better capture storm water runoff.

OSRC.1-21: Continue to regulate new commercial and industrial activities as well as construction and demolition practices to minimize discharge of pollutants and sedimentation into the stormwater drainage system.

OSRC.1-22: Allow new development to use individual wells only where an adequate supply of good quality groundwater is available.

ACTIONS

OSRC.1-F: Continue to provide information to local residents and businesses regarding proper disposal practices for common household waste items, such as paints, pool chemicals, pesticides, motor oil, and household cleaners and disinfectants.

OSRC.1-G: In concert with Eastern Municipal Water District, identify aquifer recharge areas and establish regulations to protect recharge areas and regulate new individual wells.

OSRC.1-H: Pursue funding from the Sustainable Groundwater Management Grant Program and other sources for investments in groundwater recharge and projects to implement the Basin Plan.

OSRC.1-I: Monitor groundwater production, recharge and related activities in the Hemet/San Jacinto Groundwater Management Area to ensure adequate protections for groundwater available in Moreno Valley.

Low Impact Development practices like bioretention and porous paveing help retain groundwater and capture storm water runoff.

Scenic Resources and Cultural Heritage

SCENIC RESOURCES

The City of Moreno Valley lies on a relatively flat valley floor surrounded by rugged hills and mountains that provide a stunning natural backdrop to the community. Panoramic views of the San Jacinto Valley can be seen from elevated segments of some local roads and from hillside residences. The views are particularly attractive on clear days and at night when the glow of city lights can be seen.

As shown on Map OSRC-3, the principal scenic resources in the planning area are all visible from State Route 60, a major regional transportation corridor that runs through the area. Upon entering Moreno Valley from the west, the dominant view is of Box Springs Mountain to the immediate north and the Bernasconi Hills to the south. Both mountain ranges display numerous rock outcroppings and boulders that add visual character to these landforms. Moreno Peak is part of a prominent landform located within the City limit, south of State Route 60 (SR60) along Moreno Beach Drive. This landform only rises a few hundred feet above the valley floor but has a unique location near the center of the valley. Moreno Beach Drive, the main route to Lake Perris from State Route 60, offers views of Moreno Peak and a panoramic view of Moreno Valley.

At the eastern edge of the city, SR60 passes through the Badlands area, characterized by steep and eroded hillsides. Expanses of open land are found throughout this portion of the planning area and these tracts of land allow for uninterrupted scenic vistas from SR60, Gilman Springs Road and other roadways and provide views of the San Jacinto Valley and the ephemeral Mystic Lake. Views of the San Bernardino and San Gabriel mountains are evident at times from the valley floor. Winter snows in the San Bernardino and San Jacinto Mountains often provide a striking view.

CULTURAL RESOURCES

The area around Moreno Valley has a rich heritage that involves a confluence of cultures. The earliest inhabitants were people of the Western Pluvial Lakes Tradition, whose presence in the area dates back to the early Holocene more than 10,000 years ago. These peoples were hunter gatherers who lived on or near former pluvial lakeshores or along old streams. In the late Holocene, about 1,500 years ago, Shoshonean-speaking people from the Colorado River region moved westward into the area, possibly bringing bow-and-arrow technology with them.

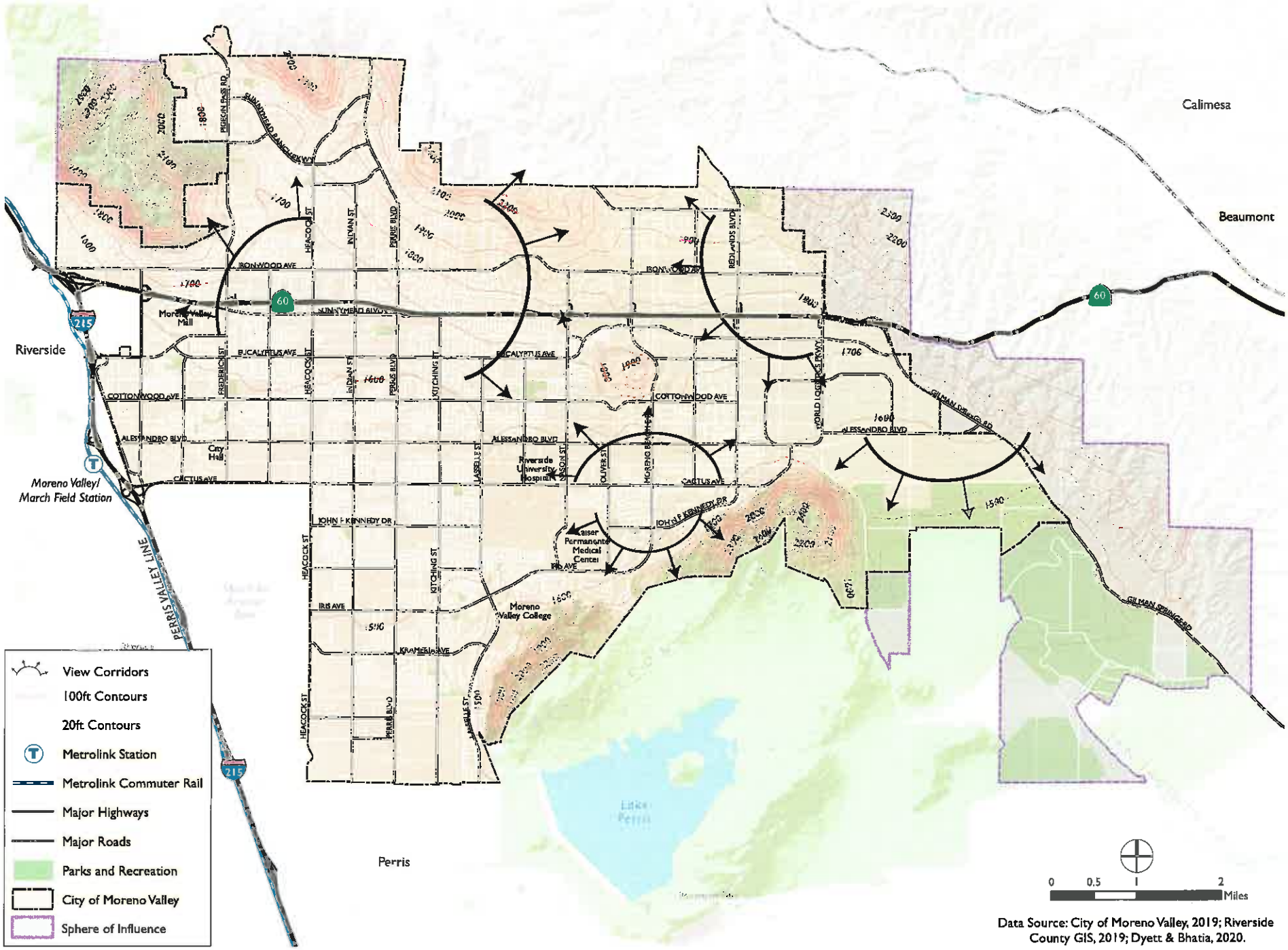
Within the planning area, the traditional territories of three Native American peoples intersect: the Luiseño, the Cahuilla, and the Gabrieliño. The Luiseño are linguistically and culturally related to the Gabrieliño and Cahuilla and appear to be the direct descendants of Late Prehistoric populations. These peoples were also hunter gatherers and lived in villages. Artifacts and resources they have left behind include Brown Ware ceramics, red and black pictographs, cremation remains in urns, and historic materials such as glass beads and metal objects.

Early European settlers arrived in the area in the late 18th Century, traveling north from Mexico to various mission settlements along a trail charted in 1774 by Juan Bautista de Anza. The trail passed through the San Jacinto Valley, the Perris Valley and southwest Moreno Valley. The mission system introduced horses, cattle, sheep, and agricultural goods, and provided new construction methods and architectural styles. Moreno Valley and the rest of California became part of the United States in 1850 and settlement was spurred with the development of transportation links. John Butterfield operated a stagecoach line between Tucson, San Diego, Los Angeles and San Francisco. A separate stage line went through Moreno Valley from Perris Valley to Pigeon Pass and Reche Canyon.

Water too was essential for settlement and an irrigation district was formed in 1891 for the purpose of importing water from a reservoir in the San Bernardino Mountains. Most of the valley was subdivided and two town sites were established in anticipation of the new water supply. The town of Moreno was established at the intersection of Alessandro and Redlands Boulevards. Alessandro was located along the Southern California Railway line at the intersection of Iris Avenue and Elsworth Street. At the time the original subdivision map was drawn up, major north-south streets were established at half-mile intervals with names in alphabetical order from west to east. The avenues, oriented east to west, were established at quarter-mile intervals. The names of the avenues were also established in alphabetical order; tree names north of Alessandro Boulevard; botanical names south of Alessandro Boulevard.

Luiseño pictographic rock art found at Lake Perris State Recreation Area.
Photo credit: Weekend Sherpa

Map OSRC-3: Scenic Resources and Ridgelines



Data Source: City of Moreno Valley, 2019; Riverside County GIS, 2019; Dyett & Bhatia, 2020.

Water deliveries began in 1891 from a new aqueduct that terminated at the northeast corner of the valley; however, the flow of water was soon interrupted by a period of drought and a legal dispute over water rights with the City of Redlands. In 1899, the Perris & Alessandro Irrigation District lost its claim and as crops failed due to drought in subsequent years, most of the residents left, relocating many of the original homes to other areas. Development interest in the western side of the valley was renewed with activation of March Air Force Base in 1918, and in the 1920s well drilling provided access to local groundwater. Mutual water companies were formed, land was subdivided, and people began to settle in the communities of Edgemont and Sunnymead. Development activity slowed during the depression era until March Air Force Base was reactivated during World War II.

Today, the planning area contains numerous archaeological resources that provide testament to the history of the region. These resources include prehistoric sites, such as bedrock milling features, rock shelters, hearths, ground stone scatters, ceramics, and rock art, as well as historic sites, including grave sites, cisterns, foundations, trash scatters, walls, adobe remnants, or ranch features. Prehistoric resources tend to be located within the foothills, principally along the northern and southeastern edges of the present-day City limit. The potential for as-yet-undiscovered prehistoric resources is highest in these areas. The City consults with Native American tribes with traditional and cultural affiliations to the planning area.

Goal OSRC-2: Preserve and respect Moreno Valley's unique cultural and scenic resources, recognizing their contribution to local character and sense of place.

POLICIES

OSRC.2-1: Limit development on hillsides and ridgelines where structures interrupt the skyline.

OSRC.2-2: Incorporate significant rock formations into the design of hillside developments.

OSRC.2-3: Minimize alteration of the topography, drainage patterns and vegetation of land with slopes of ten percent or more and maintain development standards to protect the environmental and aesthetic integrity of hillside areas.

OSRC.2-4: Reduce or avoid visual intrusion from energy and telecommunications infrastructure. Encourage the undergrounding of utility lines wherever feasible and promote the use of "stealth" designs that locate wireless infrastructure on existing poles, buildings and other structures.

OSRC.2-5: Recognize the scenic value of views of hills surrounding Moreno Valley from Gilman Springs Road, Moreno Beach Drive, and State Route 60 and encourage measures to preserve viewsheds, as possible. The view of Mystic Lake from Gilman Springs Road should also be considered.

OSRC.2-6: The use of natural materials such as stone, brick, and wood is preferable to metal posts and rails for roadside appurtenances along local scenic roads.

OSRC.2-7: Ensure any signage along local scenic roads does not detract from the area's scenic character.

OSRC.2-8: Require cultural resource assessments prior to the approval of development proposals on properties located in archaeologically sensitive areas.

ACTIONS

OSRC.2-A: Update the Municipal Code to require a Hillside Development Permit as part of a proposed subdivision for proposed development or new land use on that portion of a site with a slope of 10 percent or greater.

OSRC.2-B: Maintain a map of sensitive archaeological sites in Moreno Valley and use it to inform project applicants of the need for cultural resource assessments.

Water and Energy Conservation

Water is a precious resource, particularly in the Inland Empire, where water is imported from other regions of the state and rising average annual daily temperatures are increasingly straining availability. Energy too is indispensable to our daily lives and our energy choices and impact the natural systems around us in many ways. Responsible management of energy and water will be critical if Moreno Valley is to thrive. Individual residents, businesses, and developers all have a role to play in the conservation of local water and energy resources.

WATER EFFICIENCY

Residential development accounts for the largest share of water demand in Moreno Valley, followed by landscaping. Statewide, the California Green Building Standards Code (CalGreen) requires the installation of water-efficient indoor infrastructure for all newly constructed buildings or structures, which will help reduce water consumption by 20 percent in new construction. Additionally, in Moreno Valley's arid climate, using drought-tolerant, locally adapted plants throughout the city can save thousands of gallons of water per year and reduce demand for groundwater. Greywater systems, which reuse water from showers, sinks, and laundry, can get multiple uses out of a single gallon of water, and are becoming more common in both new multi-family buildings and as retrofits in single-family homes. Rainwater harvesting can save water for a rainless day: barrel storage can keep water ready for landscaping irrigation in the dry summer months, and can also help residents be prepared for emergencies. And making sure that water can infiltrate into the aquifer keeps the groundwater supply abundant: as water seeps into the ground, it gets filtered by soils and rock, and gets naturally stored underground until it is pulled up as drinking water.

As the main water purveyor to the community, Eastern Municipal Water District (EMWD) is primarily responsible for encouraging water conservation within Moreno Valley. EMWD has established water conservation requirements applicable throughout its service area, including mandatory water-efficient landscaping requirements and water use efficiency requirements. EMWD maintains a Water Waste mobile app that allows community members to take photos and alert EMWD staff to potential water waste situations. The City also has a role to play in implementing water conservation measures in its own operations and promoting efficient use of water throughout the community. Public landscaping within Moreno Valley Ranch is predominately irrigated with recycled water, and the City also maintains landscaping in the Moreno Valley Ranch area in the southeast of the community with recycled water, in addition to publicizing water conservation tips and information on rebate programs and water-efficient appurtenances via its website.

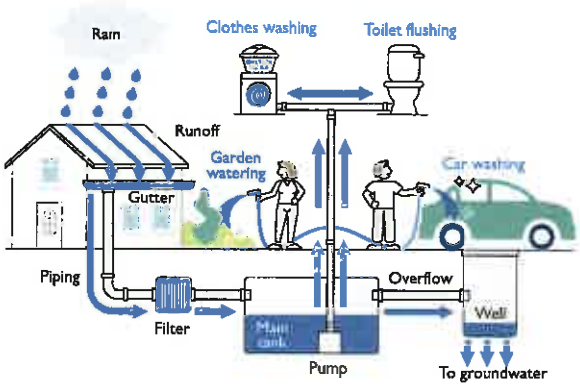
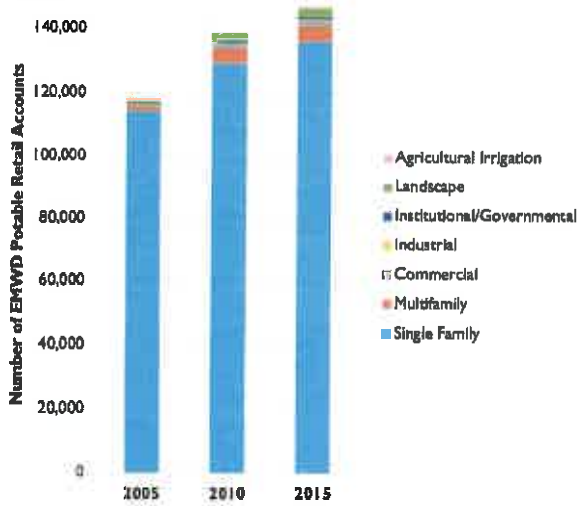


Figure OSRC-4: Water Use in Moreno Valley



Source: EMWD 2015 Urban Water Management Plan, 2016.

Rainwater harvesting can take the form of a greywater system (left) or a low-tech barrel in one's backyard that stores rain for a future dry day (above).

ENERGY EFFICIENCY

Southern California Edison (SCE) and the Moreno Valley Electric Utility (MVU) provide electricity to the city, while SoCalGas provides natural gas service. MVU is a municipally-owned utility company, which provides the City with an avenue to directly influence consumer behavior through programs and incentives that encourage energy conservation. MVU runs energy efficiency programs that offer retrofits, rebates, and energy audits to residential and commercial customers. There are also many other regional and state programs to help local residents and businesses defray the costs of installing energy efficient upgrades. MVU has installed Smart Meters for all residential customers to allow for easier tracking of energy use and the utility is working to install this technology for commercial and industrial customers. MVU has also converted streetlights within its service area to energy-efficient LED technology, which use at least 75 percent less energy and last 25 times longer than incandescent lighting. Additionally, MVU sponsors community events and provides information to all residents and businesses in the community, not just its customers.

The City's Climate Action Plan is also an important tool for promoting energy efficiency throughout the community. It includes an array of measures that address energy efficiency in the residential, commercial, and industrial sectors, including energy efficient upgrade programs, expanded incentives for retrofits, and new informational campaigns, as well as actions to further enhance the energy efficiency of municipal buildings and operations.

Goal OSRC-3: Use energy and water wisely and promote reduced consumption.

POLICIES

OSRC.3-1: Promote energy conservation throughout the community and encourage the use of renewable energy systems and technologies to supplement or replace traditional building energy systems.

OSRC.3-2: Participate in regional energy efficiency financing programs such as low-interest revolving loan funds, the California Comprehensive Residential Building Retrofit Program, and California First that enable property owners to obtain low-interest financing for energy improvements.

OSRC.3-3: Promote energy and water use awareness community-wide by informing the community regarding energy audits and incentive programs (tax credits, rebates, exchanges, etc.) available for energy conservation as well as water conservation techniques, services, devices, and rebates.

OSRC.3-4: Continue to implement energy and water conservation measures in City facilities and operations.

OSRC.3-5: Promote the retention and reuse of rainwater onsite and promote the use of rain barrels or other rainwater reuse systems throughout the community.

OSRC.3-6: Encourage new development to incorporate as many water-wise practices as feasible in their design and construction.

OSRC.3-7: Conserve water through the provision of water-efficient infrastructure, drought tolerant plantings, and greywater usage to support public parks and landscaped areas.

OSRC.3-8: Conserve water through the planting and maintenance of trees, which will provide for the capture of precipitation and runoff to recharge groundwater, in addition to providing shading for other landscaping to reduce irrigation requirements. Ensure that any 'community greening' projects utilize water-efficient landscape.

ACTIONS

OSRC.3-A: Use the Climate Action Plan to help guide energy and water reduction efforts.

MVU and other regional and state partners offer rebates and assisance to help customers install energy efficient upgrades such as solar panels.

OSRC.3-B: Connect businesses and residents with voluntary programs that provide free or low-cost energy and water efficiency audits, retrofit installations, rebates, and financing by publishing information on the City's website.

OSRC.3-C: Seek funding programs to assist low and moderate-income households in energy conservation.

OSRC.3-D: Encourage City employees to submit energy efficiency and conservation recommendations for City operations and follow up on the recommendations.

OSRC.3-E: Periodically review and update City plans, resolutions, and ordinances to promote greater energy efficiency in both existing and new construction in regard to site planning, architecture, and landscape design.

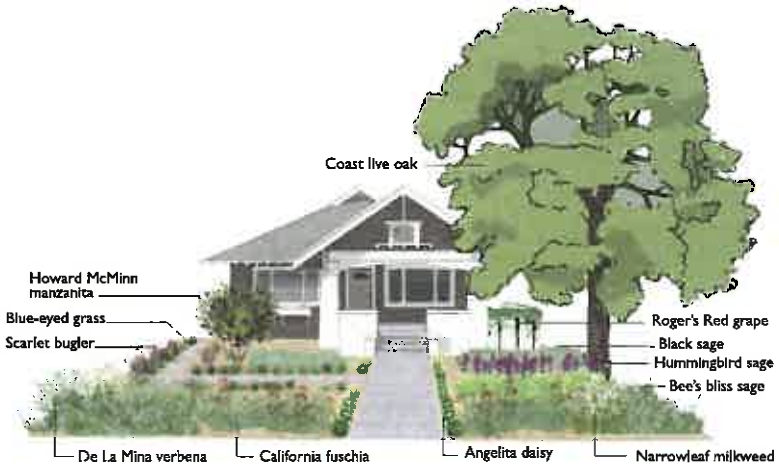
Waste Reduction

The City is subject to various State mandates that were instituted for the purposes of achieving landfill diversion. Diversion is defined as the process of redirecting waste away from a landfill destination to be recycled or reused in some capacity. Typically, aluminum cans, paper, cardboard, and some plastics can be recycled, which achieve landfill diversion. Similarly, organic waste such as grass clippings and yard waste ("green waste") and food waste can be diverted away from landfills by composting and other forms of organic recycling.

Landfills are a key source of greenhouse gas emissions and beginning in the late 1980's, the State passed a series of laws aimed at reducing the quantity of waste sent to landfills. Of particular significance was the passage of AB 341 in 2011, which mandated commercial recycling and established the statewide diversion goal of 75 percent, and AB 1826, passed in 2014, which mandated commercial organics recycling. Organics like food scraps, yard trimmings, paper, and cardboard make up half of what Californians dump in landfills. Reducing Short-Lived Climate Super Pollutants like organic waste will have the fastest impact on the climate crisis we are starting to see in cities and counties throughout California. To reduce statewide methane emissions in various sectors of California's economy, in 2016, the State signed into law SB 1383, the most significant waste reduction mandate to be adopted in California in the last 30 years. SB 1383 requires the State to reduce organic waste disposal, including disposal of food waste, green waste, paper products, by 75 percent by 2025, an amount equivalent to more than 20 million tons annually. The law also requires the State to increase edible food recovery by 20 percent over the same timeframe. This has significant policy and legal implications for local governments.

The State relies on the Department of Resources Recycling and Recovery (CalRecycle), a division of the California Environmental Protection Agency, to implement the regulations associated with the laws that the legislature passes related to solid waste and recycling. The following is a detailed summary of these laws:

- Assembly Bill 939, the California Integrated Waste Management Act of 1989, requires cities and counties to reduce, reuse, and recycle (including composting) solid waste generated in their jurisdictions to the maximum extent feasible before any incineration or landfill disposal of waste, to conserve water, energy, and other natural resources, and to protect the environment.



Native plant gardens support local ecosystems and watersheds and are easy to maintain. This sample garden from the California Native Plant Society showcases a biodiverse and water-efficient native landscape for Riverside County.
Photo credit: California Native Plant Society, BeWaterWise

- Assembly Bill 341 (2011) places requirements on businesses and multi-family property owners that generate a specified threshold amount of solid waste to arrange for recycling services and requires jurisdictions to implement a Mandatory Commercial Recycling program.
- Assembly Bill 1826 of 2014, requires businesses and multi-family property owners that generate a specified threshold amount of solid waste, and organic waste per week to arrange for recycling services for that waste.
- AB 1826 requires jurisdictions to implement a Mandatory Commercial Organics Recycling program to divert organic waste from businesses subject to the law.
- SB 1383, the Short-lived Climate Pollutant Reduction Act of 2016, requires CalRecycle to develop regulations to reduce organics in landfills as a source of methane. The regulations place requirements on multiple entities including jurisdictions, residential households, commercial businesses and business owners, commercial edible food generators, haulers, self-haulers, food recovery organizations, and food recovery services to support achievement of Statewide Organics Waste disposal reduction targets. Jurisdictions are required to adopt and enforce and ordinance or enforceable mechanism to implement relevant provisions of SB 1383 regulations. This ordinance will also help reduce food insecurity by requiring commercial edible food generators to arrange to have the maximum amount of their edible food, that would otherwise be disposed, be recovered for human consumption. With the passage of SB 1383, the City and hauler are required to resource the programs and services compliant with AB 341, AB 1826, and SB 1383, which consists of organic waste collection to all residents and businesses.

Through its partnership with Waste Management, the franchise hauler, the City provides an array of programs and tools intended to support statewide objectives. The hauler and City staff promote recycling programs through billing inserts, flyers, social media postings, site visits, and outreach to the various businesses and organizations. Moreover, the City takes proactive steps to ensure compliance with AB 341 and/or AB 1826 requirements.

Waste Management provides trash, recycling, composting, and special waste handling services to local residents and businesses. The majority of solid waste generated within the city is disposed of at El Sobrante Landfill, which has sufficient capacity to accommodate the community through 2040. Organic waste, including food waste, grass, and pruning account for by far the largest share of the local waste stream. As such, organic waste is a primary focus of local waste reduction initiatives.

Goal OSRC-4: Optimize the use of available resources by encouraging residents, businesses and visitors to reuse and recycle.

POLICIES

OSRC.4-1: Reduce the amount of solid waste disposed in landfills by promoting source reduction and recycling throughout Moreno Valley and by expanding the range of programs and information available to local residents and businesses, consistent with State requirements.

OSRC.4-2: Strive to reduce at source, recycle, or compost 75 percent of solid waste generated in the community from the year 2021 forward, consistent with State targets.

OSRC.4-3: Continue to promote the safe disposal of household hazardous waste through public education.

OSRC.4-4: Provide information via the City's website on curbside pick up of donations by local organizations such as Goodwill and Salvation Army.

OSRC.4-5: Ensure the continued provision of adequate solid waste and recycling services in Moreno Valley, including the availability of adequate landfill capacity to meet the City's future needs.

OSRC.4-6: Plan and secure access for recycling and edible food recovery capacity.

ACTIONS

OSRC.4-A: Plan and implement programmatic and budgetary changes to address regulatory requirements, such as enforcement, inspections, education, and collection. Adopt an ordinance, or similarly enforceable mechanism that is consistent with these regulatory requirements prior to 2022.

OSRC.4-B: Continue to monitor compliance and conduct enforcement on non-compliant entities.

OSRC.4-C: Work with the waste hauler and other appropriate businesses and agencies to identify additional incentives and programs to encourage recycling and waste management as needed to meet State mandates.

OSRC.4-D: Work with commercial and industrial generators to develop and implement a source reduction and recycling plan tailored to their individual waste streams.

OSRC.4-E: Establish a procurement target for recyclable and recovered organic products used in City operations. The target should be linked to the City's population.

OSRC.4-F: Explore the feasibility of providing compost receptacles in parks and public spaces, in addition to trash and recycling receptacles.

OSRC.4-G: Establish edible food recovery program for all Tier 1 and 2 commercial edible food generators to reduce organic waste in the community and divert consumable food to those in need. (See also healthy food policies and actions in the Environmental Justice Element).

MORENO VALLEY

WHERE DREAMS SOAR

DYETT & BHATIA

Urban and Regional Planners

City of Moreno Valley
HOUSING ELEMENT 2021-2029

PUBLIC REVIEW DRAFT
February 2021

DYETT & BHATIA
Urban and Regional Planners

MORENO VALLEY
WHERE DREAMS SOAR

City of Moreno Valley

Draft Moreno Valley 2021-2029 Housing Element

February 2021

Prepared by

DYETT & BHATIA
Urban and Regional Planners

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1 Introduction

PURPOSE AND OBJECTIVES

State law requires that, as part of their General Plans, California jurisdictions adopt a Housing Element that establishes goals, policies, and programs that respond to community housing conditions and needs. The 2021-29 Moreno Valley Housing Element has been prepared to address the legal requirements for the Housing Element, to provide a framework for addressing current and near-term housing needs in Moreno Valley, and to articulate the community's longer-term approach to addressing its housing needs given the special characteristics of the local housing environment. It incorporates the most current data and information readily available at the time of writing in 2020. It also includes an evaluation of the Housing Element adopted in 2014, an assessment of the current and potential housing actions, and an assessment of resources of the private sector and all levels of the public sector.

Moreno Valley is a diverse community at the heart of the fast-growing Inland Empire region of California. Since 2000, the City has added over 15,000 new homes and with 8,900 acres of vacant land within the City limit, there is considerable opportunity for housing and employment-related development in the future. Today, the existing housing stock is predominantly single-family detached residential product, which accounts for more than 80 percent of the total units in the city. At the same time, affordability is an increasing concern in the community and many residents commute long distances to jobs in neighboring Los Angeles and Orange Counties. The 2021-29 Housing Element has been prepared in parallel with a comprehensive update of the City's general plan focused on diversifying and growing the local employment base and expanding the range of housing opportunities in the city. The intent is to address community housing need in a holistic manner in coordination with economic development imperatives, transportation planning, and quality of life in the city.

The overarching objective of the City's housing strategy is to provide safe and decent housing opportunities for all residents, offering a range of housing options to accommodate the diverse needs of the community. The Housing Element identifies specific strategies to implement this vision that focus on:

- Matching housing supply with need;
- Maximizing housing choice throughout the community;
- Assisting in the provision of affordable housing choice;
- Removing government and other constraints to housing investment; and
- Promoting fair and equal housing opportunities.

LEGAL REQUIREMENTS FOR THE HOUSING ELEMENT

State law requires each city and county to adopt a General Plan containing at least eight elements, including a Housing Element. Regulations regarding Housing Elements are found in the California Government Code Sections 65580-65589. Although the Housing Element must follow State law, it is by its nature a local document.

The focus of the Moreno Valley Housing Element is on the needs and desires of Moreno Valley residents as it relates to housing in the community. Within these parameters, the intent of the element is also to comply with State law requirements. Unlike the other mandatory General Plan elements, the Housing Element requires periodic updating and is subject to detailed statutory requirements and mandatory review by the State of California Department of Housing and Community Development—HCD. According to State law, the Housing Element must:

- Provide goals, policies, quantified objectives and scheduled programs to preserve, improve and develop housing.
- Identify and analyze existing and projected housing needs for all economic segments of the community.
- Identify adequate sites that will be zoned and available within the Housing Element planning period to meet the City's share of regional housing needs at all income levels.
- Be submitted to HCD to determine if HCD "certifies" that the Housing Element is in compliance with State law.

State law establishes detailed content requirements for Housing Elements and establishes a regional "fair share" approach to distributing housing needs throughout all communities in the Southern California Association of Governments (SCAG) region. The law recognizes that in order for the private sector and non-profit housing sponsors to address housing needs and demand, local governments must adopt land use plans and implementing regulations that provide opportunities for, and do not unduly constrain, housing development. The Housing Element must provide clear policies and direction for making decisions pertaining to zoning, subdivision approval and capital improvements that relate to housing needs. The housing action programs are intended to: (1) identify adequate residential sites available for a variety of housing types for all income levels; (2) focus on the provision of adequate housing to meet the needs of lower and moderate income households; (3) address potential governmental constraints to the maintenance, improvement and development of housing; (4) conserve and improve the condition of the existing affordable housing stock; and, (5) promote housing opportunities for all persons. Also, in accordance with State law, the Housing Element must be consistent and compatible with other elements (or sections) of the Moreno Valley General Plan.

COMMUNITY PROFILE

The City of Moreno Valley is located in northwestern Riverside County, approximately 52 miles east of downtown Los Angeles, and 42 miles west of Palm Springs. The City is located near the eastern edge of the Los Angeles metropolitan area. Moreno Valley is situated along two major freeways. The Moreno Valley Freeway (State Route 60) connects directly to downtown Los Angeles and the regional freeway system. State Route 60 connects to Orange County via the Riverside Freeway (State Route 91). To the east, State Route 60 connects with Interstate 10, running to Palm Springs, Phoenix, and beyond. Interstate 215 runs by the westerly city limits and is an important north-south link from San Diego through western Riverside and San Bernardino counties and beyond.

Moreno Valley is characterized by a beautiful valley bounded by mountains and hills on three sides. The city limits are bounded on the north by the Box Springs Mountains. The gullied hills of the Badlands lie to the east. The mountains of the Lake Perris Recreation Area, the floodplain of Mystic Lake and the San Jacinto Wildlife Area and level terrain in the City of Perris are located to the south.

Gently sloping terrain lies west of the city limits within March Air Reserve Base, the City of Riverside and the County of Riverside.

To understand the current land use and development patterns that exist in Moreno Valley, it is important to understand the general history of the settlement of the area. Early settlers traveled through the area from northern Mexico to various mission settlements along a trail charted by Juan Bautista de Anza in 1774. The trail passed through the San Jacinto Valley, the Perris Valley and southwest Moreno Valley. Moreno Valley and the rest of California became part of the United States in 1850. The Moreno Valley area began to develop in the late 1880's with the establishment of the Alessandro and Moreno settlements.

The City of Moreno Valley was incorporated on December 3, 1984 and thereafter the population soared, reaching 118,779 in 1990. For part of that period, it was the fastest growing city in the country. Moreno Valley is the second largest city in Riverside County with a population of 208,838 in the year 2020 according to SCAG Pre-certified Local Housing Data for the City of Moreno Valley and the California Department of Finance (DoF). Between 2000 and 2020, the population trend in Moreno Valley experienced an annual growth rate of 1.9 percent compared to 0.7 percent for the region.

Today, Moreno Valley is very typical of other suburban communities in terms of the distribution and range of land use in the community and the mix of housing types. Between 2000 and 2010, the number of housing units in the city increased 34.1 percent from 41,430 to 55,559 total units according to DoF Population and Housing Estimates. By 2020, the housing stock totaled 47,505 single-family units, 8,654 multi-family units, and there were 1,364 mobile homes, for a total of 57,523 units. Moreno Valley's housing stock is predominantly comprised of single-family homes, with 82.6 percent of the housing stock, and 15.0 percent being multi-family units. The SCAG region housing stock, in 2020, is comprised of 61.7 percent single-family homes and 34.8 percent multi-family units. Per SCAG and DoF, over the past two decades (2000-2020), there has been more construction of single-family residential units than multi-family residential units in Moreno Valley. When comparing 2000 to 2020, single-family residential increased by 12,046 units, multi-family residential increased by 3,725 units, and mobile homes increased by 322 units.

To avoid serving simply as bedroom communities for adjacent counties, Riverside County jurisdictions, including Moreno Valley, continue to work on attracting new businesses to provide employment opportunities for local residents. This also helps promote a more balanced jobs/housing ratio, reduces the need for long commutes and improves the local air quality and quality of life in general.

COMMUNITY PARTICIPATION

Community involvement is an integral component of the Housing Element process. The City of Moreno Valley utilized the following strategy to solicit meaningful community input in preparing the City's 2021-2029 Housing Element.

Focus Group Meetings

To solicit input on the community's needs, City staff conducted focus group meetings with residents and non-profit organizations, including the Fair Housing Council of Riverside County, Habitat for Humanity, Lutheran Social Services, Operation Safehouse, and US Vets. Public comments primarily pertained to promotion of jobs and educational attainment, fair and affordable housing, senior housing, and consumer education and financial assistance for first time homebuyers. The community feedback was used to formulate Housing Element policies and programs.

Online Surveys

Two citywide online surveys, available in English and Spanish, were conducted as part of the City's concurrent efforts to update the Moreno Valley General Plan and valuable input was provided by the community for how the City can develop in the coming years. Over 700 responses were received from the online surveys and overall, community members indicated strong support for the development of mixed use centers and corridors and a wider range of housing types suitable for people of all ages and income levels, ranging from higher density and more affordable smaller homes on smaller lots to more expensive and larger homes on larger lots. Community feedback also emphasized supporting young families and the ability to age-in-place for seniors, complemented by an expanded range of community-oriented services/facilities. The Housing Element Sites Inventory reflects the community's desire for diverse housing choices in areas throughout the city with quality access to community amenities and jobs. The Housing Plan includes policies and programs that support the availability of a wide range of housing to meet the existing and future needs of Moreno Valley residents.

Community Workshops

Four in-person workshops and one virtual workshop were conducted to receive community feedback on a variety of issues that affect daily life in Moreno Valley including land use, transportation, economic development, and more. English and Spanish language materials and translation were available. The availability of a range of housing options with different price points, types, and locations was identified as a priority by many participants. Within the northeastern portion of the city above State Route 60, maintaining large residential lots and the preservation of rural/open spaces were noted as important for many respondents. The Housing Element Sites Inventory includes a majority of above moderate income sites in/near this portion of the city that can maintain/enhance the existing pattern of development. Within the city's established centers and corridors, the opportunity to increase the mix of residential and nonresidential land uses was frequently noted as a way to accommodate more residents, support existing and upcoming businesses with greater connection to potential customers, and increase the likelihood of getting around the city conveniently through public transit. The Housing Element Sites Inventory includes nearly all lower income sites and some moderate income sites in the centers and corridors preferred by the community.

Stakeholder Interviews

Stakeholder interviews with affordable housing developers and advocates were conducted to inform the preparation of the Housing Resources and Housing Needs Assessment sections of the Housing Element. The information received was used in estimating the realistic capacity of lower

income sites as well as increasing the understanding of specialized housing needs for existing and future Moreno Valley residents. The feedback was used to formulate Housing Element policies and programs.

Environmental Justice Listening Session

The City of Moreno Valley is committed to the prioritization of policies and actions that have the most impact to supporting good health and quality of life for everyone in Moreno Valley. An online webinar-style listening session in English and Spanish was conducted as part of efforts for the General Plan Update and the topic of safe and sanitary homes, including the quality and affordability of homes and if they are in good repair, was highlighted. The goal of the listening session was to receive input from residents, particularly from Moreno Valley's western neighborhoods which may be more impacted, and from everyone that wanted to provide feedback for important policies and top priorities for community development. Targeted outreach was conducted to Senate Bill 535-identified disadvantaged groups and their representatives and community partners ahead of the listening session in order to raise awareness and drive participation. City staff and the outreach team made phone calls to community organizations/groups, community churches/places of worship, and local businesses. Further, the outreach team delivered electronic and/or hard copies of publicity materials to interested community churches/places of worship (e.g., Faith Southern Baptist Church, Liberty Church, New Life Christian Fellowship Church, Sandals Church, and St. Christopher's Catholic Church). A total of 56 community organizations/groups, community churches/places of worship, and local businesses were contacted to support community outreach to disadvantaged groups. Within the focused community listening session, respondents highlighted the need for a wider range of housing options at varied price points, especially more multi-family homes. Further, addressing issues related to homelessness were mentioned. The Housing Element Sites Inventory supports the community's desire for diverse housing choices at different price points, types, and locations. The Housing Needs Assessment and Housing Plan include discussion and programs directed towards reducing homelessness and increasing quality of life for all.

Public Meetings and Hearings

Between 2017 and 2020, a series of 18 public meetings and hearings were conducted for a diverse array of City initiatives including the preparation of an Analysis of Impediments to Fair Housing Choice and Fair Housing Action Plan, a Consolidated Action Plan, and the 2040 General Plan Update and 2021-29 Housing Element Update, listed below.

1. August 15, 2017: City Council – Analysis of Impediments to Fair Housing Choice and Fair Housing Action Plan
2. August 30, 2017: Community Meeting – Analysis of Impediments to Fair Housing Choice and Fair Housing Action Plan
3. September 12, 2017: Community Meeting – Analysis of Impediments to Fair Housing Choice and Fair Housing Action Plan
4. September 17, 2017: City Council – Analysis of Impediments to Fair Housing Choice and Fair Housing Action Plan
5. November 23, 2017: Finance Subcommittee – Consolidated Action Plan
6. December 19, 2017: City Council – Consolidated Action Plan

7. March 27, 2018: Finance Subcommittee – Consolidated Action Plan
8. April 17, 2018: City Council – Consolidated Action Plan
9. May 1, 2018: City Council – Consolidated Action Plan
10. January 23, 2020: General Plan Advisory Committee – General Plan and Housing Element Updates
11. February 11, 2020: City Council – General Plan and Housing Element Updates
12. April 16, 2020: General Plan Advisory Committee – General Plan and Housing Element Updates
13. May 21, 2020: General Plan Advisory Committee – General Plan and Housing Element Updates
14. April 30, 2020: General Plan Advisory Committee – General Plan and Housing Element Updates
15. May 28, 2020: Planning Commission – General Plan and Housing Element Updates
16. June 9, 2020: City Council – General Plan and Housing Element Updates
17. November 5, 2020: General Plan Advisory Committee – General Plan and Housing Element Updates
18. November 19, 2020: General Plan Advisory Committee – General Plan and Housing Element Updates

The public meetings and hearings provided opportunities for community input on a broad range of topics that informed key considerations for the Housing Element Update. The community feedback contributed to goal setting and policy making for housing and economic development in Moreno Valley, including the City's actions to ameliorate or eliminate impediments to fair housing choice. Throughout community engagement efforts, the desire for a wider range of housing types at affordable price points was emphasized by participants. With about 83 percent of the existing housing stock in Moreno Valley being single-family homes, participants consistently stressed the desire/need for different land uses and varied housing types. The community feedback is incorporated through the promotion of infill development along major transit corridors and facilitating development of a broad range of housing types in proximity to transit, shopping, and services. Ultimately, a diverse array of housing options at various price points and a mix of land uses suited to the needs of current and future residents is planned for in this Housing Element and the General Plan.

ORGANIZATION OF THE HOUSING ELEMENT

The Housing Element is an integrated part of the General Plan published under separate cover. It is an eight-year plan that is updated more frequently than other General Plan elements in order to ensure its relevancy and accuracy. The Housing Element consists of the following major components organized as described below:

- **Chapter 1 - Introduction:** Provides an introduction to the purpose of the document and the legal requirements for a Housing Element, together with an overview of the community and the community involvement process.
- **Chapter 2 - Quantified Objectives:** Outlines the Regional Housing Needs Assessment (RHNA) process and the number of housing units that will be constructed, rehabilitated, and preserved over the planning period.
- **Chapter 3 - Housing Needs Assessment:** Presents a profile and analysis of the City's demographics, housing characteristics, and existing and future housing needs.
- **Chapter 4 - Housing Plan:** Articulates housing goals, policies, and programs to address the City's identified housing needs.
- **Chapter 5 - Housing Constraints:** Includes an analysis of constraints to housing production and maintenance in Moreno Valley. Constraints include potential market, governmental, and environmental limitations to meeting the City's identified housing needs. In addition, an assessment of impediments to fair housing is included.
- **Chapter 6 - Housing Resources:** Provides an overview of resources available to further housing production and maintenance. Resources include land available for new construction, opportunities for rehabilitation and revitalization, and financial and administrative resources available for implementing housing programs. In addition, this section also examines opportunities for energy conservation.
- **Chapter 7 - Progress Report:** Provides an assessment of housing accomplishments during the previous Housing Element period, 2014-2021.

2 Quantified Objectives

State Housing Law requires that each jurisdiction establish the number of housing units that will be constructed, rehabilitated, and preserved over the planning period. The Quantified Objectives for the Housing Element reflect the planning period from October 2021 through October 2029. The Regional Housing Needs Assessment (RHNA) is mandated by State Housing Law as part of the process of updating local housing elements of the General Plan. The RHNA quantifies the need for housing within each jurisdiction during specified planning periods. Communities use the RHNA in land use planning, prioritizing local resource allocation, and in deciding how to address identified existing and future housing needs resulting from population, employment, and household growth. The RHNA does not necessarily encourage or promote growth, but rather allows communities to anticipate growth, so that collectively the region and sub-region can grow in ways that enhance quality of life, improve access to jobs, promote transportation mobility, and addresses social equity and fair share housing needs.

The RHNA consists of two measurements of housing need: existing and future needs.

- Existing Needs: The existing needs assessment simply examines key variables from the most recent Census to measure ways in which the housing market is not meeting the needs of current residents. These variables include the number of low-income households paying more than 30 percent of their income for housing, as well as severe overcrowding, farmworker needs, and housing preservation needs.
- Future Needs: The future need for housing is determined primarily by the forecasted growth of housing in a community. Each new household, created by a child moving out of a parent's home, by a family moving to a community for employment, and so forth, creates the need for a housing unit. The anticipated housing needed for new households is then adjusted to account for an ideal level of vacancy units.

It is important to note that while the Quantified Objectives of the RHNA are required to be part of the Housing Element and the City will strive to obtain these objectives, Moreno Valley cannot guarantee that these needs will be met given the limited financial and staff resources, and the gap in affordability of housing resources and incomes. Satisfaction of the City's regional housing needs will partially depend on the cooperation of private funding sources and resources of the State, federal and county programs that are used to support the needs of the extremely low-, very low-, low-, and moderate-income households. Additionally, outside economic forces heavily influence the housing market. State law recognizes that a locality may not be able to accommodate its regional fair share housing need.

Table 2-1 shows the City's total quantified objectives for the 2021-2029 Housing Element cycle. The Quantified Objectives assume optimum conditions for the production of housing. However, environmental, physical and market conditions influence the timing, type and cost of housing production in a community. Below is an estimate of quantified objectives for the number of housing units, broken down by income category, over the 2021-2029 planning period.

Table 2-1: 2021-2029 Quantified Objectivities for the City of Moreno Valley

Income Category	*New Construction*	*Rehabilitation*	*Conservation/Preservation*
Extremely Low	1,884	--	--
Very-Low	1,884	32	--
Low	2,046	32	--
Moderate	2,161	88	--
Above Moderate	5,620	--	--
TOTALS	**13,595**	**152**	**0**

1. Construction objectives represent the City's remaining RHNA for the Sixth Cycle Housing Element Update.
2. The City has no potentially at-risk units. The California Housing Partnership provides data on assisted housing units and assesses the level of risk to converting to market rate. These data identify homes without a known overlapping subsidy that would extend affordability beyond the indicated timeframe and unless otherwise noted are not owned by a large/stable non-profit, mission-driven developer. Moreno Valley's assisted units are at low risk of conversion.
3. The Moreno Valley Housing Authority may utilize available funding, HOME, CDBG, etc. allocations to provide funding during the planning period to fund projects that improve and maintain the quality of the City's housing stock and residential infrastructure.

3 Housing Needs Assessment

The City of Moreno Valley strives to achieve a balanced housing stock that meets the varied needs of all income segments and special needs of the community. To understand the City's housing needs, general characteristics and trends in different topical issues are examined. The Housing Needs Assessment is presented in the following nine sections:

- Population, Employment, And Households
- Specialized Household Needs
- People Experiencing Homelessness
- People With Disabilities, Including Developmental Disabilities
- Housing Stock Characteristics
- Overpayment And Overcrowding
- Assisted Units At Risk Of Conversion
- Regional Housing Needs Allocation
- Energy Conservation

Each of these components is presented in a regional context, and where relevant, in the context of other nearby communities. This assessment serves as the basis for identifying appropriate goals, policies, and programs for the City to implement during the 2021-2029 Housing Element cycle.

In preparing the Housing Element, various sources of information were consulted, including, but not limited to, the following:

- 2000-2018 U.S. Census Bureau data
- 2012-2016 U.S. Department of Housing and Urban Development Comprehensive Housing Affordability Strategy (CHAS)
- California Department of Developmental Services (DDS)
- California Department of Finance (DOF)
- California Department of Housing and Community Development (HCD)
- City of Moreno Valley Community Development Department
- City of Moreno Valley Economic Development Department
- Inland Regional Center
- Market Analysis by Keyser Marston Associates, Inc. (March 11, 2020)
- Riverside County Department of Public Social Services (DPSS)
- Southern California Association of Governments (SCAG) Local Housing Data for the City of Moreno Valley (August 2020)

3.1 Population, Employment, And Households

This section of the Housing Needs Assessment is organized and presented in three parts: A. Population; B. Employment; and C. Households.

A. POPULATION

Understanding the characteristics of a population is vital in the process of planning for the future needs of a community. Population characteristics affect the type and amount of housing needs in a community. Issues such as population growth, age, and ethnicity/race are factors that combine to influence the type of housing needed and the ability to afford housing.

Population Growth

The Southern California Association of Governments (SCAG) reports that Moreno Valley's population rose from 142,379 in 2000 to 208,838 in 2020, representing a 46.7 percent increase. During this same time period, the Riverside County population rose from 1,535,125 in 2000 to 2,442,304. In 2020, representing a 59.1 percent increase. In these two decades, Moreno Valley had an annual growth rate of 1.9 percent compared to 0.7 percent for the SCAG region.

Between 2000 and 2010, the city's population increased 35.8 percent, gaining 50,986 residents. Between 2010 and 2020, the city's population increased 8.0 percent, gaining 15,473 residents. In comparison to Riverside County, the overall county has grown more rapidly than Moreno Valley, with population increasing 42.6 percent between 2000 and 2010 and 11.5 percent between 2010 and 2020. The SCAG 2016-2040 Regional Transportation Plan/Sustainable Communities Strategy Growth Forecast, adopted by the SCAG Regional Council on April 7, 2016, estimates that the Moreno Valley population will reach 256,600 in 2040 and the countywide population will reach 3,183,000 in 2040 (Table 3-1).

Table 3-1: Population Growth (2010-2040)

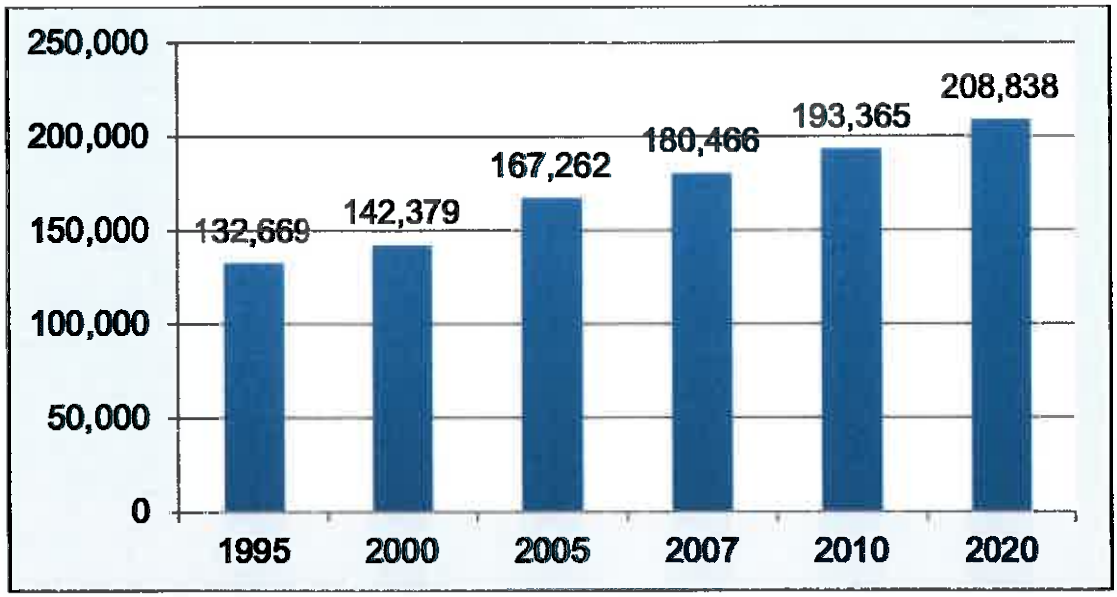
Jurisdictions	Population				Percent Change	
	2000	2010	2020	2040 Forecast	2000-2010	2010-2020
Moreno Valley	142,379	193,365	208,838	256,000	35.8%	8.0%
Riverside County	1,535,125	2,189,641	2,442,304	3,183,000	42.6%	11.5%
SCAG Region	16,516,703	18,051,534	19,021,787	22,124,061	9.3%	5.4%

Source: SCAG Local Housing Data for the City of Moreno Valley, 2020; California Department of Finance, Table E-5 City/County Population and Housing Estimates; U.S. Census Bureau (2000-2019); 2019 American Community Survey 1-Year Estimates; SCAG 2016-2040 Regional Transportation Plan/Sustainable Communities Strategy Growth Forecast

Unlike the growth between 1980 and 1990, when the city gained 90,650 residents, recent growth has been more moderate, as reflected in Chart 3-1. However, Moreno Valley continues to be among the fastest growing Inland Empire cities. According to a March 2020 Market Analysis conducted by Keyser Marston Associates, between 2019 and 2024, Moreno Valley is expected to experience

rapid population growth of 5.1 percent; projected population growth rates are even higher in Riverside County at 6.1 percent during this time period. With continued pressure for housing opportunities to support the local, as well as the larger regional employment base, the high rate of residential development is anticipated to continue in the Western Riverside area during the next decade.

Chart 3-1: Moreno Valley Population Growth 1995-2020



Source: SCAG Local Housing Data for the City of Moreno Valley, 2020

Age Characteristics

A community's current and future housing needs are determined in part by the age characteristics of residents. Typically, each age group has distinct lifestyles, family types and sizes, ability to earn incomes, and therefore, housing preferences. As people move through each stage of life, housing needs and preferences change. Traditional assumptions are that the young adult population (20 to 34 years old) tends to favor apartments, low to moderate cost townhomes/condominiums, and smaller single-family units. The adult population (35 to 64 years-old) represents the major market for moderate to relatively high cost condominiums and single-family homes. The senior population (65 years and older) tends to generate demand for low to moderate cost apartments and condominiums, group quarters, and mobile homes. In order to create a balanced community, it is important to provide housing options that suit the needs of various age groups.

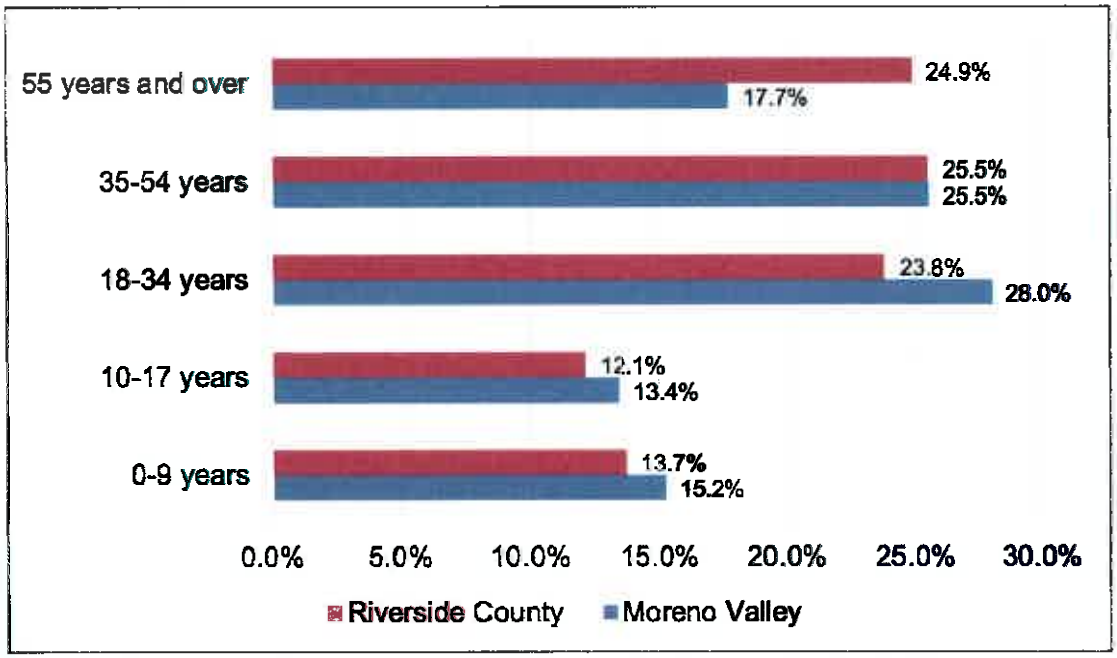
Historically, Moreno Valley's population has been young. Young adults ages 18-34 comprise 28.0 percent of Moreno Valley's population. In 2010, the median age for a Moreno Valley resident was 28.6 years. In 2018, the median age of a Moreno Valley resident was just slightly higher at 30.6 years; in the county, the median age was 35.3 years.

In 2018, the largest age group in Moreno Valley consisted of persons 18-34 years of age (28.0 percent), as shown in Chart 3-2. The 18-34 year-old age group is larger in Moreno Valley than in the

County of Riverside as a whole (23.8 percent). The second largest age group in Moreno Valley consisted of persons aged 35-54 years of age (25.5 percent in both city and county). The greater proportion of children (under 18 years of age) in the Moreno Valley population mirrors the large number of families living in Moreno Valley. The city has a larger proportion of persons aged 0-9 years-old (15.2 percent) and 10-17 years-old (13.4 percent) when compared to the county (13.7 percent and 12.1 percent, respectively).

Only 17.7 percent of Moreno Valley's population was over 55 years old in 2018. By comparison, 24.9 percent of the county population was over 55 years of age in the same year. Persons 65 and older made up 8.2 percent of Moreno Valley's population in 2018, while this age group comprised 13.8 percent of the population in the County of Riverside. Accordingly, Moreno Valley is a community of young families.

Chart 3-2: Age Distribution, Moreno Valley and Riverside County, 2018



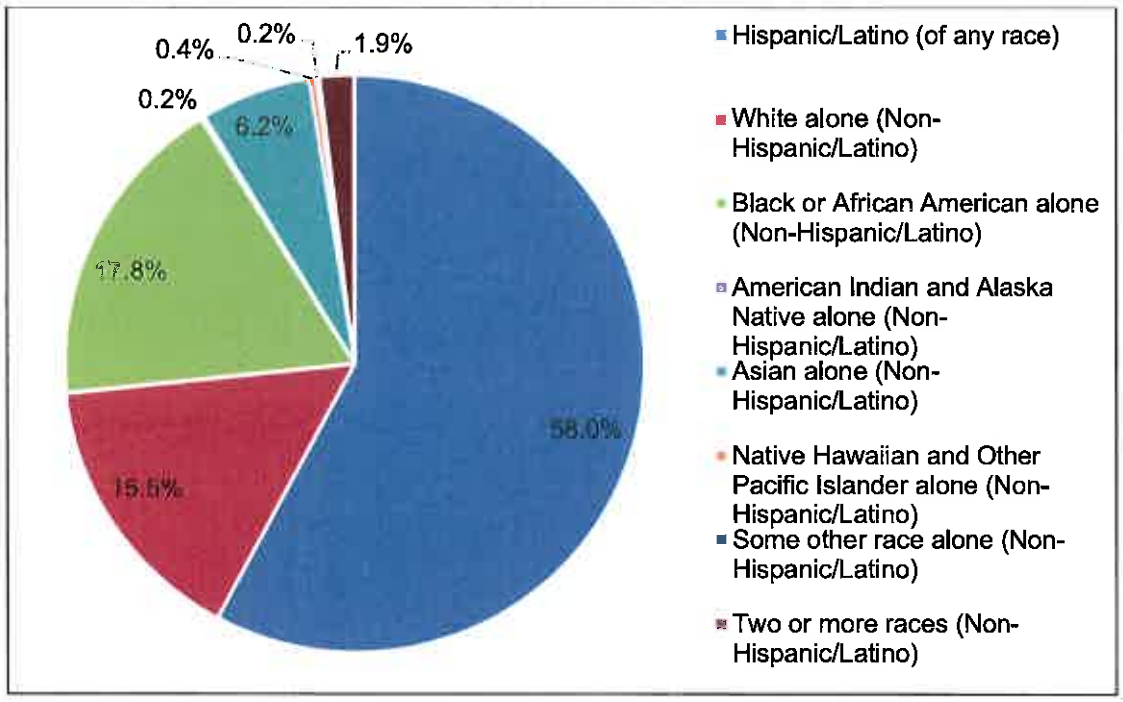
Source: U.S. Census Bureau, 2018 American Community Survey 5-Year Estimates (TableID: A01001)

Ethnicity/Race Characteristics

Within Moreno Valley, a majority of the city's population (58.0 percent) identify their ethnicity as Hispanic/Latino (of any race) and of this group, 51.7 percent identify their race as Mexican. Non-Hispanic/Latino Black or African American alone represents 17.8 percent of the population and Non-Hispanic/Latino White alone represents 15.5 percent of the population. These groups comprise the top three largest ethnicity/race categories in the city, as shown in Chart 3-3 and Table 3-2. The population diversity in Moreno Valley reflects the demographic changes that have taken place in the greater Southern California region over the past two decades. Unlike older cities, Moreno Valley is fortunate to have diverse neighborhoods throughout the city.

Moreno Valley has a higher proportion of Hispanic/Latino (of any race) and Non-Hispanic/Latino Black or African American alone residents compared to the county as a whole. Non-Hispanic/Latino Asian or Pacific Islander alone, Native American alone and Others' numbers are similar to the county. In general, Hispanic/Latino (of any race) and Non-Hispanic/Latino Asian or Pacific Islander alone households exhibit a greater propensity for living in extended families or other household arrangements than the majority of Non-Hispanic/Latino White alone population. Communities with larger proportions of Hispanic/Latino (of any race) and Non-Hispanic/Latino Asian or Pacific Islander alone households also tend to have larger average household sizes.

Chart 3-3: Moreno Valley Hispanic/Latino and Race, 2018



Source: U.S. Census Bureau, 2018 American Community Survey 5-Year Estimates (TableID: DP05)

Table 3-2: Hispanic or Latino and Race, Moreno Valley and Riverside County, 2018

	Moreno Valley	Percent	Riverside County	Percent
Hispanic or Latino (of any race)	**118,819**	**58.0%**	**1,154,517**	**48.4%**
Mexican	105,968	51.7%	1,021,154	42.9%
Puerto Rican	1,321	0.6%	18,046	0.8%
Cuban	617	0.3%	6,847	0.3%
Other Hispanic or Latino	10,913	5.3%	108,370	4.6%
Not Hispanic or Latino	**86,215**	**42.1%**	**1,228,769**	**51.6%**
White alone	31,733	15.5%	856,468	35.9%
Black or African American alone	36,422	17.8%	144,503	6.1%
American Indian and Alaska Native alone	358	0.2%	10,064	0.4%
Asian alone	12,732	6.2%	147,706	6.2%
Native Hawaiian and Other Pacific Islander alone	791	0.4%	5,846	0.3%
Some other race alone	366	0.2%	5,345	0.2%
Two or more races	3,813	1.9%	58,837	2.5%
Total Population	**205,034**	**100.0%**	**2,383,286**	**100.0%**

Source: U.S. Census Bureau, 2018 American Community Survey 5-Year Estimates (TableID: DP05)

B. EMPLOYMENT

Employment has an important impact on housing needs. Incomes associated with different jobs and the number of workers in a household influences the type and size of housing a household can afford. In some cases, the types of jobs themselves can affect housing needs and demand (such as in communities with military installations, college campuses, and large amounts of seasonal agriculture). Employment growth typically leads to strong housing demand, while the reverse is true when employment contracts.

Occupation and Labor Participation

According to SCAG, 87,817 Moreno Valley residents were in the civilian labor force, representing a labor participation rate of approximately 60.0 percent (The labor force includes employed and unemployed persons aged 16 years and above). As shown in Table 3-3, residents were employed in three major occupation categories: managerial/professional (24.0 percent), sales/office (23.7 percent), and production/transportation positions (21.3 percent). The first two categories tend to provide higher pay jobs, but production/transportation occupations tend to be lower pay. In 2018, Moreno Valley's unemployment rate was 8.3 percent, slightly higher than the countywide rate of 6.5 percent. According to a March 2020 Market Analysis conducted by Keyser Marston Associates, over the last several years, the Inland Empire has experienced the fastest annual job growth among

all Southern California regions, with unemployment nearing a record low of 4.0 percent for the region.

Table 3-3: Employment of Residents by Occupation, 2018

Occupation	Number of Jobs	Percent
Management, business, science, and arts occupations	21,113	24.0%
Service occupations	16,866	19.2%
Sales and office occupations	20,856	23.7%
Natural resources, construction, and maintenance occupations	10,299	11.7%
Production, transportation, and material moving occupations	18,683	21.3%
Total Jobs	**87,817**	**100.0%**

Source: SCAG Local Housing Data for the City of Moreno Valley, 2020.

Employment Growth

Moreno Valley has a diverse business and job base that includes manufacturing, as well as nonmanufacturing businesses including retail, and support services. According to SCAG's May 2019 "Profile of the City of Moreno Valley", principal manufacturing jobs include those employed in food, apparel, machinery, computer and electronic product, and transportation equipment. Further, between 2007 and 2017, the number of manufacturing jobs in the city decreased from 1,576 jobs to 1,054 jobs. In this same time period, the number of retail trade jobs in the city increased by 14.4 percent and the number of professional and management jobs in the city decreased by 9.8 percent. In 2020, the City of Moreno Valley's Economic Development Department listed the top 10 major employers in Moreno Valley, as shown in Table 3-4.

Table 3-4: Moreno Valley's Top 10 Major Employees, 2020

Organization	Business Type	Number of Employees
March Air Reserve Base	Public Sector – Military	9,600
Amazon	Fulfillment	7,500
Riverside University Health System Medical Center	Healthcare	3,400
Moreno Valley Unified School District	Education	3,100
Ross Dress For Less / dd's Discounts	Distribution – Retail	2,400
Moreno Valley Mall	Retail	1,500
Kaiser Permanente Community Hospital	Healthcare	1,457
Skechers USA	Distribution – Retail	1,200
Harbor Freight Tools	Distribution – Retail	788
Deckers Outdoor	Distribution – Retail	700

Source: City of Moreno Valley Economic Development Department, 2020

The City of Moreno Valley is active in attracting and retaining businesses within the community to provide local employment opportunities for city residents. The Economic Development Department continues to focus on economic development and redevelopment within the community, facilitating the relocation of new businesses into the community and providing assistance to those existing businesses that are already located within Moreno Valley.

C. HOUSEHOLDS

The Census defines a household as all persons who occupy a housing unit, which may include single persons living alone, families related through marriage or blood and unrelated individuals living together. Persons living in retirement or convalescent homes, dormitories or other group living situations are not considered households. Household type and size, income levels, the presence of special needs populations, and other household characteristics determine the type of housing needed by residents, their preferences, and their ability to obtain housing that meets their needs. For example, single person households, typified by seniors or young adults, tend to reside in apartment units or smaller single-family homes. Families typically prefer and occupy single-family homes. This section details the various household characteristics affecting housing needs.

Household Type and Size

According to the 2018 American Community Survey 5-Year Estimates, there were 718,349 households (i.e., occupied housing units) in Riverside County. Of these, 50,620 households, 7.0 percent, were residing in Moreno Valley. In 2010, the California Department of Finance reported the average household size as 3.74 for Moreno Valley. By 2020, the average household size was 3.86 persons, representing a 3.2 percent increase. The increase in the average household size is consistent with the city's predominant make-up as a city of families with children. In 2018, 84.0 percent of Moreno Valley's 50,620 households were classified as family households (Table 3-5).

Moreno Valley households are distinguished from other Southern California households by the prevalence of married couples with minor children. In 2018, married couples, with or without children, made up 55.4 percent of Moreno Valley's households. This proportion was higher than those in other Southern California communities. The largest proportion of Moreno Valley households were married couples who had minor children at home (27.8 percent). This proportion is above those found in San Bernardino County (23.7 percent), Los Angeles County (19.4 percent), Orange County (24.1 percent) and San Diego County (21.7 percent) (Table 3-5).

In addition, 10.3 percent of Moreno Valley's family households were female householders with no husband present and with children under 18 (Table 3-5). The proportion of such households was higher in Moreno Valley than other Southern California communities. Additional discussion regarding specialized housing needs for this group is provided in the next section of the Housing Needs Assessment.

Household size is an important indicator for identifying sources of population growth as well as overcrowding. A community's average household size may decline when the population is aging or increase when the number of families with children increases. As shown in Table 3-6, the average household size (3.85 persons/household) increased by 2.9 percent in Moreno Valley during the period of 2010-2020. Countywide, average household size (3.23 persons/household) increased at a

lesser rate of 2.5 percent during the same time period. The increase in household size is consistent with the increase in elementary school age children in Moreno Valley and the need for housing that meets the needs of younger families with children.

Table 3-5: Household Characteristics in Moreno Valley and Southern California, 2018

	Moreno Valley	Riverside County	San Bernardino County	Los Angeles County	Orange County	San Diego County
Total Households	**50,620**	**718,349**	**630,633**	**3,306,109**	**1,032,373**	**1,118,980**
Family households (families)	**84.0%**	**73.0%**	**76.3%**	**66.8%**	**71.8%**	**67.4%**
With own children of the householder under 18 years	41.7%	33.2%	35.9%	28.8%	31.5%	30.0%
Married-couple family	**55.4%**	**54.0%**	**51.9%**	**44.9%**	**54.7%**	**50.2%**
With own children of the householder under 18 years	27.8%	23.8%	23.7%	19.4%	24.1%	21.7%
Male householder, no wife present, family	**8.6%**	**6.0%**	**7.4%**	**6.8%**	**5.4%**	**5.2%**
With own children of the householder under 18 years	3.6%	2.8%	3.4%	2.7%	2.2%	2.3%
Female householder, no husband present, family	**20.0%**	**13.0%**	**17.0%**	**15.0%**	**11.8%**	**12.0%**
With own children of the householder under 18 years	10.3%	6.7%	8.8%	6.7%	5.2%	5.9%
Nonfamily households	**16.0%**	**27.0%**	**23.7%**	**33.2%**	**28.2%**	**32.6%**
Householder living alone	12.2%	21.7%	18.7%	25.6%	21.1%	23.7%

Table 3-5: Household Characteristics in Moreno Valley and Southern California, 2018

	Moreno Valley	Riverside County	San Bernardino County	Los Angeles County	Orange County	San Diego County
Householder living alone, 65 years and over	3.9%	9.6%	7.3%	8.6%	9.0%	8.8%
Households with one or more people under 18 years	**50.8%**	**38.3%**	**42.6%**	**33.6%**	**35.1%**	**33.4%**
Households with one or more people 65 years and over	**22.5%**	**31.0%**	**26.1%**	**27.3%**	**29.2%**	**27.0%**
Average household size	**3.85**	**3.23**	**3.31**	**2.96**	**2.98**	**2.79**
Average family size	**4.36**	**3.85**	**3.76**	**3.68**	**3.51**	**3.43**

Source: U.S. Census Bureau, 2018 American Community Survey 5-Year Estimates (TableID: DP02); California Department of Finance, Table E-5 City/County Population and Housing Estimates, 1/1/2020 (note: used for average household size data only)

Table 3-6: Average Number of Persons per Household, Moreno Valley and Riverside County, 2010 and 2020

Jurisdiction	Average Persons/Household		Percent Change
	2010	2020	2010-2020
Moreno Valley	3.74	3.85	2.9%
Riverside County	3.15	3.23	2.5%

Source: California Department of Finance, Table E-5 City/County Population and Housing Estimates, 4/1/2010 and 1/1/2020

Household Income

Household income is a primary factor affecting housing needs in a community–the ability of residents to afford housing is directly related to household income. According to 2018 American Community Survey 5-Year Estimates, the median household income in Moreno Valley was $63,572, which is $376 less than the county's median income of $63,948. Table 3-7 compares the Household Income Distribution for Moreno Valley in 2010 and 2018. The income earned by a household is an important indicator of the household's ability to acquire adequate housing. While upper income households have more discretionary income to spend on housing, lower and moderate income households are more limited in the range of housing that they can afford. Typically, as household income decreases, the incidence of overpayment and overcrowding increases. The following income categories are used in Housing Element analyses:

- **Very Low Income Households** earn 50 percent or less of the Area (County of Riverside) Median Income (AMI), adjusted for household size;
- **Low Income Households** earn between 51 percent and 80 percent of the AMI, adjusted for household size; and
- **Moderate Income Households** earn between 81 percent and 120 percent of the AMI, adjusted for household size; and,
- **Above Moderate Income Households** earn over 121 percent of the AMI, adjusted for household size.

Table 3-7: Moreno Valley Household Income Distribution, 2010 and 2018

Household Income	2010	Percent	2018	Percent
Less than $10,000	2,550	5.1%	2,105	4.2%
$10,000 to $14,999	2,289	4.6%	1,693	3.3%
$15,000 to $24,999	4,446	9.3%	3,982	7.9%
$25,000 to $34,999	5,072	10.2%	4,498	8.9%
$35,000 to $49,999	7,617	15.3%	6,666	13.2%
$50,000 to $74,999	10,297	20.7%	10,586	20.9%
$75,000 to $99,999	7,674	15.4%	8,231	16.3%
$100,000 to $149,999	7,055	14.2%	8,581	17.0%
$150,000 to $199,999	1,763	3.5%	2,809	5.6%
$200,000 or more	983	2.0%	1,469	2.9%
Total Households	**49,746**	**100.0%**	**50,620**	**100.0%**

Note: Occasionally, the tables will have slightly different counts of the number of households because for some the source is SF 1 (complete count) while for others it may be SF 3 (sample). Household counts for 2018 are based off percentages from U.S. Census Bureau data (Total Households of 50,620 is from ACS data).

Source: U.S. Census Bureau 2010-2018, 2018 American Community Survey 5-Year Estimates (TableID: S1901)

To facilitate housing needs assessments for Community Planning and Development (CPD) documents, the U.S. Census Bureau prepares special tabulations for the Department of Housing and

Urban Development (HUD). These income tabulations are referred to as the Comprehensive Housing Affordability Strategy (CHAS). The most recent 2012-2016 CHAS income distributions for Moreno Valley are presented in Table 3-8. A majority of owner households (69.2 percent) had incomes greater than 80 percent of the AMI (i.e., moderate and above moderate income groups). Conversely, a majority of renter households (60.1 percent) had incomes less than 80 percent AMI (i.e., low, very low, and extremely low income groups).

Table 3-8: Moreno Valley Income Groups by Tenure, 2016

	Tenure					
Income Group	**Owner**	**Percent**	**Renter**	**Percent**	**All Households**	**Percent**
Extremely Low Income	1,770	5.8%	4,360	21.0%	6,130	11.9%
Very Low Income	2,570	8.4%	3,380	16.3%	5,950	11.6%
Low Income	5,110	16.6%	4,750	22.8%	9,860	19.2%
Moderate Income	3,495	11.4%	2,415	11.6%	5,910	11.5%
Above Moderate Income	17,750	57.8%	5,885	28.3%	23,635	45.9%
Total	**30,695**	**100.0%**	**20,790**	**100.0%**	**51,485**	**100.0%**
Percent	59.6%	-	40.4%	-	100.0%	-

Source: U.S Department of Housing and Urban Development, 2012-2016 CHAS

Extremely Low Income Households

Following the passage of AB 2634 in 2006, state law requires quantification and analysis of existing and projected housing needs of extremely low income households, defined as less than 30 percent of AMI, adjusted for household size. The area median income in the County of Riverside is $63,948. For extremely low income households, this results in an income of $19,184 or less for a four-person household. Households with extremely low incomes have a variety of housing situations and needs.

In 2016, approximately 6,130 extremely-low-income households resided in Moreno Valley, representing 11.9 percent of the total households. About 88 percent of extremely-low-income households faced housing problems as defined as cost burden greater than 30 percent (2012-2016 CHAS). Additionally, 82 percent of extremely-low-income households paid more than 50 percent of their income toward housing costs.

The projected housing need for extremely low income households is assumed to be 50 percent of the very low income regional housing need of 3,768 units. As a result, the City has a projected need for 1,884 new extremely low income units during the 2021-2029 planning period. The resources and programs to address this need are the same as for other lower income housing in general and are discussed elsewhere in the Housing Element. Further, because the needs of extremely low income households overlap extensively with other special needs groups, additional analysis and resources for these households can be found in other sections of the Housing Needs Assessment and Housing Element overall.

3.2 Specialized Household Needs

Certain segments of the population may have more difficulty in finding decent, affordable housing due to their special circumstances or needs. These "special needs" populations include elderly persons; farm workers; female family households; large households; people experiencing homelessness (discussed under Section 3.3); and people with disabilities, including developmental disabilities (discussed under Section 3.4). Many of these households also fall under the category of extremely low income.

A variety of City policies and programs described in the Housing Element address the needs of extremely low income households, including those in need of residential care facilities and persons with disabilities, including developmental disabilities. However, it must be recognized that the development of new housing for the lowest income groups typically requires large public subsidies, and the level of need is greater than can be met due to funding limitations, especially during times of limited public revenues.

ELDERLY PERSONS

The special needs of the elderly are often a function of lower fixed incomes and/or disabilities. Housing for the elderly often requires special attention in design to allow greater access and mobility. Housing located near community facilities and public transportation also facilitates mobility of the elderly in the community.

According to the 2018 American Community Survey 5-Year Estimates, Moreno Valley had 16,793 residents age 65 and older, representing 8.2 percent of the total population; residents age 85 and older (1,393 persons) comprised 8.3 percent of those aged 65 and older. The subset of persons aged 85 years and older is a generational group that is growing rapidly nationwide, as life span increases. In Moreno Valley, this national trend is not yet evident because it is a relatively young community, dominated by younger families. However, as the city matures, the proportion of the elderly will increase, as persons who are currently living in Moreno Valley may choose to age in place, or as children relocate aging parents closer to them, or as geriatric housing and health services become more prevalent in the community and surrounding areas.

According to the 2018 American Community Survey 5-Year Estimates, 36.7 percent of elderly residents (age 65 or older) in Moreno Valley were living with a disability. Of these elderly residents that lived with a disability, 76.0 percent lived in owner-occupied housing and 24.0 percent lived in renter-occupied housing, which may require special housing design. For the owner-occupied housing units, monthly owner costs of 30 percent or more of household income was 36.8 percent. For the renter-occupied housing units, gross rent of 30 percent or more of household income was approximately 70.2 percent.

Lastly, many elderly persons live on fixed incomes and occupy older homes. These factors make paying for needed home repairs and maintenance difficult. While there are assisted units in Moreno Valley that target seniors and the mobility impaired, the high incidence of overpayment among

elderly households suggests that more affordable senior housing is needed to meet current and future needs. The City's programs to increase senior affordable housing opportunities help to address this issue.

FARM WORKERS

Statewide, farmworker housing is of unique concern and of unique importance. While only a small share of Southern California Association of Governments (SCAG) region jurisdictions have farmworkers living in them, they are essential to the region's economy and food supply.

Since 2014, there are no new farm worker housing units in the City of Moreno Valley. Prior to 1950, the area that is now the City of Moreno Valley was primarily used for agricultural production. Land once utilized for farming has been developed. Farming is no longer a leading industry in the city and according to SCAG, only 270 persons living in Moreno Valley had farming, fishing, and forestry occupations identified for full-time, year-round work in 2020.

All affordable housing in the city is available to farm workers. Since all affordable housing units in the city are available to farm worker households, at this time, it is not necessary for the City to segregate its limited housing funds to farm worker housing. However, in May 2013 the City amended Chapter 9 of the Development Code (specifically Chapter 9.09: Specific Use Development Standards) to permit, by right, farm worker housing in all multiple family residential zoning districts (R10, R15, R20, and R30), to more fully address the housing needs of farm worker households.

FEMALE FAMILY HOUSEHOLDS AND MALE FAMILY HOUSEHOLDS

Beginning with the 1980 Current Population Survey, the U.S. Census Bureau discontinued the use of the terms "head of household" and "head of family." Instead, the terms "householder" and "family householder" are used. Recent social changes have resulted in greater sharing of household responsibilities among the adult members and, therefore, have made the term "head" increasingly inappropriate in the analysis of household and family data. Instead of "female headed household" or "male headed household," the terms "female family households" and "male family households" are herein used and clarified.

Female family households—family households with a female householder and no husband present—that include children often require special attention due to needs for affordable childcare, health care, and housing assistance. Further, these households tend to have lower incomes, thus limiting housing availability for this group. In Moreno Valley, the number of female family households have increased steadily in Moreno Valley from 1990 to 2010, but decreased recently. However, recent Census data indicates that the rate of female family households with minor children has declined steadily. In 1990, the U.S. Census Bureau reported 3,679 female family households in Moreno Valley and 6,715 in 2000. According to the 2010 Census, there were 9,990 female family households in the city. The greatest growth in the number of female family households occurred between 1990 and 2000, with an approximately 82.5 percent increase in the ten-year span. The growth in the number of female family households between 2000 and 2010 was still significant, 48.8 percent. However, the number of female family households decreased 6.9 percent from 9,990

households in 2010 to 9,301 households in 2018. In terms of the distribution out of total households, female family households represented 19 percent of all the family households in Moreno Valley in 2010, while in 2018, they comprised 20 percent of all the family households.

As mentioned in the above, though the number of female family households has increased significantly until recent years, the rate of female family households with minor children at home actually decreased during the same time. While 79 percent (2,906) of all female family households in 1990 had minor children at home, in 2000, only 63 percent (4,258) had minor children at home. Subsequently, by 2010, the proportion of female family households with minor children at home had declined yet again to 57 percent (5,687). In 2018, the proportion of female householders with minor children at home was 51.2 percent (5,190), continuing the declining trend.

Similar to the observation of female family households with minor children, the rate of male family households—family households with a male householder and no wife present—with minor children also experienced a declining trend. In 2005, there were 2,040 out of 3,591 male family households (57 percent) with minor children present in the home. In the 2010 US Census, it was reported that there were 2,218 out of 4,191 male family households (53 percent) with minor children present in the home. According to the 2018 American Community Survey 5-Year Estimates, there were 1,832 out of out of 4,351 male family households (42.1 percent) with minor children in the home. On the other hand, the rate of male non-family households out of total households is steady, representing approximately eight percent of the total households in 2005, 2010, and 2018.

The housing needs of female householders are typically related to affordability and the need for adequate housing within the constraints of their low incomes. According to the City of Moreno Valley's 2013-2018 Consolidated Plan, female family households with children often confront bias in the rental market. Their access to decent housing also is made more difficult by poverty. Female family households, both with and without children under 18, experience the highest poverty income rates. About 2,000 female householders with children live in poverty, or 36 percent of all such household types. Poverty among male householders has not been fully explored in the research materials and cannot be presumed to be equal to that of women female householders.

LARGE HOUSEHOLDS

Large households are herein defined as those with a household size of four or more persons in one housing unit—based on updated Census household categories which have four or more persons as the largest household size category. A family household is defined as one in which one or more people living in the same household are related to the householder by birth, marriage or adoption. According to the California Department of Finance, between 2010 and 2018, Moreno Valley experienced a 3.2 percent increase in household size (family and non-family) from 3.74 persons to 3.86 persons. According to SCAG, 23,664 households or 46.7 percent of total households in Moreno Valley were large households (four or more persons per largest Census household category). The 2010 U.S. Census had the average family size listed as 3.99 persons; in 2018, the average family size increased 9.3 percent to 4.36 persons.

Per SCAG, the most commonly occurring household size in Moreno Valley is of two people (22.7 percent) and the second-most commonly occurring household size is of four people (18.6 percent).

Moreno Valley has a lower share of single-person households than the SCAG region overall (12.2 percent vs. 23.4 percent) and a higher share of seven or more person households than the SCAG region overall (6.4 percent vs. 3.1 percent).

The housing needs of large families are often related to affordability and adequacy. Finding an affordable housing unit that can adequately house a large family can be a challenge, given that larger families have to use a greater proportion of their income for non-housing needs (e.g., food, clothing, and childcare). In Moreno Valley, where the majority of the housing units are single-family units, larger families have a higher chance of finding adequate housing. According to 2018 American Community Survey 5-Year Estimates, approximately 92.8 percent of Moreno Valley's housing stock contained three bedrooms or more and 75.1 percent contained four bedrooms or more; this is consistent with the city's high share of detached, single-family housing. Housing units containing 0-1 bedrooms represented approximately 1.2 percent of all housing stock.

3.3 People Experiencing Homelessness

The homeless population refers to persons lacking consistent and adequate shelter. Homelessness is a continuing problem throughout California and urban areas nationwide. The City is an active member of the Riverside Continuum of Care (CoC). The Riverside County Department of Public Social Services (DPSS) serves as the lead agency for the CoC. DPSS conducts a homeless census and survey bi-annually as part of the Continuum of Care planning process. The City has participated in all homeless censuses conducted by the County. The census consists of a one day "point in time" (PIT) of homeless persons countrywide during the last week of January. To gather more comprehensive data, DPSS also administers a survey during the 90 days following the census which provides information on household income, disability status, and serves to identify significant subpopulations. The results of the census and survey are published in a detailed report and made available to the public.

The *2019 Riverside County Homeless Point-In-Time Count and Survey Report* can be obtained from the DPSS website. The 2019 PIT Count identified a total of 2,811 sheltered and unsheltered homeless adults and children countywide, 21.4 percent higher than the count in 2018 (2,316). Both the unsheltered and sheltered counts experienced a 21.4 percent increase compared to 2018 (1,685 to 2,045 unsheltered and 631 to 766 sheltered). Per SCAG, there were 38 unsheltered people experiencing homelessness in Moreno Valley that were identified in the 2019 PIT Count. The following summary provides highlights of the 2019 PIT Count:

- **Overall Count Countywide**
  - 2,811 sheltered and unsheltered (21% increase from 2018)
  - 2,045 unsheltered (21% increase from 2018)
  - 766 sheltered (21% increase from 2018)
  - 486 (36%) first-time homeless (interview only)
- **Unsheltered Count by Sub-Populations Countywide**
  - Veterans: 107 unsheltered (8% increase from 2018)

  - Youth: 181 unsheltered (2% increase from 2018)
  - Chronically Homeless: 727 unsheltered (88% increase from 2018)
  - Families With Children: 2 unsheltered (50% decrease from 2018, interview only)
  - Elderly (aged 62 and over): 129 unsheltered (16% increase from 2018, interview only)

- **Sheltered Count by Sub-Populations Countywide**
  - Veterans: 56 sheltered (51% increase from 2018)
  - Youth: 83 sheltered (20% increase from 2018)
  - Chronically Homeless: 77 sheltered (11% decrease from 2018)
  - Families With Children: 77 sheltered (18% increase from 2018)
  - Elderly (aged 62 and over): 67 sheltered

3.4 People With Disabilities, Including Developmental Disabilities

Disability data provides valuable context for assessing current and future need for accessible housing units. According to 2018 American Community Survey 5-Year Estimates, approximately 19,556 or 9.6 percent of Moreno Valley residents were living with a disability.

The elderly population in Moreno Valley has a higher incidence of disabilities, with approximately 36.7 percent of the population aged 65 and older living with a disability in 2018. Per SCAG, the most commonly occurring disability amongst seniors 65 and older is an ambulatory disability, experienced by 25.3 percent of Moreno Valley seniors (and 22.9 percent of seniors in the SCAG region). While the elderly population is relatively small (8.2 percent), the number is increasing and expected to continue to rise as the community matures, thus also increasing the population with disabilities.

Understanding the employment status of people with disabilities is also an important component in evaluating specialized housing needs. Per SCAG, 27.7 percent of the Moreno Valley population living with a disability is employed, compared to 69.5 percent of the population that is not living with a disability.

Physical and mental disabilities can hinder a person's access to traditionally designed housing units (and other facilities) as well as potentially limit the ability to earn income. Housing that satisfies the design and locational requirements for people with disabilities are limited in supply and often costly to provide. Housing opportunities for persons living with disabilities can be addressed through the provision of affordable, barrier-free housing. In addition to the development of new units, rehabilitation assistance can also be provided residents with disabilities to make necessary improvements to remove architectural barriers of existing units. The City is committed to providing reasonable accommodation for housing for persons with disabilities. The City revised its Municipal Code to include reasonable accommodation measures in 2013.

DEVELOPMENTAL DISABILITIES

Section 4512 of the California Welfare and Institutions Code defines a "developmental disability" as a disability that originates before an individual attains age 18 years, continues, or can be expected to continue, indefinitely, and constitutes a substantial disability for that individual which includes intellectual disability, cerebral palsy, epilepsy, and autism. This term also includes disabling conditions found to be closely related to intellectual disability or to require treatment similar to that required for individuals with intellectual disability but shall not include other handicapping conditions that are solely physical in nature.

Many persons with developmental disabilities can live and work independently within a conventional housing environment. More severely disabled individuals require a group living environment where supervision is provided. The most severely affected individuals may require an institutional environment where medical attention and physical therapy are provided. Because developmental disabilities exist before adulthood, the first issue in supportive housing for persons with developmental disabilities is the transition from the person's living situation as a child to an appropriate level of independence as an adult. The State Department of Developmental Services (DDS) currently provides community-based services to more than 330,000 persons with developmental disabilities and their families through a statewide system of 21 regional centers, two developmental centers, one community facility, and two acute crisis homes. The Inland Regional Center serves the counties of Riverside and San Bernardino and is one of 21 regional centers in the State of California that provides point of entry to services for people with developmental disabilities. The center is a private, non-profit community agency that contracts with local businesses to offer a wide range of services to individuals with developmental disabilities and their families.

Table 3-9 provides information from the Inland Regional Center for the number of individuals with developmental disabilities in the city receiving its services. In June 2020, there were 2,335 Moreno Valley residents (1.1% of the total Moreno Valley population) actively utilizing services at the Inland Regional Center for a developmental disability. DDS also provides data on developmental disabilities by age and type of residence. This data, collected at the zip code level, was analyzed by SCAG and the results are shown in Table 3-10.

Table 3-9: Moreno Valley Residents with Developmental Disabilities Serviced by the Inland Regional Center, 2020

Zip Code Area	0-18	19-25	26-35	36-45	46-55	56-65	66-75	76-85	86+	Total
92551	229	48	43	17	15	15	6	2	1	376
92552	5	4	6	5	1	0	0	0	0	21
92553	420	100	140	71	75	55	23	2	0	886
92555	241	89	68	50	38	17	7	1	0	511
92557	261	77	87	47	22	25	18	4	1	541
Total	**1,156**	**318**	**344**	**190**	**151**	**111**	**54**	**9**	**2**	**2,335**

Source: Inland Regional Center, June 2020

Table 3-10: Moreno Valley Residents with Developmental Disabilities by Age/Residence, 2020

By Residence	Residents
Home of Parent/Family/Guardian	1,323
Independent/Supported Living	72
Community Care Facility	201
Intermediate Care Facility	82
Foster/Family Home	57
Other	10
By Age	**Residents**
0-17 Years	1,745
18+ Years	801
Total Residents	**4,291**

Note: Total residents does not match as counts below 11 individuals are unavailable and some entries were not matched to a zip-code, necessitating approximation.

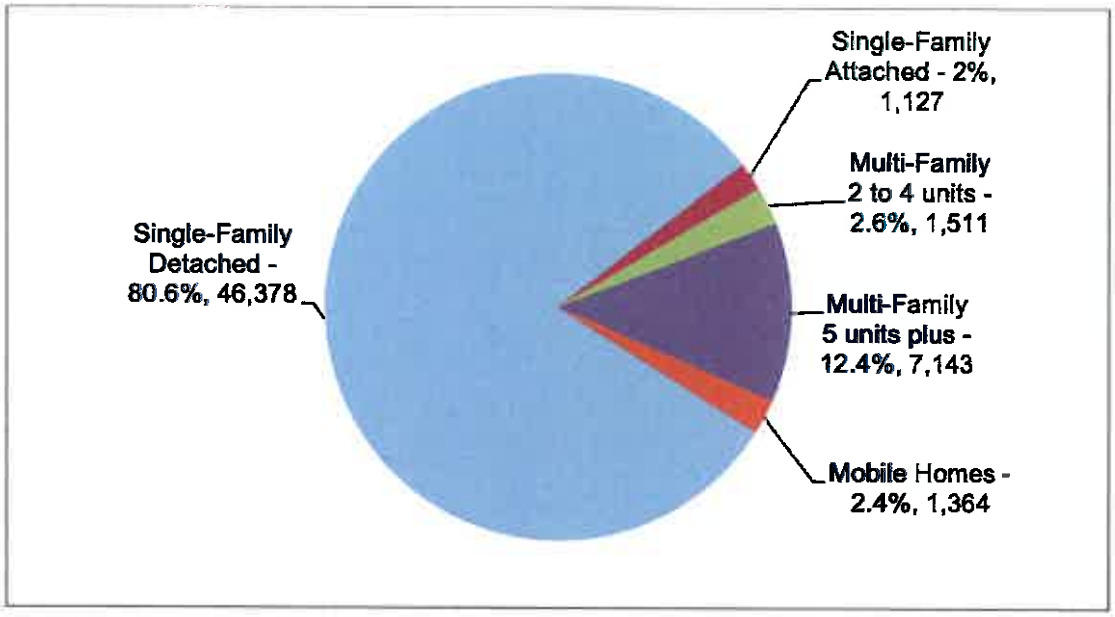
Source: SCAG Local Housing Data, 2020

3.5 Housing Stock Characteristics

HOUSING TYPES AND TRENDS

Between 2000 and 2010, the number of housing units in the city increased 34% from 41,430 to 55,559 total units according to Population and Housing Estimates from the California Department of Finance (DoF). By 2020, the housing stock totaled 47,505 single-family units, 8,654 multi-family units, and there were 1,364 mobile homes, for a total of 57,523 units (Chart 3-4). In 2020, Moreno Valley's housing stock is predominantly comprised of single-family homes with 82.6 percent of the housing stock, and 15.0 percent being multi-family units. The SCAG region housing stock, in 2020, is comprised of 61.7 percent single-family homes and 34.8 percent multi-family units.

Chart 3-4: Moreno Valley Housing Stock Composition, 2020



Source: SCAG Local Housing Data, 2020; California Department of Finance, 2020

Per SCAG and DoF, over the past two decades (2000-2020), there has been more construction of single-family residential units than multi-family residential units in Moreno Valley. When comparing 2000 to 2020, single-family residential increased by 12,046 units, multi-family residential increased by 3,725 units, and mobile homes increased by 322 units.

TENURE AND VACANCY RATES

Table 3-11 illustrates the tenure (owner vs. renter) of occupied housing in Moreno Valley according to the 2018 American Community Survey 5-Year Estimates. Moreno Valley has a homeownership rate that is similar to Riverside County. Correlating the high percentage of single-family homes that exist in Moreno Valley and the average proportion of renters in the City indicates that many single-family homes are used as rentals.

Table 3-11: Housing Tenure, Moreno Valley and Riverside County, 2018

Jurisdiction	Occupied Housing Units				
	Owner Occupied Units	Percent of Total Occupied Units	Renter Occupied Units	Percent of Total Occupied Units	Total Occupied Units
Moreno Valley	30,890	61.0%	19,730	39.0%	50,620
Riverside County	472,401	65.8%	245,948	34.2%	718,349

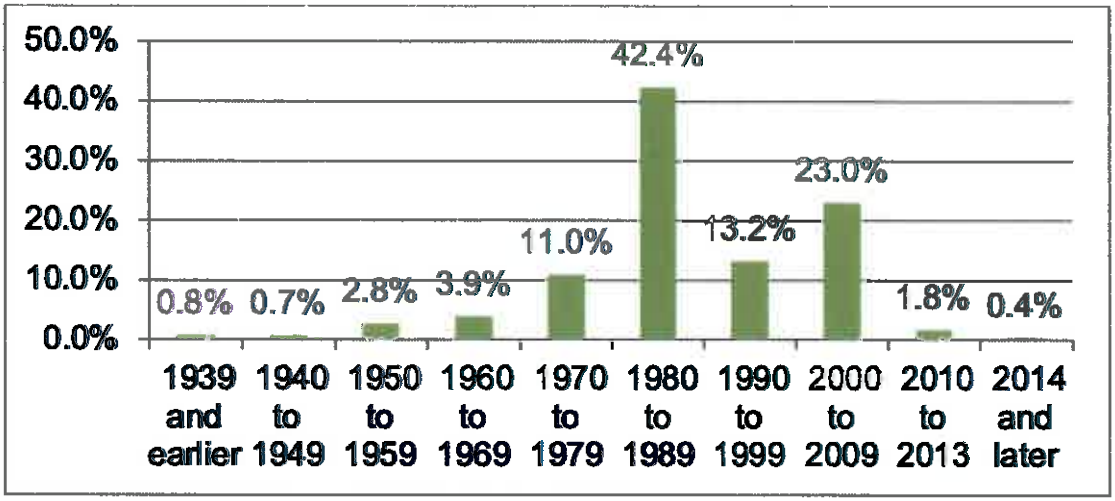
Source: U.S. Census Bureau, 2018 American Community Survey 5-Year Estimates Data Profiles (TableID: DP04)

Vacancy rate is a measure of housing availability in a community. A vacancy rate of five percent generally indicates an adequate supply of housing with room for mobility. As a standard, a vacancy rate lower than six percent indicates that the demand for housing is healthy, while a vacancy rate in excess of 10 percent is an indicator of oversupply in the housing market. According to the 2018 American Community Survey 5-Year Estimates, the percentage of vacant housing units in Moreno Valley was 6.1 percent and 13.8 percent for county. Per SCAG, within Moreno Valley, 31.7 percent of vacant units were for rent and 12.4 percent were for sale.

AGE AND HOUSING STOCK CONDITION

Examining the age of the current housing stock is one way to understand how historical development patterns have contributed to a city's form. The time period where the highest share of Moreno Valley's housing units was built is 1980-1989 (42.4 percent), while in the SCAG region, more units were built during 1970-1979 than any other period (16.3 percent). The age of housing is also commonly used as an indicator of need for major repairs. In general, housing units over 30 years in age are likely to exhibit signs of rehabilitation needs, such as new roofing, foundation work, and or plumbing. The housing stock in Moreno Valley is relatively new, with 80.8% of the housing stock built since 1980 (Chart 3-5). Since 42.4 percent of the housing stock in Moreno Valley was built between 1980 and 1989, these housing units, in 2020, are now over 30 years of age and may begin to exhibit signs of rehabilitation need. Units built in 1979 or earlier comprised 19.2 percent of the housing stock in 2020.

Chart 3-5: Housing Units by Year Structure Built, 2018



Source: SCAG Local Housing Data, 2020; 2018 American Community Survey 5-Year Estimates

The American Community Survey also includes surveys about three factors of what may be considered substandard housing. Per SCAG, in Moreno Valley, 1,367 units lack telephone service, 82 units lack plumbing facilities, and 252 units lack complete kitchen facilities.

RESIDENTIAL MARKET

Per SCAG, between 2000 and 2018, median home sales prices in Moreno Valley increased 187% while prices in the SCAG region increased 151%. 2018 median home sales prices in Moreno Valley were $330,000 and the highest experienced since 2000 was $385,000 in 2006. Prices in Moreno Valley have ranged from a low of 45.4% of the SCAG region median in 2008 and a high of 70.1% in 2006.

The following is an excerpt of residential market findings from a March 2020 market analysis conducted by Keyser Marson Associates, Inc. for the City of Moreno Valley, edited for inclusion herein:

> Population and household growth rates in the city are expected to increase at a healthy rate in the near term, indicating market support for nearly 8,800 residential units through 2034. The Riverside/Corona submarket, which includes Moreno Valley and surrounding areas, is experiencing a surge in housing development and home sales partially driven by this strong population growth as well as the region's proximity to major jobs centers in Los Angeles and Orange Counties.
>
> Approximately 3,400 rental units have been delivered in the submarket since 2012, and over 1,000 new units are expected to be delivered in the submarket in the first half of 2020, likely absorbing some of the region's demand and potentially increasing vacancy rates over the near term. Over 400 units are under development in the city alone, with another 680 units proposed. Average asking rents in the city have grown at a healthy average rate of 6.0 percent year-over-year but remain lower than asking rents in the larger Riverside/Corona Submarket.

While asking rents in the city are relatively low at $1,486 compared to $1,547 in the Riverside/Corona submarket, the low median household incomes citywide (particularly for renter households) still results in a high share of rent-burdened households. Additionally, there is a significant imbalance in the size of renter households and the size of available rental housing stock; approximately 33 percent of renter households are made up of one to two people, but only 6 percent of the housing stock contains one bedroom or less. At the same time, approximately 59 percent of renter households in the city have children (compared to 46 percent of renter households in the county), indicating a strong need for affordable rental units serving families. Overall, there is a need for denser housing at all levels of affordability. This demonstrated market support is mirrored in the ownership market, where a sharp increase in median sales prices for smaller homes and condominiums indicates strong demand for more compact and affordable housing types.

Since 2010, ownership housing has experienced a much sharper rise in price than rental housing in the city, with median sales prices rising 98 percent for single-family homes and 105 percent for condominiums. Countywide median home sales prices have historically trended higher than those in the city, but prices are growing at a slower pace year-over-year. Recent trends for sales prices and sales volumes in the county are robust when compared with the greater region; between 2018 and 2019, the county had the greatest price increase among all other Southern California counties at 3.7 percent, followed by San Bernardino County at 3.5 percent. The presence of more affordably priced housing in this region than neighboring counties is likely driving much of the home buying activity; as the average single-family home in Riverside County cost $394,800, compared to $656,424 in Los Angeles County and $788,464 in Orange County during 2019.

HOUSING AFFORDABILITY

Housing affordability is determined by the ratio of income to housing costs. According to the HCD State Income Limits guidelines for 2020, the area median income (AMI) for a family of four in Riverside County is $75,300. Based on state guidelines, income limits for a four-person household along with rents and estimated sales prices generally considered to be "affordable" are shown in Table 3-12. An affordable housing payment is considered to be no more than 30% of a household's gross income. For rental units, this includes rent plus utilities. Assuming that a potential homebuyer within each income group has acceptable credit, a typical down payment (5% to 10%), and other housing expenses (taxes and insurance), the maximum affordable home price can be estimated for each income group, as seen in Table 3-12. Based on the current home prices described below, both low- and moderate-income households would generally be able to purchase a home with a sufficient number of bedrooms to avoid overcrowding. Very-low-income households may be able to purchase a home, but it would most likely be a smaller, older unit or a condominium or mobile home.

Table 3-12: 2020 CA HCD Income Limit Categories and Affordable Housing Cost Estimates for a 4-Person Household in Riverside County

2020 CA HCD Income Limit Category	Percent of Area Median Income (AMI)	Income Limits	Affordable Monthly Rent (estimate)	Affordable House Price (estimate)
Extremely Low Income	35%	$26,355	$659	$107,259
Very Low Income	50%	$37,650	$941	$153,227
Low Income	80%	$60,240	$1,506	$245,163
Area Median Income	**100%**	**$75,300**	**$1,883**	**$306,454**
Moderate Income	120%	$90,360	$2,259	$367,744

Assumptions: 4-person household; 30% of gross income for rent or PITI; 5% down payment, 5% interest, 1.25% taxes and insurance.

Source: State of California, Department of Housing and Community Development; Dyett & Bhatia, 2020

3.6 Overpayment And Overcrowding

OVERPAYMENT

Overpayment for housing is the result of three market forces that conspire to make housing not affordable. The combination of low wages, inflated housing costs, and a diminished supply of affordable housing for the lowest income households results in a cost overpayment. This document details the significant affordability of Moreno Valley's housing stock, particularly in comparison to other communities in Southern California. However, overpayment for housing is a problem in all Southern California communities, in varying degrees, and is a formidable challenge for local communities to address.

Housing cost burden is most commonly measured as the percentage of gross income spent on housing, with 30 percent being a usual threshold for "cost burden" and 50 percent being a threshold for "severe cost burden." Housing costs include rent and utilities paid by a renter household. Housing costs for owner households include mortgage payment, taxes, insurance, and utilities. Households at 30-80 percent of median income bear the disproportionate burden of housing overpayment; a lower income household spending the same percent of income on housing as a higher income household will likely experience truer "cost burden." Table 3-13 shows the number of households in Moreno Valley by their income relative to the surrounding area and their share of income spent on housing.

Table 3-13: Moreno Valley Housing Cost Burden by Income, 2016

	Households by Share of Income Spent on Housing Cost		
Income Group	**<30%**	**30-50%**	**>50%**
<30% HAMFI	328	370	5,010
30-50% HAMFI	844	1,755	3,345
50-80% HAMFI	2,990	4,995	1,885
80-100% HAMFI	3,169	2,410	328
>100% HAMFI	21,060	2,305	274
Total Households	**28,391**	**11,385**	**10,842**

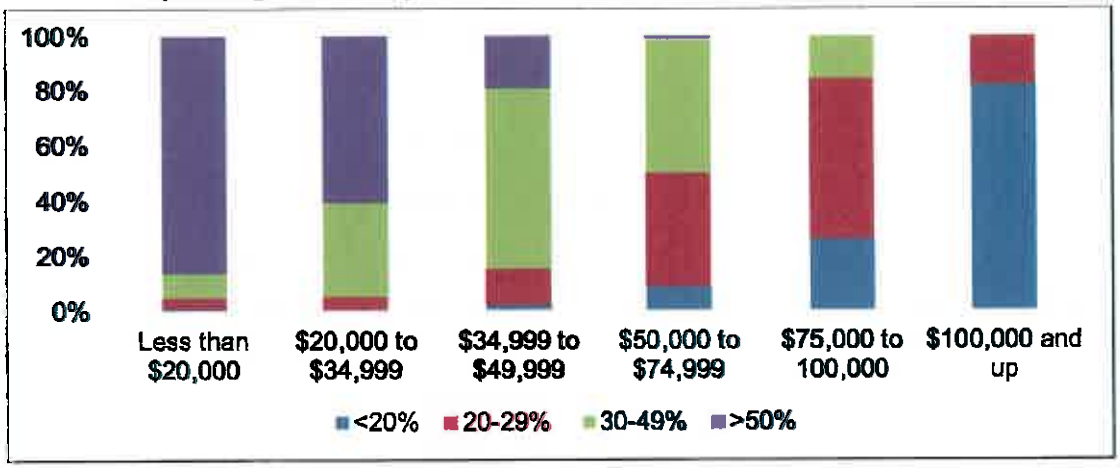
Note: HAMFI refers to Housing Urban Development Area Median Family Income

Source: SCAG Local Housing Data, 2020; U.S Department of Housing and Urban Development, 2012-2016 CHAS

A household spending more than it can afford for housing has less money available for other necessities and emergency expenditures. Very low income households overpaying for housing are more likely to be at risk of becoming homeless than other households. Renter households overpay more often than owner households because of their typically lower incomes. Compared to renters, overpayment by owners is less of a concern because homeowners have the option to refinance the mortgage, or to sell the house and move into rentals or buy a less expensive home. Based on the data regarding cost burden, the predominant view is that renter households would have disproportionately higher rates of overpayment for housing. Per SCAG, across Moreno Valley's 19,730 renter households, 11,649 renter households (59 percent) spend thirty percent or more of gross income on housing cost ("cost burdened"), compared to 55.3 percent in the SCAG region. Additionally, 5,688 renter households in Moreno Valley (28.8 percent) spend fifty percent or more of gross income on housing cost ("severely cost burdened"), compared to 28.9 percent in the SCAG region.

Per SCAG, the general trend—though this may not be universally true—among Moreno Valley's renter households is that lower income households spend a higher share of income on housing (e.g., over 50 percent, "severely cost burdened") while higher income households are more likely to spend under 20 percent of income on housing (Chart 3-6). The most common rent category in Moreno Valley is $1,000-$1,500 per month with 40 percent of renters.

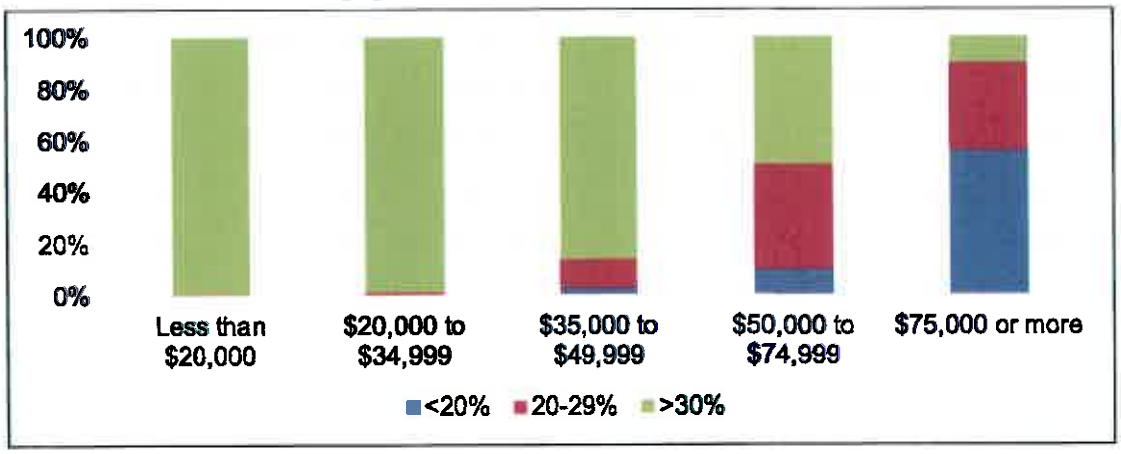
Chart 3-6: Spending on Rent by Income, 2018



Source: SCAG Local Housing Data, 2020; 2018 American Community Survey 5-Year Estimates Data Profiles

While renter households receive much of the focus when it comes to housing cost analysis, owner households make up 61.0 percent of Moreno Valley's occupied housing units. Per SCAG, the most commonly occurring mortgage payment in Moreno Valley is $1,500-$2,000 per month. The most commonly occurring mortgage payment in the SCAG region is higher at $2,000-$3,000 per month. Mortgage-holding households in Moreno Valley can be broken down by income and the percentage of income spent on mortgage costs. Per SCAG, similar to renter households, the general trend—though this may not be universally true—is that lower income households spend a higher share of income on housing costs, while higher income households spend a lower share of income on housing. The income category most prevalent amongst Moreno Valley mortgage-holding households is $75,000 or more (14,117 households) and the most prevalent share of income spent on mortgage costs is over 30% (9,665 households) (Chart 3-7).

Chart 3-7: Costs for Mortgage Holders by Income, 2018



Source: SCAG Local Housing Data, 2020; 2018 American Community Survey 5-Year Estimates Data Profiles

EXTREMELY LOW INCOME HOUSING NEEDS

Housing the extremely low income population (below 30 percent of area median income) can be especially challenging. Per SCAG, with data from HUD's CHAS dataset, Table 3-14 provides a summary of extremely low income households by race/ethnicity and renter/owner-occupied units. The race/ethnicity with the highest share of extremely low income households in Moreno Valley is Black, non-Hispanic (16.7 percent vs. 11.9 percent of total households). In the SCAG region, the highest share of extremely low income households is also Black, non-Hispanic (27.1 percent vs. 17.7 percent of total households). It can also be noted that Moreno Valley renter-occupied households represent a much greater proportion of the extremely low income population when compared to owner-occupied households (21.0 percent vs. 5.8 percent of total households).

Table 3-14: Extremely Low Income Housing Needs, 2016

	Total Households	Households below 30% HAMFI	Share Below 30% HAMFI
White, non-Hispanic	12,005	1,025	8.5%
Black, non-Hispanic	11,070	1,845	16.7%
Asian and other, non-Hispanic	3,920	428	10.9%
Hispanic (of any race)	24,480	2,835	11.6%
Total	**51,475**	**6,133**	**11.9%**
Renter-occupied	20,790	4,360	21.0%
Owner-occupied	30,695	1,770	5.8%
Total	**51,485**	**6,130**	**11.9%**

Note: HAMFI refers to Housing Urban Development Area Median Family Income. Total may not match due to approximation/rounding.

Source: SCAG Local Housing Data, 2020; U.S Department of Housing and Urban Development, 2012-2016 CHAS

OVERCROWDING

Overcrowding is a measurement of the adequacy of housing units to accommodate residents. Overcrowding is determined by a standard based on the number of persons per room within a unit. The standard is established at one person per room or less. Housing units are considered slightly overcrowded when the occupancy per room is 1.01 to 1.50 persons per room. Units are considered severely overcrowded when occupancy per room is 1.51 persons or more. Overcrowding results from a lack of affordable housing and/or a lack of available housing units of adequate size. Per SCAG, 2,332 owner-occupied households (7.5 percent) and 3,003 renter-occupied households (15.2 percent) in Moreno Valley had more than 1.0 occupant per room, which meets the American Community Survey definition for overcrowding. Further, 550 owner-occupied households (1.8 percent) and 693 renter-occupied households (3.5 percent) had more than 1.5 occupants per room, which meets the American Community Survey definition for severe overcrowding.

3.7 Assisted Units At Risk Of Conversion

The California Housing Partnership (CHP) provides data on assisted housing units and assesses the level of risk to converting to market rate. These data identify homes without a known overlapping subsidy that would extend affordability beyond the indicated timeframe and unless otherwise noted are not owned by a large/stable non-profit, mission-driven developer. Assisted units at risk of conversion to market rate are shown in **Table 3-15**. Moreno Valley's assisted units are at low risk of conversion.

Table 3-15: Assisted Units at Risk of Conversion, 2020

Risk Level	Definition	Low Income Units in Jurisdiction
Very High	At-risk of converting to market rate within the next year	0
High	At-risk of converting to market rate in the next 1-5 years	0
Moderate	At-risk of converting to market rate in the next 5-10 years	0
Low	At-risk of converting to market rate in the next 10 or more years and/or are owned by a large/stable non-profit, mission-driven developer	1,148
Total		**1,148**

Note: Includes HUD, Low-Income Housing Tax Credit (LIHTC), USDA, and CalHFA projects. Subsidized or assisted developments that do not have one of the aforementioned financing sources may not be included.

Source: California Housing Partnership, July 2020

3.8 Regional Housing Needs Allocation

California's Housing Element law requires that each city and county develop local housing programs designed to meet its "fair share" of existing and future housing needs for all income groups. This effort is coordinated by the jurisdiction's Council of Governments when preparing the state-mandated Housing Element of its General Plan. This "fair share" allocation concept seeks to ensure that each jurisdiction accepts the housing needs of not only its resident population, but for all households who might reasonably be expected to reside within the jurisdiction, particularly lower income households. This assumes the availability of a variety and choice of housing accommodations appropriate to their needs within the regional market.

OVERVIEW OF THE SCAG FAIR SHARE ALLOCATION PROCESS

The fair share allocation process begins with the State Department of Finance's projection of statewide housing demand for a five-year period, which is then apportioned by the State Department of Housing and Community Development (HCD) among each of the State's official regions. The regions are represented by an agency typically termed a Council of Government (COG). In the six-county Southern California region, which includes Moreno Valley and all other incorporated cities and unincorporated areas of Riverside County, the agency responsible for assigning these fair share targets to each jurisdiction is the Southern California Association of Governments (SCAG).

A local jurisdiction's "fair share" of regional housing need is the number of additional dwelling units that will need to be constructed during a given eight-year planning period. SCAG estimates each jurisdiction's future housing need in terms of four factors:

- The number of units needed to accommodate forecasted household growth;
- The number of units needed to replace demolitions due to attrition in the housing stock (i.e., fire damage, obsolescence, redevelopment and conversions to non-housing uses);
- Maintaining an ideal vacancy rate for a well-functioning housing market; and
- An adjustment to avoid an over-concentration of lower-income households in any one jurisdiction.

The new construction need must be allocated to four household income categories used in Federal and State programs: Very Low; Low; Moderate; and Above Moderate-Income, defined operationally as households earning up to 50 percent, 80 percent, 120 percent, and more than 120 percent of the Riverside County area median income (AMI), respectively. The allocations are further adjusted to avoid an over-concentration of lower income households in any one jurisdiction. The fair share allocation must also consider the existing "deficit" of housing resulting from lower income households that pay more than 30 percent of their incomes for housing costs. As discussed earlier, this is the threshold used by the Federal government to determine housing affordability.

SIXTH CYCLE REGIONAL HOUSING NEEDS ALLOCATION FOR MORENO VALLEY

The sixth cycle Regional Housing Needs Allocation (RHNA) covers the housing element planning period of October 2021 through October 2029. The City's RHNA is shown in Table 3-16.

Table 3-16: City of Moreno Valley RHNA 2021-2029

Income Category	Units	Percent
Very Low (0-50% of AMI)	3,768	27.7%
Low (51-80% of AMI)	2,046	15.0%
Moderate (81-120% of AMI)	2,161	15.9%
Above Moderate (more than 120% of AMI)	5,620	41.3%
Total New Construction Need	**13,595**	**100.0%**

Source: SCAG, 2020

For the 2021-2029 planning period, Moreno Valley's "fair share" allocation is 13,595 units. Local jurisdictions must also consider Extremely Low Income households as well. Extremely Low Income housing needs may be calculated either by using Census data or simply assuming that 50 percent of the Very Low Income households qualify as Extremely Low Income. Within the 2021-2029 planning period, the City is allocated 3,768 Very Low Income units. If 50 percent of the Very Low Income allocation is calculated to accommodate Extremely Low Income households, then the City must plan to accommodate 1,884 units for Extremely Low Income households during the planning period. The Housing Element will describe policies and programs that the City will utilize to facilitate and encourage the development of housing appropriate for Extremely Low-Income households.

Communities use the RHNA in land use planning, prioritizing local resource allocation, and in deciding how to address identified existing and future housing needs resulting from population, employment and household growth. The RHNA does not necessarily encourage or promote growth, but rather allows communities to anticipate growth, so that collectively the region and subregion can grow in ways that enhance quality of life, improve access to jobs, promotes transportation mobility, and addresses social equity and fair share housing needs (SCAG, 2020).

3.9 Energy Conservation

As cities construct housing to meet their growing populations, the consumption of energy becomes a significant issue. In urban areas, energy consumption is primary for transportation, lighting, water heating, and space heating and cooling. The high cost of energy demands that actions be taken to reduce or minimize the overall level of urban consumption. The State's "Building Energy Efficiency Standards," Title 24 in the California Code of Regulations, contain energy and water efficiency requirements (and indoor air quality requirements) for newly constructed buildings, additions to existing buildings, and alterations to existing buildings. The California Energy Commission updates the standards every three years. The standards of Title 24 supersede local regulations, and State requirements mandate Title 24 through implementation by local jurisdictions. The City will continue strict enforcement of local and State energy regulations for new residential construction and continue providing residents with information on energy efficiency.

The City's goal is to achieve maximum use of conservation measures and alternative, renewable energy sources in new and existing residences. By encouraging and assisting residents to utilize energy more efficiently, historical rates of consumption can be reduced, thereby mitigating the rising cost of supplying energy and need for new, costly energy supplies. Potentially, the social and economic hardships associated with any future rate increases and/or shortages of conventional energy sources will be minimized. Utility providers also encourage and facilitate energy conservation and help residents minimize energy related expenses. The City Utility (Moreno Valley Utility), Southern California Edison (SCE) and Western Riverside Council of Governments (WRCOG) all offer programs to qualifying residents of Moreno Valley.

Moreno Valley Utility (MVU) offers energy efficiency programs for both residential and commercial customers designed to help them achieve energy savings, reduce electric bills, support economic development, reduce generation resource requirements, and lessen environmental impacts. These programs include education, incentives, rebates, energy audits, and direct installation of energy saving measures such as smart thermostats, LED lighting, low-energy windows and doors, as well as HVAC (heating, ventilation, and air conditioning) tune-ups and duct testing and sealing. MVU's Energy Bill Assistance Program provides families participating in public assistance programs or income qualified families a discount on their monthly electrical charges.

Southern California Edison (SCE) offers a variety of energy conservation services including education, rebates, and incentives, such as the Summer Discount Plan and Residential Solar Programs. Homeowners or renters who are SCE customers and participate in State assistance programs including, but not limited to, Medi-Cal/Medicaid, CalFresh/SNAP (food stamps), and WIC (Special Supplemental Nutrition Program for Women, Infants, and Children), are eligible for assistance from SCE for paying electricity bills or for the Energy Savings Assistance Program which can help income-qualified residential customers conserve energy and reduce electricity costs, including appliance replacement assistance. SCE also connects customers to ongoing electricity bill support efforts such as the California Alternate Rates for Energy (CARE) or Family Electric Rate Assistance (FERA) programs.

Moreno Valley is also a member of the Western Riverside Energy Partnership (WREP). WREP is a local government partnership between SCE, Southern California Gas Company (SoCalGas), and 14 jurisdictions in the WRCOG subregion. WREP is designed to achieve energy savings, reduce utility bills, and enhance the level of comfort in municipal, commercial, and residential buildings. WREP promotes energy efficiency by increasing community awareness and participation in energy efficiency, demand response, and self-generation programs. WREP Initiatives include:

- Leveraging local government resources and work with local communities to maximize program reach;
- Achieving short-and long-term energy savings and demand reduction for local government participants and the communities they serve while reducing greenhouse gas emissions;
- Providing energy information to communities and providing training and education for local government facility managers, energy managers, and planners to help identify and implement energy efficiency opportunities; and
- Developing energy action plans that share goals and specific actions to ensure that adequate, reliable, and reasonably-priced electrical power and natural gas supplies are achieved and provided through policies, strategies, and actions that are cost-effective and environmentally sound for the subregion's consumers and taxpayers.

WREP is funded by California utility ratepayers and administered by SCE and SoCalGas under the auspices of the California Public Utilities Commission. Additionally, SoCalGas offers various rebate and incentive programs for energy-efficient appliances to customers. SoCalGas has a Residential Direct Install Program (RESDI) which provides no-cost energy improvements to eligible customers to help make their homes more comfortable and help conserve energy, which could lead to lower utility bills and should the customer decide to further their energy savings efforts, RESDI reduces the amount of money a customer needs to invest in order to participate in the single-family or multi-family home upgrade programs. RESDI is available to renters and homeowners living in single-family and multi-family dwellings. SoCalGas also has a Comprehensive Mobile Home Program which provides qualifying mobile home customers with no-cost energy conservation evaluations, installations of low-flow showerheads and faucet aerators, and gas energy efficiency improvements, such as duct test and seal of HVAC systems.

4 Housing Plan

The Housing Plan describes the specific goals, policies, and programs the City will undertake to achieve the long-term housing objectives set forth in the Moreno Valley Housing Element. These goals, policies, and programs are intended to provide a framework for increasing the range of housing options in the community, removing barriers and constraints to housing construction, improving the condition of existing housing, and providing equal access housing opportunities and services for all residents. Between 2017 and 2020, a series of 18 public meetings and hearings were conducted for a diverse array of City initiatives including the preparation of an Analysis of Impediments to Fair Housing Choice and Fair Housing Action Plan, a Consolidated Action Plan, and the 2040 General Plan Update and 2021-29 Housing Element Update. The public meetings and hearings and other engagement strategies provided opportunities for community input on a broad range of topics that informed Housing Plan goals, policies, and programs.

The goals and policies contained in the Housing Element address Moreno Valley's identified housing needs and are implemented through a series of programs. Housing programs define the specific actions the City will take to achieve specific goals and policies. The action plan includes both programs currently in operation and new activities which have been added to address the City's unmet housing needs. It should be noted that the listing of a particular funding source of a particular program and/or action does not denote that it has been allocated or appropriated as a source of funding for such a program and/or action.

Housing Goal #1. Availability of a wide range of housing by location, type of unit, and price to meet the existing and future needs of Moreno Valley residents.

Policy 1-1 Maintain sufficient land designated and appropriately zoned for housing to achieve a complimentary mix of single-family and multi-family development to accommodate Moreno Valley's Regional Housing Needs Assessment (RHNA) growth needs throughout the planning period.

Policy 1-2 Promote development that provide a variety of housing types and densities based on the suitability of the land, including the availability of infrastructure, the provision of adequate services and recognition of environmental constraints.

Policy 1-3 Promote mixed use developments with a residential component and locate higher density residential development in proximity to employment, shopping, transit, recreations, and other services.

Policy 1-4 Continue to partner with and support non-profit and for-profit organizations in their efforts to construct, acquire, and improve housing to accommodate households with lower and moderate incomes.

Policy 1-5 Promote the construction of housing suitable for students near and in areas with good access to higher educational institutions, including Moreno Valley College.

Policy 1-6 Avoid the over-concentration of housing constructed expressly for lower income households in any single portion of any neighborhood.

Program 1-A Review and update the General Plan periodically (if an update is needed) to ensure that growth trends are addressed.

Responsible Agency: City of Moreno Valley Planning Division

Timeframe: Ongoing 2021-2029

Potential Funding Source: General Fund

Program 1-B Encourage development of a variety of housing types through zoning mechanisms such as overlay zones (Senior Housing, Planned Development) and incentives. Update the density bonus incentives section of the development code.

Responsible Agency: City of Moreno Valley Planning Division; Moreno Valley Housing Authority

Timeframe: Ongoing and as opportunities arise

Potential Funding Source: General Fund; SB2 and LEAP grants

Objective: Target one mixed-use project over the planning period

Program 1-C Foster a diverse mix of housing types and densities in proximity to employment, shopping, transit, recreation, and other services by focusing new development on vacant and underutilized sites in the Center Mixed Use, Corridor Mixed Use, and Downtown Center General Plan land use designations.

Responsible Agency: City of Moreno Valley Planning Division; Moreno Valley Housing Authority

Timeframe: Ongoing and as opportunities arise

Potential Funding Source: General Fund; Moreno Valley Housing Authority

Objective: Target one mixed-use project with a residential component over the planning period (2021-2029)

Program 1-D Continue to work with non-profit and for-profit housing developers to assist in achieving the City's housing goals and implementing programs, including through the publication of an inventory of available properties on the City's website. Coordination should occur on an ongoing basis and as special opportunities arise as the Housing Element is implemented. Participation of non-profit and for-profit developers in an advisory role when implementing housing programs would be desirable to help understand the needs and opportunities in the community.

Responsible Agencies: City of Moreno Valley Planning Division; City of Moreno Valley Grants Monitoring and Administration; Moreno Valley Housing Authority

Time Frame: Ongoing and as opportunities arise

Potential Funding Source: CDBG funds for property rehabilitation; HOME funds

Objective: Outreach and involvement of non-profit and for-profit housing developers

Program 1-E Encourage Innovative and 'Non-Traditional' Forms of Housing. Provide opportunities and facilitate innovative housing approaches in financing, design, construction and types of housing to increase the variety and supply of lower and moderate-income housing. Examples include co-housing, eco-housing, manufactured housing, new construction or rehabilitation self-help or "sweat equity" housing for first time lower or moderate income homeowners, and co-operatives or joint ventures between owners, developers and nonprofit groups in the provision of affordable housing.

Responsible Agency: City of Moreno Valley Planning Division; Moreno Valley Housing Authority; City of Moreno Valley Planning Commission; Moreno Valley City Council

Time Frame: 2022

Potential Funding Source: General Fund and Grants

Objective: Opportunity for innovative housing types

Program 1-F Encourage Manufactured Housing. Continue to allow manufactured housing units in single-family detached areas, consistent with State law requirements, to provide a mix of affordable and moderate income homes. The City's Zoning Ordinance allows manufactured housing by right in single-family detached areas in the HR, RR, R1, RA2, R2, R3 and R5 districts, so long as the housing is placed on permanent foundations in compliance with all applicable building regulations; is certified under the National Manufactured Housing Construction and Safety Standards Act of 1974 and was constructed not more than ten (10) years prior to request to install; and is compatible with the immediate area and meets the development standards of the underlying district. Review the Planning and Zoning Code to identify and address any requirements that may restrict or prevent the construction of modular housing.

Responsible Agencies: City of Moreno Valley Planning Division

Time Frame: Ongoing 2021-2029

Potential Funding Source: General Fund and Grants

Objective: 20 moderate income manufactured housing units

Program 1-G Continue to use available funds for the development, acquisition, rehabilitation, and preservation of multifamily rental and ownership housing that is affordable to lower and moderate-income households. Allocations may be used to (1) acquire and redevelop foreclosed properties that might otherwise become sources of blight; (2) subsidize the development of affordable housing; (3) provision of off-site improvements.

Responsible Agency: Moreno Valley Housing Authority

Timeframe: Ongoing 2021-2029

Potential Funding Source: CDBG; HOME; General Fund; Permanent Local Housing Allocation (PLHA) program

Program 1-H Periodically review parking standards for senior and affordable housing developments that are located in proximity to transit stops and evaluate opportunities to revise with a view to further incentivizing such projects.

Responsible Agency: City of Moreno Valley Planning Division

Timeframe: Ongoing 2021-2029

Potential Funding Source: General Fund; SB2 and LEAP grants

Objective: To promote high density housing near transportation opportunities

Program 1-I To ensure consistency between the concurrent update to the 2040 General Plan and the 2021-29 Housing Element, the City shall prepare an update to Title 9 (Planning and Zoning) of the Municipal Code, an update to the City's Zoning Map, and rezone identified Inventory sites in all RHNA income levels with the view of ensuring residential density development standards are consistent with adopted planning documents (see Appendix D for List of Sites to be Rezoned). Inventory sites identified for rezoning include targeted efforts to expand the supply of available residential land, up-zone existing neighborhoods in areas of opportunity or in high quality neighborhood transit areas, and to allow and encourage mixed-use zoning.

Responsible Agency: City of Moreno Valley Planning Division

Timeframe: Rezoned by October 15, 2024

Potential Funding Source: General Fund; SB2 and LEAP grants

Objective: To ensure consistency between the concurrent update of the 2040 General Plan, 2021-29 Housing Element, Zoning Ordinance Update, and related adopted planning documents.

Housing Goal #2. Suitable and affordable housing for persons with special needs, including housing for lower income households, large families, single parent households, the disabled, and senior citizens and shelter for the homeless.

Policy 2-1 Support innovative public, private, and non-profit efforts in the development of affordable housing, particularly for the special needs groups.

Policy 2-2 Continue to encourage the development of rental units with three or more bedrooms to provide affordable housing for large families.

Policy 2-3 Work with non-profit agencies and private sector developers to encourage the development of senior housing.

Policy 2-4 Encourage the development of residential units which are accessible to persons with disabilities or are adaptable for conversion to residential use by persons with disabilities.

Policy 2-5 Provide access to regional emergency shelters with emergency support for city residents, including disadvantaged groups.

Program 2-A Continue to track affordable housing units citywide. This includes monitoring the method by which units remain affordable to lower-income households (i.e., covenants, deed restrictions, loans, etc.).

Responsible Agency: City of Moreno Valley Community Development Department; Moreno Valley Housing Authority

Timeframe: Ongoing 2021-2029

Potential Funding Source: General Fund

Program 2-B Utilize available funds to stimulate the development and financing of housing for lower and moderate-income households, the disabled, and persons experiencing homelessness. Actions may include matching portions of funds provided for affordable housing developments; funding accessibility modifications in lower-income owner-occupied housing; providing rapid rehousing, rental assistance, supportive/case management services that allow people to obtain and retain housing; operating and capital costs for navigation centers and emergency shelters; and the new construction, rehabilitation, and preservation of permanent and transitional housing.

Responsible Agency: Moreno Valley Housing Authority

Timeframe: Ongoing 2021-2029

Potential Funding Source: HOME funds; CDBG; ESG; CHFA funds; PLHA; HUD, Local Lenders

Program 2-C Explore regulatory incentives that can help promote the development of rental housing units with three or more bedrooms suitable for families.

Responsible Agency: City of Moreno Valley Planning Division; Moreno Valley Housing Authority; City of Moreno Valley Planning Commission; Moreno Valley City Council

Timeframe: 2022-2023

Potential Funding Source: General Fund

Objective: Opportunity for increased number of family-sized rental housing units

Program 2-D Facilitate home sharing and tenant matching opportunities as viable options to make efficient use of existing housing that will help address the housing needs of seniors, people living with disabilities, people living with developmental disabilities, people at risk of homelessness and single heads of households. Work with non-profit groups to create home sharing/matching opportunities for renters as a means of efficiently using the existing housing stock. Tasks to be considered would include:

a. Assist in outreach in identifying potential owners, such as seniors who wish to remain in their home or new buyers who could afford single family homes with the extra income potential.

b. Assist in publicizing and helping to identify potential renters interested in home sharing opportunities.

c. Consider opportunities for renters who do not have vehicles to be matched at locations that have limited parking available.

Responsible Agency: City of Moreno Valley Planning Division; Moreno Valley Housing Authority

Timeframe: Outreach and discussions with non-profits

Potential Funding Source: General Fund

Program 2-E Consider pursuing a program through the Moreno Valley Housing Authority, if funding is available, or through interested certified Community Housing Development Organization's (CHDO) and/or non-profit organizations, to purchase affordability covenants on existing multiple-family units, subject to restrictions that the affordability covenants would be in effect for not less than

30 years, and that at least 20 percent of the units would be affordable to extremely low- and very low-income households.

Responsible Agency: Moreno Valley Housing Authority

Timeframe: Ongoing 2021-2029

Potential Funding Source: Moreno Valley Housing Authority; CDBG; HOME; Bond Financing

Objective: Target one project of a minimum of 40 units for extremely-low and very-low incomes

Program 2-F Maintain a list of mortgage lenders participating in the California Housing Finance Agency (CHFA) program and refer the program to builders or corporations interested in developing housing in the City.

Responsible Agency: Moreno Valley Housing Authority

Timeframe: Ongoing 2021-2029

Potential Funding Source: General Fund

Program 2-G Continue to offer incentives such as reduction in development standards, and expedited permit processing in exchange for affordability covenants on units in multiple-family developments.

Responsible Agency: City of Moreno Valley Planning Division; Moreno Valley Housing Authority

Timeframe: Ongoing 2021-2029

Potential Funding Source: CDBG; HOME funds; Bond Financing; General Fund

Objective: 20 units over the planning period

Program 2-H Update the Municipal Code to permit permanent supportive housing to be developed by-right in all multifamily and mixed-use zones, consistent with AB 2162.

Responsible Agency: City of Moreno Valley Planning Division

Timeframe: Ongoing 2021-2029

Potential Funding Source: General Fund; SB2 and LEAP grants

Program 2-I Prioritize resources such as HOME funds, California Housing Finance Agency single-family and multiple-family programs, HUD Section 208/811 loans for the development of rental projects that provide units with two or three bedrooms.

Responsible Agency: Moreno Valley Housing Authority

Timeframe: Ongoing 2021-2029

Potential Funding Source: CHFA funds; HUD loans; HOPE funds; HOME funds

Objective: Promote the development of 20 rental units with two or three bedrooms over the planning period

Housing Goal #3. Removal or mitigation of constraints to the maintenance, improvement, and development of affordable housing, where appropriate and legally possible.

Policy 3-1 When feasible, consider reducing, waiving, or deferring development fees to facilitate the provision of affordable housing.

Policy 3-2 Periodically review and revise City development standards to facilitate quality housing that is affordable to lower and moderate income households.

Policy 3-3 Monitor all regulations, ordinances, departmental processing procedures and fees related to the rehabilitation and/or construction of dwelling units to assess their impact on housing costs.

Policy 3-4 Ensure that water and sewer providers are aware of the City's intentions for residential development throughout the City.

Program 3-A Continue to offer additional incentives including a reduction in development impact fees to projects that make 100 percent of their units available to lower income households. The City currently offers a 50 percent reduction of the development impact fee and park land impact mitigation fee for units affordable to very low income households, and 25 percent reduction of the development impact fee and park land impact mitigation fee for units affordable to low income households.

Responsible Agency: City of Moreno Valley Planning Division

Timeframe: 2022-2023

Potential Funding Source: General Fund

Objective: 600 affordable units over the planning cycle

Program 3-B Continue to defer payment of development impact sees for affordable units until issuance of Certificate of Occupancy.

Responsible Agency: City of Moreno Valley Planning Division

Timeframe: 2022-2023

Potential Funding Source: General Fund

Objective: 600 affordable units over the planning cycle.

Program 3-C Continue to exempt Traffic Uniform Mitigation Fee (TUMF) for qualifying affordable projects as provided for in the adopted fee ordinance.

Responsible Agency: City of Moreno Valley Planning Division

Timeframe: 2022-2023

Potential Funding Source: General Fund

Objective: 600 affordable units over the planning cycle.

Program 3-D Offer incentives to encourage the development of higher density housing in the Sunnymead Village area, which has numerous small vacant and underutilized lots in proximity to transit stops, parks, and shopping. Incentives may include reductions in development standards (e.g., parking, common open space), expedited permit processing, or subsidizing a portion of development costs with available funding.

Responsible Agency: City of Moreno Valley Planning Division and Moreno Valley Housing Authority

Timeframe: Ongoing 2021-2029

Potential Funding Source: General Fund

Objective: Encourage the consolidation of smaller, adjacent lots in a centrally located area of the city where higher density would support retail vitality and more frequent/reliable transit service

Program 3-E Implement electronic plan check software to streamline the development application process and facilitate plan check corrections and resubmittals.

Responsible Agency: City of Moreno Valley Planning Division

Timeframe: Ongoing 2021-2029

Potential Funding Source: SB2 grant

Program 3-F Consistent with SB 1087 (Government Code Section 65589.7), provide a copy of the adopted Housing Element to water and sewer providers immediately upon adoption and will work with water and sewer providers to adopt written policies and procedures that grant priority for service allocations to proposed developments that include housing units affordable to lower income households.

Responsible Agency: City of Moreno Valley Planning Division; Eastern Municipal Water District; Box Springs Mutual Water Company; Edgemont Community Services District

Timeframe: 2021

Potential Funding Source: General Fund

Objective: Comply with Government Code Section 65589.7

Program 3-G In coordination with other jurisdictions in Riverside County and the SCAG region, as appropriate, lobby for modifications to address unfunded State mandates and to provide opportunities for additional funding for affordable housing. Specific modifications include, but are not limited to, the following:

a. Address unfunded mandates and expenses local governments must incur to comply with State requirements.

b. Assist local governments in meeting their affordable housing requirements and identify alternatives means of funding through the State of California to replace Redevelopment.

Responsible Agency: City of Moreno Valley Planning Division; Moreno Valley Housing Authority; Moreno Valley City Manager; City of Moreno Valley Planning Commission; Moreno Valley City Council

Timeframe: 2022-2023

Objective: Work collaboratively to address shortfall of funding for affordable housing

Potential Funding Source: General Fund

Program 3-H Support Box Springs Mutual Water Company in pursuit of funding to upgrade water conveyance and treatment infrastructure in the Edgemont area. Potential funding sources may include the California State Water Resources Control Board's Safe and Affordable Drinking Water (SADW) Fund Program or other California Climate Investment programs.

Responsible Agency: City of Moreno Valley Planning Division

Timeframe: Ongoing

Potential Funding Source: Grants

Housing Goal #4. Increased opportunities for homeownership.

Policy 4-1 Pursue a variety of private, local, state and federal assistance options to support development or purchase of housing within the income limits of lower income households.

Program 4-A Continue to provide favorable home purchasing options to lower and moderate-income households, when funds are available, through the County of Riverside's First Time Homebuyers Down Payment Assistance Program and homeownership assistance with the County Mortgage Credit Certificate (MCC) program.

Responsible Agency: County of Riverside Housing Authority and Moreno Valley Housing Authority

Timeframe: Ongoing 2021-2029

Potential Funding Source: County of Riverside Economic Development Department; Permanent Local Housing Allocation (PLHA) program

Program 4-B Continue to work with non-profit housing organizations in the development of single-family homes for lower income families.

Responsible Agency: Moreno Valley Housing Authority

Timeframe: Ongoing 2021-2029

Potential Funding Source: HOME Funds

Program 4-C Continue to provide homebuyer support, including down payment and closing cost assistance and foreclosure prevention resources, through the through homebuyer programs such as those offered by the California Housing Finance Agency (CHFA).

Responsible Agency: Moreno Valley Housing Authority

Timeframe: Ongoing 2021-2029

Potential Funding Source: HOME Funds, CHFA Funds

Program 4-D Maintain relationships with local lenders, developers and other constituencies such as realtors, and non-profit organizations through applications workshops and other events that emphasize specific opportunities, issues, and ideas for future housing development in Moreno Valley.

Responsible Agency: Moreno Valley Housing Authority

Timeframe: Ongoing 2021-2029

Potential Funding Source: General Fund, HOME funds

Program 4-E Continue to provide funds for Homebuyer Assistance Program (HAP) silent seconds and work with approved lenders that have HAP experience. The goal of the program is to provide homeownership for low and moderate income families.

Responsible Agency: County of Riverside

Timeframe: 2021-2029

Potential Funding Source: Permanent Local Housing Allocation (PLHA) program

Objective: Target of 15 units during the planning cycle

Housing Goal #5. Enhanced quality of existing residential neighborhoods in Moreno Valley, through maintenance and preservation, while minimizing displacement impacts.

Policy 5-1 Work to preserve property values, correct housing deficiencies, bring substandard units into compliance with City codes, and improve overall housing conditions in Moreno Valley.

Policy 5-2 Promote increased awareness among property owners and residents of the importance of property maintenance to long term housing quality.

Policy 5-3 Encourage compatible design of new residential units to minimize the impact of intensified reuse of residential land on existing residential development.

Policy 5-4 Preserve units affordable to lower and moderate-income households which are "at-risk" of converting to market rate through County, State, and Federal funding mechanisms.

Program 5-A Assist in implementing the Riverside County Neighborhood Stabilization Program operated by the County through CDBG funding to assist local governments to provide targeted emergency assistance to acquire and redevelop abandoned and foreclosed residential properties that might otherwise become sources of abandonment and blight within the communities.

Responsible Agency: Community Development Department and Moreno Valley Housing Authority

Timeframe: Ongoing 2021-2029

Potential Funding Source: General Fund; County NSP

Program 5-B Ensure building safety and integrity of residential neighborhoods through code enforcement. Enforcement actions may include issuance of a permit prior to construction, repair, addition to, or relocation of any residential structure.

Responsible Agency: City of Moreno Valley Planning Division and Building Division; Moreno Valley Housing Authority

Timeframe: Ongoing 2021-2029

Potential Funding Source: General Fund; Housing Authority

Program 5-C Monitor substandard dwellings and in cases where repair is not financially feasible, remove when necessary and feasible.

Responsible Agency: City of Moreno Valley Planning Division and Building Division

Timeframe: Ongoing 2021-2029

Potential Funding Source: General Fund

Objective: Target of three units during the planning period

Program 5-D Continue to administer a program to provide grant funds for neighborhood beautification in targeted neighborhoods.

Responsible Agency: City of Moreno Valley Grants Monitoring and Administration

Timeframe: Ongoing 2021-2029

Potential Funding Source: General Fund; CDBG funds for cleanups in defined areas.

Objective: Target of 3 units per year during the planning period

Program 5-E Continue to administer the Mobile Home Grant Program to address substandard living conditions for very low-income owner-occupants. Market program via City communications and continue to distribute program material to mobile home parks.

Responsible Agency: City of Moreno Valley Grants Monitoring and Administration

Timeframe: 2021-2029

Potential Funding Source: CDBG funds

Objective: Target of 3 mobile homes per year during the planning period

Program 5-F Provide enhanced code compliance services in the CDBG target areas with funding of up to 5,000 hours of code enforcement in the CDBG target areas.

Responsible Agency: City of Moreno Valley Code and Neighborhood Services Division.

Timeframe: 2021-2029

Potential Funding Source: General Fund

Objective: Target is to fund up to 5,000 hours of code enforcement over the next planning period

Program 5-G Conduct four (4) annual neighborhood clean-ups as part of the Keep MoVal Beautiful program. Throughout the year, community groups and volunteers will be invited to clean up a park, street segment, or other areas that need care, improving the living environment of residents.

Responsible Agency: City of Moreno Valley Grants Monitoring and Administration; City of Moreno Valley Code and Neighborhood Services Division

Timeframe: 2021-2029

Potential Funding Source: General Fund; CDBG; ESG funds (Homeless to Work)

Objective: Target of 4 clean-ups per year during the planning period

Housing Goal #6. Proactive energy conservation and waste reduction activities in all residential neighborhoods.

Policy 6-1 Promote energy conservation programs and incentives, including those offered by The County of Riverside, the Western Riverside Council of Governments, Moreno Valley Utility, Southern California Edison, and SoCalGas.

Policy 6-2 Encourage the incorporation of energy conservation design features in existing and future residential developments to conserve resources and reduce housing costs.

Policy 6-3 Encourage the use of building placement, design, and construction techniques that promote energy conservation, including green building practices, the use of recycled materials, and the recycling of construction and demolition debris.

Program 6-A Promote the use of solar energy and other environmentally sound, energy efficient methods for heating and cooling homes, consistent with adopted building, mechanical and plumbing codes. Provide information through the website and newsletters to residents, highlighting the availability of financial incentives available through federal, State, and local government programs such as the County of Riverside Home Weatherization Program, Western Riverside Council of Governments' HERO program, and funding for solar projects for low-income homeowners available through the GRID Alternatives program.

Responsible Agency: Moreno Valley Housing Authority; Moreno Valley Utility

Timeframe: Ongoing 2021-2029

Potential Funding Source: County of Riverside; CDBG funds.

Program 6-B Continue to offer incentives for residential housing units built to green building standards that exceed the requirements of the City's building code. Through its Density Bonus Program for green building and energy efficiency, the City currently offers a density bonus of up to 5 percent to developers of multifamily residential housing dwelling units in the R10, R15, R20, R30, and SP204-Village Residential zones. Extend this incentive to qualifying multifamily residential housing dwelling units in the Center Mixed Use (CEMU) and Corridor Mixed Use (COMU) general plan land use designations subsequent to adoption by the City Council.

Responsible Agency: City of Moreno Valley Community Development Department

Timeframe: Ongoing 2021-2029

Potential Funding Source: An additional funding source would not be required. It would be included in the Municipal Code Amendment funded by LEAP grant.

Program 6-C Encourage and facilitate environmentally sensitive construction practices by:

a. Restricting the use of chloroflourocarbons (CFCs), hydrochloroflourocarbons (HCFCs), and halons in mechanical equipment and building materials;

b. Promoting the use of products that are durable and allow efficient end-of-life disposal (recyclable);

c. Requiring large project applicants to submit a construction waste management plan for City approval;

d. Promoting the use of locally or regionally available materials; and

e. Promoting the use of cost-effective design and construction strategies that reduce resource and environmental impacts.

Responsible Agency: City of Moreno Valley Community Development Department; City of Moreno Valley Public Works Department

Timeframe: Ongoing 2021-2029

Potential Funding Source: General Fund

Housing Goal #7. Equal housing opportunity for all residents of Moreno Valley, regardless of race, religion, sex, marital status, ancestry, national origin, color, or handicap.

Policy 7-1 Enforce fair housing laws and address discrimination in the building, financing, selling or renting of housing based on race, religion, family status, national origin, disability, or other protected class.

Policy 7-2 Work collaboratively with local non-profit, public, and private sector partners to raise awareness and achieve implementation of fair housing practices.

Policy 7-3 Diversify and expand the housing stock in Moreno Valley in order to better accommodate the varied housing needs of current and future residents.

Program 7-A In conjunction with the Riverside County Fair Housing Council (RCFHC), support efforts to eliminate housing discrimination by actively tracking and pursuing any complaints within Moreno Valley. Make information detailing fair housing practices available at City Hall and on the City's website and support RCFHC's efforts regarding mediation and enforcement of rights. Partner with the RCFHC to conduct workshops and seminars about landlord and tenant responsibilities and rights.

Responsible Agency: City of Moreno Valley Grants Monitoring and Administration; Riverside County Fair Housing Council

Timeframe: Ongoing 2021-2029

Potential Funding Source: CDBG grants

Objective: To assist 2,500 households during the planning period

Program 7-B Work with the Housing Authority of the County of Riverside to encourage voucher holders to select rental housing in high opportunity neighborhoods identified by the Housing Authority in order to reduce the geographic concentration of Section 8 housing in any area of Moreno Valley.

Responsible Agency: City of Moreno Valley Grants Monitoring and Administration; Riverside County Housing Authority

Timeframe: Ongoing 2021-2029

Potential Funding Source: Riverside County Vouchers

Program 7-C Pursuant to HUD-LA guidance, amend the definitions of the following terms found in the Planning and Zoning Code to help eliminate potential impediments to fair housing choice in Moreno Valley: "disability," "supportive housing," "transitional housing," "residential care facilities," and "special needs populations." Definitions will be amended for consistency with the federal Fair Housing Act, the California Fair Employment and Housing Act, and the California the Health and Safety Code as appropriate. Additionally, the Planning and Zoning Code will be revised to indicate the residential zones in which transitional and supportive housing is permitted.

Responsible Agency: City of Moreno Valley Planning Division

Timeframe: 2021

Potential Funding Source: LEAP grant

Program 7-D The housing needs of persons with developmental disabilities are typically not addressed by Title 24 Regulations, and require, in addition to basic affordability, slight modifications to existing units, and in some instances, a varying range of supportive housing facilities. To accommodate residents with developmental disabilities, the City will seek State and federal monies, as funding becomes available, in support of housing construction and rehabilitation targeted for persons with developmental disabilities. The City will also update the Planning and Zoning Code to provide regulatory incentives, such as expedited permit processing, and fee waivers and deferrals, to projects targeted for persons with developmental disabilities. To further facilitate the development of units to accommodate persons with developmental disabilities, the City shall reach out to developers of supportive housing to encourage development of projects targeted for special needs groups. Finally, as housing is developed or identified, Moreno Valley will work with the Inland Regional Center to implement an outreach program informing families within the City of housing and services available for persons with developmental disabilities. Information will be made available on the City's website.

Responsible Agency: City of Moreno Valley Grants Monitoring and Administration; City of Moreno Valley Planning Division

Timeframe: Ongoing 2021-2029

Potential Funding Source: General Fund; LEAP grant

5 Housing Constraints

The provision of adequate and affordable housing can be constrained by a number of factors. This section assesses the various governmental, market, infrastructure and environmental factors that may serve as a potential constraint to housing development and improvement in Moreno Valley.

A. MARKET CONSTRAINTS

Development and Financing Costs

Moreno Valley is fortunate in that the cost of vacant land for residential development is relatively affordable when compared to the adjacent counties of Orange, Los Angeles, and San Diego. Land prices are highly variable and depend on the location of the property, density/intensity of development allowed, whether the site has environmental constraints, and whether an existing use must be removed. Construction costs vary widely according to the type of development with multiple-family housing generally less expensive to construct than single-family homes. However, there is wide variation within each construction type, depending on the size of unit and the range and quality of amenities provided, such as fireplaces, swimming pools, and interior fixtures among others. The City has no influence over material and labor costs, and the building codes and development standards in Moreno Valley are not substantially different than most other cities in Riverside County.

Developers can reduce costs by economizing on the amenities provided and the quality of building materials uses, assuming minimum standards acceptable for health, safety, and adequate performance are respected. In addition, prefabricated factory-built housing may provide a lower-priced alternative by reducing construction and labor costs. Another factor related to construction costs is the number of units built at one time. As the number increases, overall costs generally decrease as builders can benefit from economies of scale.

Cost and Availability of Financing

Housing affordability is also largely determined by interest rates. First-time homebuyers are most impacted by financing requirements. Mortgage interest rates for new home purchases remain at historically low levels, which increases housing affordability. After a period following the Great Recession when mortgage rates rose for consecutive years, rates declined throughout 2019 and again in 2020 when the Federal Reserve dropped the federal funds rate in response to the COVID-19 pandemic. The move was made to encourage borrowing on home loans and other loans and rates are generally forecast to remain steady in the near term. The Great Recession also resulted in a tightening of lending standards, as compared to the "easy credit" practices in recent years. Thus, a critical factor in homeownership involves credit worthiness. Lenders consider a person's debt-to-income ratio, cash available for down payment, and credit history when determining a loan amount. Many financial institutions are willing to significantly decrease down payment requirements and increase loan amounts to persons with good credit rating. Persons with poor credit ratings may be forced to accept a higher interest rate or a loan amount insufficient to purchase a house.

B. GOVERNMENTAL CONSTRAINTS

Governmental regulations are put in place with the intention of guiding the location, type, and quality of development in the community, however, they can also unintentionally increase the cost of development and thus the cost of housing. These governmental constraints include land use controls, building codes and their enforcement, site improvements, fees and other exactions required of developers, and local development processing and permit procedures.

Land use controls may limit the amount or density of development, thus increasing the cost per unit. On-site and off-site improvements such as roads, traffic signals on adjacent streets, or sewer systems may increase an individual project's costs of development. Processing and permit requirements may delay construction, increasing financing and/or overhead costs of a development. The following describes potential governmental constraints, which may affect the supply and cost of housing in Moreno Valley.

Land Use Controls

The Land Use Element of the Moreno Valley General Plan and corresponding Zoning Ordinance provide for a range of residential types and densities dispersed throughout the City. The Draft 2040 Land Use Element designates 15,303 acres (46%) of the City's total land inventory for residential uses, including: single-family homes, multiple-family units, and mobile homes, with an additional 2,372 acres (7%) for mixed use designations which permit a range of housing types together with compatible non-residential uses. Residential densities allowed by the General Plan cover a wide spectrum, including the following categories:

- Rural Residential (RR) – maximum of 0.5 units per acre (with restrictions)
- Hillside Residential (HR) – maximum of 0.5 units per acre (with restrictions)
- Residential 1 (R1) – maximum of 1 unit per acre
- Residential 2 (R2) – maximum of 2 units per acre
- Residential 3 (R3) – maximum of 3 units per acre
- Residential 5 (R5) – maximum of 5 units per acre
- Residential 10 (R10) – maximum of 10 units per acre
- Residential 15 (R15) – maximum of 15 units per acre
- Residential 20 (R20) – maximum of 20 units per acre
- Residential 30 (R30) – maximum of 30 units per acre
- Center Mixed Use (CEMU) – minimum density of 20 units per acre and maximum density of 30 units per acre
- Corridor Mixed Use (COMU) – minimum density of 15 units per acre and maximum density of 25 units per acre
- Residential/Office (R/O) – maximum of 15 units per acre.

In addition to these density provisions, the City currently has a Mixed-Use Districts Overlay. Owners or developers of any property within any mixed-use overlay district may choose to develop in compliance with the standards and procedures in the Mixed-Use Districts Overlay that apply to the particular mixed-use overlay district in which the property is located. If the owners or developers choose not to develop a mixed-use project, the underlying zoning will be enforced. The intent of the Mixed-Use Overlay District is to permit a more efficient and aesthetic use of land through the arrangement of buildings not permitted through the strict application of zoning. Providing such flexibility in development standards can result in lowering the cost of development. Additionally, in parallel with the ongoing General Plan Update, the City will be preparing a comprehensive zoning code update with the use of a Local Early Action Planning (LEAP) grant to develop new zoning standards to implement the two new mixed use land use designations: Center Mixed Use (CEMU) and Corridor Mixed Use (COMU).

Development Standards

Residential development standards are intended not only to protect public health and safety, but also to promote the general welfare of the community by creating attractive, pleasant, and convenient living conditions. It should be noted that Moreno Valley's density bonus program for affordable housing allows for the reduction of certain "quality of life" standards in conjunction with the development of affordable housing. The standards that could be reduced include lot size, lot dimensions, parking requirements and the size or interior amenities of the density bonus units. Additional requirements could be added to the list of standards that could be reduced as part of the density bonus program, including the following: the number of parking spaces for units consisting of two or more bedrooms, the number of covered parking spaces per unit, and recreational vehicle parking requirements. Further, as an additional incentive for affordable housing proposed in proximity to an existing City park facility, a reduction in on-site common open space requirements for multiple-family developments may be considered.

Tables 5-1 through 5-3 outline the current residential development standards by zoning district. Multiple-family units can be constructed to a height of fifty feet or four stories and maximum site coverage of 50 percent. These standards do not represent a significant constraint on development of housing in the City.

As noted above, the City has an adopted density bonus ordinance that allows developers to receive a 25 percent density bonus for affordable housing. Chapter 9.03.050 of the City's Municipal Code describes the density bonus program for affordable housing and what is required to achieve the bonus. In addition to the 25 percent density bonus, developers building housing for senior citizens may receive an additional 75 percent density bonus, resulting in a cumulative density bonus of 100 percent. When utilizing the density bonus, a developer may be eligible to receive a 50 percent reduction of City impact fees and parkland fees for units affordable to very low-income households and a 25 percent reduction for units affordable to lower-income households. The density bonus also allows developers of multiple-family housing to reduce their parking by one-half of a space for each dwelling unit that is affordable to very low and lower-income households.

The single-family residential development standards allow for lots of 4,500 square feet (RS10) that give developers the opportunity and flexibility to build affordable single-family housing. In certain specific plans and Planned Unit Developments, lots as small as 3,500 square feet are permitted. The

low-density designations for single-family housing are located in the east end of the city where hillside development and an already established rural development pattern allows yet another type of housing choice. Within specific plans there is a variety of zones that are unique to the specific plans. Basically, the LD, MD, ML and other designated uses refer to low density and medium densities that mimic the R5 and RS-10 designation in the general plan. In the Inland Empire, the cost of providing adequate parking for multiple-family housing developments is not as significant a challenge to the financial feasibility of projects as it is in other areas in Southern California, due to lower land costs.

Table 5-1: Single Family Residential Development Standards

Requirement	R1	R2	RA2	R3	R5	RS10
1. Maximum density (dwelling units per net acre)	1	2	2	3	5	10
2. Minimum lot size (sq. ft. net area)	40,000	20,000	20,000	10,000	7,200	4,500
3. Minimum lot width, in feet	150	100	100	90	70	45
Cul-de-sac/knuckle lot frontage	35	35	35	35	35	45
4. Minimum lot depth, in feet	170	120	120	100	100	85
5. Minimum front yar setback	25	25	25	25	20	20
a. Front-facing garages	n/a	n/a	n/a	n/a	n/a	10
b. Buildings other than front-facing garages	n/a	n/a	n/a	n/a	n/a	10
6. Minimum side yard setback, in feet						
a. Interior side yard	*	*	*	*	**	***
b. Street side yard	20	20	20	15	15	10
7. Minimum rear yard setback, in feet	40	35	35	30	15	10
8. Maximum lot coverage	25%	30%	30%	40%	40%	50%
9. Maximum building and structure height, in feet	Two stories not to exceed 35 feet.					
10. Minimum dwelling size (sq. ft.)	1,500	1,500	1,500	1,250	1,250	1,000
11. Minimum distance between buildings, in feet (including main dwelling units and accessory structures)	20	15	15	10	10	10
12. Floor area ratio						
a. One-story home	.25	.30	.30	.40	.40	.50
b. Multi-story home	.50	.60	.60	.70	.70	.75

*Combined interior side yard setbacks of twenty feet shall be provided with a minimum of five feet on one side.

**Combined interior side yard setbacks of fifteen feet shall be provided with a minimum of five feet on one side.

***Interior side yard setback of five feet, except with zero lot line developments, then other minimum side yard setback is ten feet.

Source: Moreno Valley Municipal Code, Chapter 9.03.040 Residential site development standards

Table 5-2: Single Family Rural Residential Development Standards

Requirement	Rural Residential	Hillside Residential
Slope Density Natural Area Relationship	Maximum density (du/ac) and the minimum percent of site to remain in a natural state shall be determined by a slope analysis.	Maximum density (du/ac) and the minimum percent of site to remain in a natural state shall be determined by a slope analysis.
Minimum Lot Size	Minimum lot size shall be one dwelling unit per 2.5 acres within a slope category of 10 percent or less unless determined to be reduced by an approve slope analysis. Based on a slope analysis, minimum lot size may be reduced to 20,000 SF, or the minimum lot size of the adjacent zone, whichever is greater.	Minimum lot size shall be one acre within a slope category of 10 percent or less unless determined to be reduced by an approved slope analysis. Based on a slope analysis, the lot size may be reduced to 10,000 SF, or the minimum lot size of the adjacent zone, whichever is greater.
Subdivision Design and Future Land Divisions	Subdivisions shall be compatible with the surrounding development pattern.	Subdivisions shall be compatible with the surrounding development pattern.
Building Height	Dwellings and other accessory structures shall not exceed 30 feet in overall height, provided that on slopes of less than 10 percent, the overall height shall not exceed 35 feet.	Dwellings and other accessory structures shall not exceed 30 feet in overall height, provided that on slopes of less than 10 percent, the overall height shall not exceed 35 feet.
Setback and other Site Development Criteria	On a lot under 40,000 SF the R2 district standards shall apply. On a lot 40,000 SF or greater, the R1 district standards shall apply.	On a lot less than 20,000 SF the R3 standards shall apply. On a lot between 20,000 SF to 40,000 SF the R2 standards shall apply. On a lot 40,000 SF or greater the R1 standards shall apply.

Source: Moreno Valley Municipal Code, Chapter 9.03.040 Residential site development standards

Table 5-3: Multiple-Family Residential Development Standards

Occupation	R10	R15	R20	R30
1. Minimum density (dwelling units/net acre)	10	15	20	30
2. Minimum lot size (net area in sq. ft.)	1 acre	1 acre	1 acre	1 acre
3. Minimum lot width in feet	200	200	200	200
4. Minimum lot depth in feet	175	175	175	175
5. Minimum front yard setback, in feet	20	25	30	30
6. Minimum side yard setback, in feet				
Interior side yard	10	10	10	**
Street side yard	20	20	20	20
7. Minimum rear yard setback, in feet	15	20	25	**
8. Maximum lot coverage	40%	45%	50%	50%
9. Maximum building and structure height, in feet	50 feet			50 feet*
10. Minimum dwelling size (sq. ft.)	***			
11. Minimum distance between building, in feet (including main dwelling units and accessory structures)	20	20	20	20
12. Floor area ratio	.75	.75	.75	1.0

*In the R30 district, for a development of three acres or greater, up to 60 percent of the units may be in buildings with three or four stories, 50 feet maximum height subject to Planning Commission approval.

**R30 Interior Side Yard and Rear Setbacks are ten feet plus two feet for every 5 feet in height over 30 feet.

***Minimum dwelling sizes in multiple-family projects shall be as follows: 1 bedroom: 450 sq. ft.; 2 bedrooms: 800 sq. ft.; 3 bedrooms: 1,000 sq. ft.

Source: Moreno Valley Municipal Code, Chapter 9.03.040 Residential site development standards

Provision for a Variety of Housing Types

Housing Element law specifies that jurisdictions must identify adequate sites to be made available through appropriate zoning and development standards to encourage the development of various types of housing for all economic segments of the population. Table 5-4 summarizes the housing types permitted in each of Moreno Valley zones. As noted above, the City will be undertaking a comprehensive zoning code update in parallel with the ongoing General Plan Update that will develop zoning and development standards to implement the new CEMU and COMU land use designations. Provisionally, it is envisioned that a range of housing types will be permitted in each of the designations, including multiple-family, condominiums, townhouses, and live/work units in the CEMU designation and multiple-family, condominiums, townhouses, and small lot single-family attached housing in the COMU designation, consistent with applicable density standards.

Table 5-4: Housing Types Permitted

Housing Types Permitted	Residential Zones												Mixed Use Overlay		
	HR	RR	R1	RA2	R2	R3	R5	RS10	R10	R15	R20	R30	MUN (9,11)	MUC (9,11)	MUI (8,10,11)
Single-Family	X	X	X	X	X	X	X	X							
Multiple-Family									X	X	X	X	X	X	X
Condominiums/ Townhouses									X	X	X	X	X	X	X
Second Units	X	X	X	X	X	X	X	X							
Mobile Home Parks	C	C	C	C	C	C	C	C	C	C	C	C			
Live/Work													X	X	X
Single Room Occupancy (SRO) (also permitted by right in Community Commercial (CC) zoning districts)												C	C	C	C
Care Facilities (6 or fewer)	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
Care Facilities (7 or more)	C	C	C	C	C	C	C	C	C	C	C	C	C	C	X
Emergency Shelters	Use is permitted in the Moreno Valley Industrial Area Plan (SP 208) and Public (P) Zoning District by right as well as certain Commercial, Office and Industrial Zoning Districts with a Conditional Use Permit (CUP).														
Farmworker Housing									X	X	X	X			
Boarding and Rooming Houses									X	X	X	X	X	X	

X - Indicates stated use is permitted subject to district requirements.

C - Indicates stated use is allowed with a Conditional Use Permit.

Source: Moreno Valley Municipal Code

Multiple-Family Residential

The Moreno Valley Zoning Code expressly permits duplexes and multiple-family dwelling units in the R10, R15, R20 and R30 zoning districts. Section 9.03.020 - Residential development districts in the Zoning Code provides the following definitions for multiple-family:

- Residential 10 District (R10). The primary purpose of the R10 district is to provide for a variety of residential products and to encourage innovation in housing types with enhanced amenities such as common open space and recreation areas. This district is intended as an area for development of attached residential dwelling units, as well as mobile home parks at a maximum allowable density of ten (10) dwelling units per net acre in accordance with the provisions outlined herein.

- Residential 15 District (R15). The primary purpose of the R15 district is to provide a broadened range of housing types for those not desiring detached dwellings on individual parcels, and with open space and recreational amenities not generally associated with typical suburban subdivisions. This district is intended as an area for development of attached residential dwelling units, as well as mobile home parks, at a maximum allowable density of fifteen (15) DUs per net acre in accordance with the provisions outlined herein.
- Residential 20 District (R20). The primary purpose of the R20 district is to provide a broadened range of housing types in a more urban setting than is typically found within other areas of the city. This district is intended as an area for development of multifamily residential dwelling units, as well as mobile home parks, at a maximum allowable density of twenty (20) DUs per net acre in accordance with the provisions outlined herein.
- Residential 30 District (R30). The primary purpose of the R30 district is to provide a broadened range of housing types in an urban setting than is typically found within other areas of the city. This district is intended as an area for development of multifamily residential dwelling units at a maximum allowable density of thirty (30) DUs per net acre in accordance with the provisions outlined herein.

The dwelling types found in the multiple-family zoning districts include townhouses, condominiums, and apartments. Furthermore, various Specific Plans allow by-right development of multiple-family residential apartment units; condominiums/town houses are permitted with the city's approval of a parcel or tract map. Moreno Valley's Specific Plans include (densities allowed):

- Specific Plan 209 – Auto Mall (R15=15)
- Specific Plan 193 – Moreno Valley Ranch (ML=8, M=13, MH=17 and H=20) (Note: Proposed R10 and R20 areas will increase densities allowed to 10 dwelling units per acre and 20 dwelling units per acre, respectively)
- Specific Plan 200 – Towngate (M=10, MH=16, H=20) (Note: Proposed Center Mixed Use areas will increase densities allowed to 35 dwelling units per acre)
- Specific Plan 204 – Village Plan (VCR=15, VOR=15 and VR=15) (Note: Proposed Corridor Mixed Use areas will increase densities allowed to 25 dwelling units per acre)
- Specific Plan 218 – Aquabella (L/M=4-15, H=20)

Second Dwelling Units

Since the passage of AB 1866 (effective July 2003) local governments are required to use a ministerial process for second dwelling unit (also known as accessory dwelling unit or ADU) applications for the purpose of facilitating production of affordable housing. Several other recent State laws, including AB 68, AB 587, AB 671, AB 881, and SB 13, provide further incentives for the development of ADUs through streamlined permits, reduced setback requirements, increased allowable square footage, reduced parking requirements, and reduced fees. Cities may impose development standards on second dwelling units addressing issues such as building size, parking, height, setbacks, and lot coverage.

Moreno Valley permits second dwelling units as an accessory use in residential zoning districts with a minimum lot size of seven thousand two hundred (7,200) square feet. This includes all the single-family residential zoning districts except RS10.

The minimum size of the second dwelling unit is 450 square feet. The maximum square footage of a second dwelling unit shall be no greater than one thousand two hundred fifty (1,250) square feet, except when the primary dwelling unit is one thousand two hundred fifty (1,250) square feet or smaller. In that case, the second unit may exceed one thousand two hundred fifty (1,250) square feet subject to the minimum development standards for the zoning district. The second unit requires two covered parking spaces (garage or carport). All of the required parking spaces for the primary single-family dwelling and the second dwelling unit must be permanently reserved, maintained and used as accessible parking for vehicles. An existing garage shall not be converted to a second dwelling unit unless alternate covered parking is provided on the site that meets current zoning and building code requirements.

The City requires that either the primary single-family dwelling or the second dwelling unit be occupied by the owner of the lot. The property owner is required to enter into a restrictive covenant with the City which is recorded on the property to enforce these provisions.

Second dwelling units are subject to administrative review and approval by the Community Development Department. The majority of second unit applications received by the City are either stand-alone detached structures or attached to the existing single-family home with a breeze way. A potential constraint on second units would apply only if there are issues with an existing septic system or there is no connection to sewer available to the property.

Manufactured Housing

State law explicitly permits manufactured housing placed on a permanent foundation in all residential zones. Such housing is subject to the same development standards and design review as conventionally-built housing as set forth by the zoning district regulations. The City's current policy is to evaluate all manufactured housing through its standard site plan review application process, providing for design review and project compliance with the applicable building development standards within the City's residential zones.

Single Room Occupancy (SRO)

Single room occupancy (SRO) facility means a structure consisting of six or more units, each of which is designed for occupancy by no more than two persons, which also has bathing facilities, that may or may not have partial kitchen facilities, and which is occupied as a primary residence by its occupants. An SRO unit usually is small, between 200 to 350 square feet. The definition of SRO does not include residential care homes, senior housing projects, rooming and boarding houses, hotels and motels, bed and breakfast lodging, extended care facilities or hospitals.

SROs can provide a valuable form of affordable private housing for lower-income individuals, seniors, and persons with disabilities. These units provide a valuable source of affordable housing and can serve as an entry point into the housing market for formerly homeless people. State law is intended to ensure that local zoning ordinances encourage and facilitate the development of SROs.

The Moreno Valley Municipal Code permits SROs in the Community Commercial (CC) zoning district by right. SROs are also permitted in the Mixed Use Districts Overlay and Residential 30 (R30) with a Conditional Use Permit.

Housing for Persons with Disabilities

Community Care Facilities (CCFs) are licensed by the Community Care Licensing Division of the State Department of Social Services to provide 24-hour non-medical residential care to children and adults with developmental disabilities who are in need of personal services, supervision, and/or assistance essential for self-protection or sustaining the activities of daily living.

The Lanterman Developmental Disabilities Services Act and Community Care Facilities Act state that mentally, physically, developmentally disabled persons and children and adults who require supervised care are entitled to live in normal residential settings. To that end, State law requires that licensed family care homes, foster homes, and group homes serving six or fewer persons be treated like single-family homes and be allowed by right in all residential zones.

All single-family zoning districts permit CCFs serving six or fewer persons in single-family homes. The Municipal Code does not subject such facilities to a use permit, building standard, or regulation not otherwise required of single-family homes in the same zone with the exception of spacing requirements between CCFs. California State Law requires CCFs to be a minimum of 300 feet apart from one another (H&S Code Section 1267.9).

The City's Municipal Code defines "family" as one or more individuals occupying a dwelling unit and living as a single household unit. This definition of family does not place limitations on the number of related and unrelated persons living together, and therefore does not constrain the provision of group housing.

Moreno Valley's Municipal Code (Chapter 9.09.160, Residential Care Facilities) does specify provisions for CCFs serving more than six occupants. Residential care facilities for more than six residents are permitted in any residential district subject to a Conditional Use Permit, the property development standards of the underlying district, and all applicable local, State, and federal laws. Due to the unique nature of larger CCFs, a Conditional Use Permit will be used to ensure compatibility in the siting of these facilities, focusing on the use and not the characteristics of the users.

Reasonable Accommodation

Both the Federal Fair Housing Act and the California Fair Employment and Housing Act impose an affirmative duty on local governments to make reasonable accommodations in their zoning and other land use regulations as necessary to afford disabled persons an equal opportunity to use and enjoy a dwelling. For example, it may be a reasonable accommodation to allow covered ramps in the setbacks of properties that have already been developed to accommodate residents with mobility impairments.

Chapter 9.02 (Permits and Approvals) of the City's Municipal Code provides reasonable accommodations in the city's zoning and land use regulations, policies, and practices when needed to provide an individual with a disability an equal opportunity to use and enjoy a dwelling. For new

construction, the City's building code requires new housing to comply with the 1998 amendment to the Fair Housing Act, with multiple-family development also subject to the Americans with Disabilities Act (ADA) standards. New apartment buildings are subject to requirements for unit "adaptability" on ground floor units. Adaptable units are built for easy conversion to disabled access, such as doorway and hallway widths, and added structural support in the bathroom to allow the addition of handrails.

Transitional and Supportive Housing and Emergency Shelters

Any existing single-family or multiple-family dwelling can be used as State licensed transitional or supportive housing, without any City licensing or permits. In addition, boarding and rooming houses can be operated in the multiple-family residential zones without a Conditional Use Permit. Transitional and supportive housing shall be considered a residential use and only subject to those restrictions that apply to other residential uses of the same type in the same zone.

Given the availability and number of housing units in Moreno Valley, it has never been necessary for a service provider to develop new housing for supportive housing. As a matter of fact, the City of Moreno Valley has one of the larger concentrations of supportive housing programs in Riverside County. The number of licensed group facilities, including group homes, small family homes, and adult residential facilities total 108 facilities. In addition, there are numerous churches and religious ministries that operate small supportive housing programs serving women and families out of single family homes.

California Health and Safety Code (Section 50801) defines an emergency shelter as "housing with minimal supportive services for homeless persons that is limited to occupancy of six months or less by a homeless person. No individual or household may be denied emergency shelter because of an inability to pay." In Moreno Valley emergency shelters are permitted in the Moreno Valley Industrial Area Plan (SP 208) and Public (P) Zoning District by right as well as Community Commercial (CC), Office Commercial (OC), Office (O), Industrial (I) and Business Park-Mixed Use (BPX) Zoning Districts with a Conditional Use Permit (CUP), to the extent such uses do not conflict with Airport Land Use Compatibility (ALUC) criteria.

The City of Moreno Valley is a member of the Joint Powers Authority for the March Air Reserve Base and it is a compelling assumption that most of the future transitional housing will be developed at/near the March Air Reserve Base. A nonprofit called U.S.VETS whose mission is to "help veterans and their families transition from homelessness by offering tailored support to gain independence" is currently developing the "March Veterans Village" that will provide affordable housing and supportive services located next to the March Air Reserve Base. Once all phases are completed, the March Veterans Village will consist of seven apartment buildings and be home to more than 400 veterans and their families. Phase 1 opened in early 2018 with the first of two buildings providing 138 permanent supportive housing. Phase 2 broke ground early 2020 and is under construction; this three-story complex will provide housing for up to 60 additional veterans.

With regard to emergency shelters, it is most likely that emergency shelters would be developed at March Air Reserve Base. In contrast to financing the construction of a new shelter, or leasing a facility at market rate, March has existing dormitories that could be converted for shelter use, thus making the development of a shelter more financially feasible.

The development review process for an emergency shelter would be identical to the City's review process for all projects. Non-profit applicants would receive a 25 percent discount on the application fee for an emergency shelters application. The City of Moreno Valley does not restrict the siting of shelters beyond the requirement that shelters be located within the allowed land use designations. The business park-mixed use, office and commercial zones do not have density designations and thus multiple-family developments would not be permitted, instead dormitory style shelters would be permitted in these zones. However, the Office Residential designation does have a density, thus allowing for the development of multiple-family units for shelter use.

A Conditional Use Permit issued by the City of Moreno Valley is valid for three years. A shelter facility must begin operation within three years of issuance of the Conditional Use Permit, which can be extended further with an extension of time application. If the facility does not begin operation within the three years, and the application was not extended, a new application would be required.

A shelter must provide one parking space for every four beds. If ancillary services are to be provided at the shelter, such as free meals for persons not residing in the shelter, additional parking would be required. The shelter applicant could submit a parking study for comparable uses at a comparable facility in order to provide the City with examples of parking requirements. All shelters would be required to develop their site in accordance with their approved plans, the Municipal Code, Landscape Development Guidelines and Specifications, and the General Plan. If the shelter application is for new construction, the time from application to issuance of the Conditional Use Permit would be approximately six months. However, if the application involves an existing building that would only require modifications and tenant improvements, the approval from time of application to the issuance of the Conditional Use Permit would be approximately three months. In general, the approval timeframe for a shelter would be no longer than any other application. It is the City of Moreno Valley's conclusion that there are no significant constraints to the development of shelters in the city.

Farm Employee Housing

All affordable housing in the City of Moreno Valley is available to farm workers. Chapter 9 of the Municipal Code (specifically Chapter 9.09, Specific Use Development Standards) permits farm worker housing by right in all multiple family residential zoning districts (R10, R15, R20, and R30). Since all affordable housing units in the City are available to farm worker households, at this time, it is not necessary for the City to segregate its limited housing funds to farm worker housing.

C. SITE IMPROVEMENTS AND INFRASTRUCTURE CONSTRAINTS

On/Off-Site Improvements for Multiple-Family Development

Typical offsite improvements consist of street, storm drain, wet and dry utility improvements. Improvements are usually limited to project frontage limits with transitions to existing improvements as necessary. The cost of these additions or improvements is borne by developers and then, to the extent possible, added to the cost of new housing units, thereby potentially constraining affordable residential development in Moreno Valley. Development Impact Fee (DIF) credit is available for

developers who construct qualifying DIF street and traffic signal improvements. The following summary is for typical multiple-family developments.

Streets

Street improvements consist of, but are not limited to, pavement, base, curb, gutter, sidewalk, street lights, raised landscaped median as appropriate, to underground overhead utilities, driveway approaches. Often additional right-of-way dedication is required so that the street width conforms to the City's General Plan Circulation Element. The street width varies based on the street classification. A public sidewalk is always six (6) feet wide, whether it is curb-adjacent or curb separated. Typically, projects are conditioned to construct half-width street improvements plus a travel lane on the other side of the street along the project frontage and any necessary transitions joining proposed to existing improvements.

Storm Drains

Drainage improvements may be required. Development standards require that sites be graded to drain toward the public right-of-way. If there is an existing downstream storm drain nearby, the project is required to construct a storm drain along project frontage and downstream to the existing storm drain terminus. Catch basins and storm drain laterals are required. By and large, parkway drains are the drains required to convey onsite runoff to public streets.

Water and Sewer

Eastern Municipal Water District (EMWD) is the city's primary water and sewer purveyor serving the majority of the city. Box Springs Mutual Water Company (BSMWC) provides water service for a 430-acre area within the Edgemont district of the city and the Edgemont Community Services District (ECSD) provides sewer service for a 1,500-acre area on the west side. Projects need to construct onsite water and sewer improvements, and when not pre-existing, offsite water and sewer improvements consistent with provider standards. Projects are required to construct water and sewer laterals along with proper connections. Valves, cleanouts, backflow prevention devices, fire hydrants, and sewer manholes are some appurtenances that are commonly associated with connections to existing water and sewer lines.

Onsite Improvements

Typical onsite improvements relevant to engineering consist of parking lot improvements, drainage facilities, and water quality treatment. Parking lot improvements consist of, but are not limited to, pavement, base, curb, gutter, sidewalk, ribbon gutter, handicap access ramps, striping, and signage. Onsite drainage facilities may consist of surface system facilities such as ribbon gutters and swales or subsurface system facilities such as inlets, drain pipes, underground storage.

Water quality treatment control best management practices (BMPs) must be factored into the design of the project. Depending on the identified pollutants of concern, treatment control BMPs may include infiltration basins, water quality basins, or bio swales.

On/Off Site Improvements for Single-Family Residential Development

The offsite improvements for single-family residential development are similar to those for multiple-family development. Onsite improvements that are different are listed below.

Many land development fees are based on valuation or earthwork volumes. Specifically, plan check and inspection fees are based on a percentage of the engineer's cost estimate for offsite improvements and for onsite improvements, while grading plan check and inspection fees are based on earthwork volume cubic yards. Typical onsite improvements relevant to engineering consist of drainage facilities and water quality treatment for single family residential lots. There may be other improvements associated with common areas. The items below are improvements specific to a lot. Except for improvements associated with common areas, if a residential tract has a common area, all other improvements would be considered offsite public improvements.

Development Fees

Development fees increased significantly after the passage of Proposition 13. Local governments have to balance the need for affordable housing with budgetary constraints and the need for services to be economically self-supporting. The City of Moreno Valley is sensitive to the needs of both the development community and its residents with respect to the impact development fees have on the cost of housing. As such, the City of Moreno Valley has taken steps to mitigate the impact of development fees on housing in the following actions:

- Retained City impact fees for affordable housing developments at the rate in effect in December 2013.
- In coordination with Western Riverside Council of Governments (WRCOG), exempted Traffic Uniform Mitigation Fee (TUMF) for all affordable housing developments per adopted fee ordinance.
- Deferral of City development impact fees for affordable units, until issuance of Certificate of Occupancy

However, fees on development are also levied by other agencies outside the control of the City of Moreno Valley. For example, while the City of Moreno Valley lowered its development fees, the school district increased its fees for all new residential construction. This increase had the effect of increasing the development fees overall. Nonetheless, the City's development impact fees levied by the City on affordable multiple-family developments are 50 percent lower than the market rate fees for multiple-family developments, primarily as a result of the City's action to freeze the fees for affordable development, and the total impact fees for development of multiple-family developments, including the regional transportation fees, are 75 percent lower than on market rate, multiple-family developments.

City development fees, shown in Table 5-5, are not a significant constraint to the development of affordable housing in Moreno Valley, but the increases in other agency controlled development fees can be a constraint on housing.

Table 5-5: Development Fees

Fee Category	*Fee Amount*	
Planning and Application Fees	***Single-Family***	***Multiple-family***[7]
Plot Plan approval	$1,108	$11,637 + $42/unit[1]
Variance	Not typical	Not typical
Conditional Use Permit	Not applicable	Not applicable
General Plan Amendment	Not typical	Not typical
Zone Change	Not typical	Not typical
Site Plan Review	Included in Plot Plan	Included in Plot Plan
Architectural Review	Included in Plot Plan	Included in Plot Plan
Planned Unit Development	Not typical	Not typical
Specific Plan	Not applicable	Not applicable
Development Agreement	Not applicable	Not applicable
Other	Not applicable	Not applicable
Subdivision		
Certificate of Compliance	Not applicable	Not applicable
Lot Line Adjustment	Not typical	Not typical
Tentative Parcel Map	$9,049+$116/lot[2]	$9,049+$116/lot[2]
Tentative Tract Map	$11,307+$96/lot[2]	$11,307+$96/lot[2]
Final Parcel Map (Land Development)	$4,771	$4,771 +$43/unit
Vesting Tentative Map	Not applicable	Not applicable
Other		
Environmental		
Environmental Review	$1,054 (not applicable to custom home)	$1,054
Environmental Impact Report	Not typical	Not typical
Negative Declaration	Included in ER	Included in ER
Mitigated Negative Declaration	Not typical	Not typical
Solid Waste	Not applicable	Not applicable
Arterial Streets and Traffic Signals - City	$ 1,890	$ 1,323
Interchange Improvements	$ 701	$ 491
Flood Area (Riverside County) Drainage Plan Fee, cost for subdivision	$ 6,133-8,875 per acre	$ 6,133-8,875 per acre
School Moreno Valley USD Val Verde USD	$4.64/sf[5] $4.08/sf[6]	$4.64/sf $4.08/sf

Table 5-5: Development Fees

Fee Category	*Fee Amount*	
Planning and Application Fees	***Single-Family***	***Multiple-family***[7]
Other City Facilities, Recreation Centers and Library	$ 2,095	$ 1,276
Habitat – Regional (MSHCP)	$ 2,234	$ 1,161 or 1,430
Traffic – Regional (TUMF)	$9,478	$ 6,389
Police	$ 494	$ 192
Fire	$ 981	$ 262
Parks	$ 2,729	$ 2,332
Water (EMWD)	$ 5,584[3]	$ 8,071[4]
Sewer (EMWD)	$ 6,727	$ 7,478

Notes:

1. Note this is per unit cost and will vary based on the project size.
2. Note this is per lot cost and will vary based on the number of lots.
3. Of the noted total, $534 is per unit cost for meter installation and water and sewer development cost.
Source: http://emwd.org/new_biz/construction_fee_res-div.html
4. Of the noted total, $829 is per unit cost for meter installation and water and sewer development cost.
Source: http://emwd.org/new_biz/construction_fee_res-div.html
5. Source: Moreno Valley Unified School District's website: http://www.mvusd.net
6. Source: Val Verde Unified School District's website: www.valverde.edu
7. The total under the multiple-family category would be approximately 72% lower for affordable units, or approximately $34,170, since affordable units do not pay the regional traffic fee

Local Processing and Permit Procedures

In general, throughout California the processing time needed to obtain development permits and required approvals is commonly cited by the development community as a prime contributor to the high cost of housing. Depending on the magnitude and complexity of the development proposal, the time that elapses from application submittal to project approval may vary considerably. Factors that can affect the length of development review on a proposed project include: completeness of the development application submittal, responsiveness of developers to staff comments and requests for information, and level of environmental review under the California Environmental Quality Act (CEQA), requirement of rezoning or general plan amendment, or are subject to a public hearing before the Planning Commission or City Council.

Certainty and consistency in permit processing procedures and reasonable processing times is important to ensure that the development review/approval process does not discourage developers of housing or add excessive costs (including carrying costs on property) that would make the project economically infeasible. The City is committed to maintaining relatively short processing times. Total processing times vary by project, but most residential projects are approved within six

months. Table 5-6 provides a summary of the typical processing procedures and timelines of various types of projects in the City.

Table 5-6: Permit Processing Timelines

Type of Approval or Permit	*Typical Processing Time with Complete Application*
Administrative Plot Plan/No Notice	2 to 3 months
Conditional Use Permit	4 to 6 months
General Plan Amendment	9 to 12 months
Administrative Plot Plan/Notice	3 to 5 months
Design/Architectural Review	Included in project processing
Tentative Tract Maps	6 to 9 months
Tentative Parcel Maps	6 to 9 months
Initial Environmental Study	Included in project processing
Environmental Impact Report	9 to 12 months
Plot Plan/Hearing	4 to 6 months

Note: The submittal of complete applications for Conditional Use Permits, Plot Plans, Tentative Parcel and Tract Maps shortens the typical processing times. As part of the SB2 and LEAP grant funding, the City will be working on streamlining measures that will help further reduce processing times.

Single-Family

A single-family dwelling, on an existing parcel, is subject to a custom home review to ensure compliance with zoning regulations. Approval of a custom home review for a single-family dwelling is administrative. Staff involved in the approval process includes members of the Community Development, Public Works, and Fire Departments. Processing time is approximately two to three months but is highly dependent on the quality of the initial submittal.

If the proposed single-family project does not conform to the development regulations of the zone, it requires a discretionary action. An example of discretionary approval includes a major variance. Variances from the terms of the zoning regulations shall be granted only when special circumstances applicable to the property in question, including size, shape, topography, location or surroundings, or the strict application of the zoning regulations deprives such property of privileges enjoyed by other property in the vicinity and under identical zoning classification. Consequently, variances to a zoning regulation may be granted with respect to development standards such as, but not limited to, walls, fences, screening and landscaping, site area, width and depth, coverage, front, side and rear yards, height of structures, usable open space, and on-street and off-street parking and loading facilities. This type of project is considered by the Planning Commission. Approval is based on findings as outlined in the zoning regulations. Processing time for a Planning Commission hearing is approximately three months for small project.

The Community Development Director may grant an administrative variance for a single-family project where there is a justifiable cause or reason provided that the Director is able to make the

findings that are summarized below. A public hearing is not required for an administrative variance. Administrative variances are subject to the following limitations:

- Fence Height. In any district, the maximum height of any fence, wall or equivalent screening may be increased by a maximum of one foot where the topography of sloping sites or a difference in grade between adjoining sites warrants an increase in height to maintain a level of privacy, or to maintain the effectiveness of screening, as would generally be provided by such fence, wall or screening.
- Setbacks. In any residential district, the Community Development Director may decrease minimum setbacks by not more than ten (10) percent where the proposed setback area or yard is in character with the surrounding neighborhood, and where such decrease will not unreasonably affect contiguous sites.
- Lot Coverage. In any residential district, the Community Development Director may increase the maximum allowable lot coverage by not more than ten (10) percent where such increase is necessary for significantly improved site planning or architectural design, creation or maintenance of views or would otherwise facilitate highly desirable features or amenities, and where such increase will not unreasonably affect contiguous sites.
- Height. In any district, the Community Development Director may authorize a ten (10) percent increase in the maximum allowable building height. Such increases may be approved only where necessary to accommodate architectural design, where scenic views or solar access on surrounding properties are not affected and where there is no increase in useable square footage of the proposed structure.
- Decrease in Building Frontage Requirements. In any mixed-use overlay district, the Community Development Director may authorize up to a ten (10) percent decrease in the distance threshold established to specify the required percentage of a building frontage to be built to the build-to-zone, as indicated in Table 9.07.095-10, Mixed-Use Overlay District Development Standards (i.e., the distance threshold from street intersections for the purposes of calculating building frontage length may be reduced from three hundred (300) feet to two hundred seventy (270) feet). The Community Development Director is not authorized to reduce the percentage of the building frontage that is required to be built to the build-to-zone.

An Administrative Variance requires that the Director make specific findings which include:

- That the strict or literal interpretation and enforcement of the specified regulation would result in practical difficulty or unnecessary physical hardship;
- That there are exceptional circumstances or conditions applicable to the property involved or to the intended use of the property that do not apply generally to other properties in the same district;
- That strict or literal interpretation and enforcement of the specified regulation would deprive the applicant of privileges enjoyed by other property owners in the same district;
- That the granting of the administrative variance will not constitute a grant of special privilege inconsistent with the limitations on other properties classified in the same district,

and will not be detrimental to the public health, safety or welfare, or materially injurious to properties or improvements in the vicinity; and

- That the granting of an administrative variance is consistent with the objectives and policies of the general plan and the intent of this title.

A single-family project, which includes a major subdivision, requires a public hearing and approval of the Planning Commission. The basis for approval is the City's subdivision regulations and the permitted density of the underlying zone. The length of time required to process a subdivision map is variable, based on the size and complexity of the project. In most cases, the approval process can be completed in six months to one year.

Multiple-Family

Multiple-family housing is subject to site plan and design review. The process is the same for all types of multiple-family projects, market rate or affordable. Staff involved in the review process includes members of Community Development, Public Works, and Fire Departments. If the multiple-family housing is proposed as a condominium, the approval process also includes a subdivision map. Processing time is approximately six to nine months and the project is subject to review by the Planning Commission.

Permit Processing

The following is a summary of the approval process for a typical large single-family subdivision or multiple-family housing project:

- Prepare and submit application. The applicant prepares plans, maps and other materials necessary to review the project and submits the application to the Planning Division.
- Receive application. The Planning Division reviews the materials submitted as part of the application. If the submittal is complete, it is taken in and assigned to a planner.
- Process application. The Planning Division processes the application in coordination with other departments and agencies as necessary. Processing normally includes:
    a. The City offers an optional Pre-application for a nominal fee which allows for early input by the City departments. Written comments are provided to the applicant within 30 days of project submittal.
    b. The planner distributes copies of the proposed plans to affected agencies and departments and schedules the case for review at a meeting of the Project Review Staff Committee (PRSC). The PRSC consists of representatives from various City departments.
    c. The planner reviews the proposed plans to determine if they meet the current rules, regulations and policies. The planner also prepares an Initial Study pursuant to the California Environmental Quality Act (CEQA). Depending upon the location and potential impacts of the project, additional environmental studies may be required. The information provided in the environmental studies may be necessary for the City to make the appropriate environmental determination: A Categorical Exemption, Negative Declaration, Mitigated Negative Declaration, or determine that an Environmental Impact Report must be prepared.

d. PRSC meets to determine if there are issues that need to be discussed with the applicant. If not, PRSC comments are mailed to the applicant. If there are issues to be discussed, the applicant is invited to meet with the PRSC. Some of the matters that are typically discussed at the PRSC meeting are required revisions to the proposed plans and the need for additional information or studies.

e. The applicant prepares the studies, if required, revises the proposed plans in accordance with the PRSC comments, and submits to the City for review. If the studies and plans are acceptable, each department submits its proposed conditions of approval to the planner.

f. The planner schedules the case for hearing before the Planning Commission. A notice of the Planning Commission hearing and the proposed environmental determination is then published in the local newspaper. Unless exempt under CEQA, a notice is published a minimum of 20 days in advance of the hearing for a typical multiple-family project, which corresponds to the minimum public review period for a Negative Declaration as required by CEQA. An exempt project would require a 10-day notice. The planner then mails notice of the hearing to property owners within 300 feet of the project and also posts a public notice sign on the project site.

g. The planner prepares a Planning Commission Staff Report describing the staff recommendation and proposed conditions of approval. The report is sent to the Planning Commission and the applicant in advance of the public hearing.

- Conduct public hearing. A public hearing is held before the Planning Commission. The applicant and the public are invited to testify before the Commission. The Commission's decision includes acting on the environmental determination as well as the project itself. Any party can appeal the decision of the Planning Commission within 15 working days after the decision (10 days for decisions under the Subdivision Map Act). A $750.00 fee is paid to the City to file an appeal. The appeal hearing, which is publicly noticed, is held before the City Council. The appeal hearing takes place approximately 30 days after the filing of the appeal.

The entire process is generally completed within four to nine months, dependent on the type of application. Processing time can be longer for housing projects accompanied by a zone change or general plan amendment that must be approved by the City Council. Cases that must go to the City Council would require an additional 30 days.

Delays in processing applications for residential development can add to housing costs. The length of time is primarily a function of the completeness of the applications submitted, the complexity of the issues, modification of project design if needed, and preparation of studies to meet State and federal environmental requirements, and efforts to address concerns brought up by neighbors.

General Plan Amendment and/or Zone Change

A proposed housing project may include a general plan amendment and/or rezone where densities proposed exceed that allowed by current General Plan and Zoning designations. This type of approval is discretionary, requiring review by the Planning Commission, and approval by the City Council. Approval of a rezone or general plan amendment would depend on the applicant's ability to show that the proposal would further the City's established land use goals.

Development Standards

There are a variety of development standards imposed on multiple-family development that can affect the cost and supply of housing affordable to lower-income households (Moreno Valley Municipal Code Chapter 9.03,040, Residential Site Development Standards). The development standards are intended to promote quality site planning and architecture without restricting innovation or creativity. The standards do not pose a significant constraint on the development of housing in the City of Moreno Valley but represent City policy with respect to the quality of design expected for all projects within the city.

Parking and open space requirements likely have the greatest potential effect on the cost of housing. The land that must be devoted to parking and open space constrains the amount of land available for housing. In some cases, this could make it more difficult to achieve the highest residential densities allowed under zoning regulations. The City of Moreno Valley will continue to look at ways to streamline the Municipal Code to provide a variety of development, business, and neighborhood services directly related to enhancing quality of life in Moreno Valley, including the consideration of potential revisions to residential design requirements.

Open Space Requirements

The Municipal Code requires a minimum amount of common and private open space for multiple-family development. Common open space must total a minimum of 33 percent of each development. This area includes the required setbacks, common recreation facilities and other common open space areas. In addition, each dwelling unit should have at least 100 square feet of private open space such as a private patio for ground floor units or a balcony for units above the ground floor.

Parking Requirements

Parking requirements can have a potential impact on the supply and cost of housing, which could result in a constraint on housing development. In the case of multiple family housing, the land dedicated for parking constrains the amount of land available to building housing units. This could make it more difficult to achieve the highest allowable residential densities, given the greater expense of structured or podium parking. For example, a building might have to be three stories instead of two stories to provide area for the required number of parking spaces. It is less of a constraint for affordable housing because affordable developments have reduced parking standards. The requirement for covered parking may also be a constraint, because garages or carports add to the cost of housing development.

With respect to single-family developments, a two-car garage is required for each single-family residence. Two covered parking spaces (either carports or garages) are required for second units. One uncovered parking space is required for second units. This requirement has not impacted the ability to meet allowed densities.

With respect to multiple-family developments, Moreno Valley has reduced its parking requirements in recognition of the potential constraint that parking could have on housing development. The parking standards within the Moreno Valley Ranch Specific Plan were reduced in November

of 2003. The citywide parking standards for multiple-family housing were last modified in May 2013 with the addition of the Mixed Use Districts Overlay to the City's Municipal Code.

The adjustments noted in Table 5-7 substantially reduced the potential constraint that parking requirements might have placed on housing development in Moreno Valley. Except for sites with unique topographic or site configurations (utility easements, more than two street frontages), projects have been generally approved at or near the maximum allowed density.

Table 5-7: Parking Requirements

Use	*Requirement*	*Covered Parking*	*Notes*
Residential Uses			
Single-family	2/unit	Within an enclosed garage	
Second units	2/unit	Carport or garage	
Duplex	2/unit	Within an enclosed garage	
3 or more units: Studio 1 bedroom 2 bedrooms 3+ bedrooms	1.25/unit 1.5/unit 2.0/unit 2.5/unit	1 covered/unit 1 covered/unit 1 covered/unit 2 covered/unit	Guest parking is required for all units at 0.25 spaces/unit. Guest parking is included in the minimum required parking standard.
Senior housing: Studio 1 bedroom 2+ bedrooms	1.0/unit 1.25/unit 1.5/unit	1 covered/unit 1 covered/unit 1 covered/unit	Guest parking is required for all units at 0.25 spaces/unit. Guest parking is included in the minimum required parking standard. Alternate parking requirements may be permitted subject to approval of a parking study.
Mobile home parks	2.5/unit		Tandem spaces may be used to meet resident parking requirements.
Residential care homes	Parking requirements shall be determined by the Community Development Director subject to an approved parking study.		

Source: Moreno Valley Municipal Code

Development standards are necessary to ensure that all housing developments in Moreno Valley remain safe, convenient and decent places to live for years to come regardless of the income level of the residents. These are not considered serious constraints on housing development. Reductions to the design standards could be used as incentives for eligible housing projects under density bonus

law. Incentives are available to projects with specified percentages of units reserved for seniors or lower income households.

D. ENVIRONMENTAL CONSTRAINTS

Natural landforms, hazards, or habitat can constrain residential development opportunities in a community. Portions of otherwise developable sites with steep or unstable slopes, soils that are susceptible to seismicity or other geologic conditions, or contain sensitive habitat, could constrain development capacity. This section summarizes potential environmental constraints on residential development in Moreno Valley.

The range of environmental constraints with the potential to limit housing development in Moreno Valley is shown in Appendix E and subsequently discussed. The constraints consist of site specific factors related to geology and seismicity, flooding, wildfire, airport hazards, and soil and water contamination.

Consistent with State law and guidance from HCD, Low and Very Low Income RHNA sites included on the 2021-29 Moreno Valley Housing Sites Inventory have been screened to ensure they are not located in Federal Emergency Management Agency-designated (FEMA) flood hazard areas or active fault zones and that they do not require remediation of contaminated soil or water prior to development. Moderate and Above Moderate Income sites are potentially affected but there are planning mechanisms in place to minimize risks and support the development of a wide range of housing types at varied price points and locations throughout Moreno Valley.

Geology and Seismicity

Moreno Valley is in a seismically active region with three branches of the San Jacinto Fault extending through the eastern portion of the city. The Housing Sites Inventory includes a limited amount of Above Moderate Income sites (approximately 40) in the northeastern portion of the city, near the intersection of Ironwood Avenue and Redlands Boulevard, that are in fault zones. No sites are located in areas with very high liquefaction susceptibility. To ensure public safety, minimize risk, and facilitate residential development, there are established regulations at both the State level (e.g., Alquist-Priolo Earthquake Fault Zoning Act; Seismic Hazard Mapping Act; California Building Standards Code—Title 24) and local level (e.g., Moreno Valley Municipal Code—Chapter 8.21 Grading Regulations; Local Hazard Mitigation Plan).

Flooding

The Federal Emergency Management Agency (FEMA) has mapped portions of the city that are in 100-year and 500-year floodplains/floodways. Several portions of Moreno Valley are subject to a 100-year flood, meaning a flood with a one percent chance of occurring in any given year. These 100-year floodplains/floodways are generally located in the southern portion of the city near existing landmarks such as the Kaiser Permanente Medical Center, Moreno Valley College, and Kennedy Park. The Housing Sites Inventory includes a limited amount of Above Moderate Income sites (approximately 10) that are in the 100-year floodplain/floodway. To ensure public safety, minimize risk, and facilitate residential development, the City's Municipal Code includes regulations

for drainage and flooding and the City's Master Drainage Plan proposes the construction of detention basins, debris basins, open channels, and a network of underground storm drains to provide flood protection from the 100-year storm event. The Master Drainage Plan also serves as a planning guide for the location and sizing of local drainage facilities to be constructed by developers and others within the vicinity.

Wildfire

Wildfire is a growing concern throughout California. Moreno Valley's Local Hazard Mitigation Plan documents that there were 803 wildland fires within the city varying in size and impact between 2003 and 2016. The California Department of Forestry and Fire Protection (CAL FIRE) has developed Fire Hazard Severity Zones (FHSZs) to help limit wildfire damage to structures through planning, prevention, and mitigation activities/requirements that reduce risk. The Housing Sites Inventory includes approximately 150 Above Moderate Income sites that are located in "Very High" FHSZs; these sites are part of residential projects either approved, currently under construction, or recently completed construction in the city. To ensure public safety, minimize risk, and facilitate residential development, the Moreno Valley Fire Department is part of the CAL FIRE/Riverside County Fire Department's regional, integrated, cooperative fire protection organization and the City's Municipal Code establishes development and property maintenance requirements for wildland-urban interface (WUI) areas. In addition, all development in the city must comply with the California Building Standards Code which includes the California Fire Code.

Airport Hazards

The March Air Reserve Base/Inland Port Airport is located southwest of Moreno Valley bordering the southwestern area of the city. The Riverside County Airport Land Use Commission has adopted an Airport Land Use Compatibility Plan (ALUCP). The ALUCP includes "Airport Compatibility Zones" established to plan for noise and overflight factors as well as public safety and airspace protection factors. New residential development is prohibited in the areas nearest to aircraft operations and low density residential development (three dwelling units per acre or less) is permitted in select areas further away. Two Above Moderate income sites (APNs 263132016 and 263132017) are included as a pending apartment project; the project is under review by the City.

Soil and Water Contamination

Groundwater is an important source of drinking water in California. There are portions of Moreno Valley south of State Route 60 that experience higher threat of groundwater contamination. This area of the city receives water service from the Box Springs Mutual Water Company (BSMWC), a private shareholder company. BSMWC provides water service to approximately 600 businesses and residential customers in a 430-acre area in the western portion of the city that includes the Edgemont community. The rest of the city receives water service from the Eastern Municipal Water District (EMWD). The Housing Sites Inventory includes six Moderate and Above Moderate Income sites located in the Edgemont community that receive water service from BSMWC; five out of six sites are part of pending or approved projects by the City. BSMWC's groundwater supply requires blending with water from the Western Municipal Water District to meet safe drinking water standards. BSMWC has performed upgrades to the existing water service system since a City

investigation was completed in 2013 and further upgrades are needed to ensure safe and reliable water supply is available in this portion of the city.

Newer solid waste landfills are designed to prevent contamination to air, water, and soil, but older or illegal sites that are out of compliance with current standards may degrade surrounding environmental conditions and pose risk of exposure. The Badlands Sanitary Landfill (BSL) is located northeast of the city above State Route 60 and as aforementioned, the Housing Sites Inventory does include Above Moderate Income sites in the northeastern portion of the city—responding to community feedback desiring the maintenance of large residential lots and the preservation of rural/open spaces in this area of the city. The Riverside County Department of Waste Resources owns and operates the BSL consistent with federal and State laws and regulations applicable to municipal solid waste landfill operations, including monitoring and reporting requirements to ensure public health and safety.

E. OTHER CONSTRAINTS

Land Prices

The cost of land directly influences the cost of housing. In turn, land prices are determined by a number of factors, most important of which are land availability and permitted development density. As land becomes scarcer, the price for land increases. In terms of development density, land prices are positively correlated with the number of units permitted on each lot. Thus, a higher density lot may command a higher price than one designated for lower densities, and upon completion the developer may realize a higher profit margin based on a greater number of units sold.

Housing Market

In recent years, vacant residential land sales have increased due to the highly active Southern California housing market. Even in this market environment, there are significant differences in land prices in the region. In general, land prices in Riverside County are more affordable than the pricier Los Angeles and Orange County markets; in fact, the lack of inexpensive residential land in Los Angeles and Orange Counties was a major impetus for the development of the Inland Empire, including Moreno Valley and western Riverside County.

Within the Riverside County market, there are also significant differences in land prices. Master-planned communities in Temecula, Corona, and parts of the Coachella Valley have generally garnered higher residential land prices than more established communities in central, southern and parts of eastern Riverside County.

Although land prices remain a significant cost component of a new home, land prices in Moreno Valley do not significantly constrain the production of housing relative to surrounding jurisdictions. In fact, the land costs in Moreno Valley are more conducive to construction than other areas of Riverside County, and have contributed to the potential for single-family market rate units to be constructed which are generally affordable to moderate, and in some cases, lower income households. Housing market research conducted as part of the General Plan Update project indicates that overall, there is a demonstrated need for denser housing at all levels of affordability evidenced by

sharply rising rents, a high share of rent burdened households, and a general lack of available rental housing stock suited for a wide range of household sizes.

Construction Costs

The COVID-19 pandemic has affected construction costs, which reportedly have fallen for the first time since 2010. The cost of building materials is approximately 3 percent lower than in 2019, most likely due to the near-simultaneous closures of construction sites around the country. However, according to Associated Builders and Contractors, a national construction industry trade association, the cost of building materials rose throughout 2020 largely due to the rising cost of energy. It is projected that material costs will continue to rise for the foreseeable future while pandemic-related supply constraints and global trade tensions persist.

The type of product largely determines the cost of construction. Over 40 percent of Moreno Valley's existing inventory was constructed prior to the 1980s. These older homes, in some cases, reflect a lesser degree of amenities (such as less square footage, or the provision of carports instead of a two car garage) than the more contemporary tract developments in newer parts of Riverside County. These older homes generally reflect a lower resale market price than newer products crafted with supplemental amenities and more technologically advanced materials. When considering the overall housing affordability in the Moreno Valley market, the purchase prices of these older homes are affordable even to residents in the very low-income category.

The cost of labor is based on a number of factors, including housing demand, the number of contractors in an area and the unionization of workers, but it is generally two to three times the cost of materials. Thus, the cost of labor represents an estimated 17 percent to 20 percent of the cost of building a unit, which is a substantial portion of the overall cost of construction.

Prevailing wages may also be an additional constraint on construction costs. In the State of California, all public works projects must pay prevailing wages to all workers employed on the project. A public works project is any residential or commercial project that is funded through public funds, including federally funded or assisted residential projects controlled or carried out by an awarding body. Additionally, some new State law require prevailing wages, including SB 35, which stipulates that affordable housing projects that seek a streamlined approval must be constructed using prevailing wages. The prevailing wage rate is the basic hourly rate paid on public works projects to a majority of workers engaged in a particular craft, classification, or type of work within the locality and in the nearest labor market area.

Twice a year, prevailing wage rates are determined by the director of the California Department of Industrial Relations. A prevailing wage ensures that the ability to get a public works contract is not based on paying lower wage rates than a competitor, and requires that all bidders use the same wage rates when bidding on a public works project. The California Department of Industrial Relations provides a link to the current prevailing wages for a journeyman craft or classification for each county in California. Prevailing wages may constrain construction of affordable housing because they are often higher than normal wages.

Together, the cost of building materials and construction labor are the most significant cost components of developing residential units. In the current southern California market, construction

costs are estimated to account for upwards of 50 percent of the sales price of a new home. Typical construction costs for high-density apartment (20 units per acre) developments run around $150,000 per unit including $10,000 per unit for structured parking. Hard construction costs for development of medium/high density (15 units per acre) condominiums over podium parking run approximately $200,000 per unit, including $35,000 per unit for the parking structure.

The data indicates that construction costs in the Moreno Valley vicinity can constitute approximately 40 percent of the cost of a single-family detached housing unit. These figures are even more noteworthy considering that the cost of raw land constitutes only four to 14 percent of the cost of a housing unit. Typically, in the private sector market, the development of residential units is a business and investment venture. Therefore, developers seek the greatest return for their investment. As with most businesses, a constraining factor in the area of profitability continues to be the marketplace where developers sell their products. To a great extent, the marketplace sets the upper end of the profit margin with overhead costs for construction constituting the lower parameter of profit.

Housing construction costs affect the affordability of new housing and can be a constraint to the creation of affordable housing in Moreno Valley and the greater Riverside County region. A reduction in construction costs can be brought about in several ways. One such method involves a reduction in amenities and quality of building materials in new homes (still above the minimum acceptability for health, safety and adequate performance), which may result in lower sales prices. State Housing Law provides that local building departments can authorize the use of lower cost materials and construction methods if the proposed design is found to be satisfactory and the materials or methods are at least equivalent to that prescribed by the applicable State building codes. In addition, pre-fabricated, factory built housing may provide lower priced products by reducing labor and materials costs. As the number of units built in scale increases, savings in construction costs over the entire development can be realized, particularly when combined with density bonus provisions. The City may implement a variety of programs to write down land costs or provide other developer incentives such as flexibility in development standards to increase affordability, subject to the developer providing a percentage of units with affordability restrictions.

Financing

Mortgage interest rates have a large influence over the affordability of housing. Increases in interest rates decrease the number of persons able to afford a home purchase. Decreases in interest rates result in more potential homebuyers introduced into the market. National policies and economic conditions determine interest rates, and there is little that local governments can do to affect these rates. Jurisdictions can, however, "leverage" funds by offering interest rate write-downs to extend home purchase opportunities to lower income households. In addition, government insured loan programs may be available to reduce mortgage down payment requirements.

First time homebuyers are the most impacted by financing requirements. Mortgage interest rates for new home purchases are about 2.8 percent for a fixed rate-30 year loan in 2020. Lower initial rates may be available with Graduated Payment Mortgages (GPMs), Adjustable Rate Mortgages (ARM's), and Buy-Down Mortgages. However, variable interest rate mortgages on affordable homes may increase to the point that interest rates exceed the cost of living adjustments, which is

a constraint on affordability. Although interest rates are currently low, they can change significantly and substantially impact the affordability of the housing stock.

Interest rates in 2020 are not a constraint to affordable housing; however more strict lending standards could pose a constraint to affordable housing. An increase of one percentage point can make a monthly payment out of reach for many lower income households. As such, financing for long term mortgages is generally available in Moreno Valley, subject to normal underwriting standards.

A more critical impediment to homeownership involves both the affordability of the housing stock and the ability of potential buyers to fulfill down payment requirements. Typically, conventional home loans will require 80 percent loan-to-value and represents the largest constraint to homebuyers. Other programs, such as those for first-time homebuyers, can find down payment requirements between 5 percent and 20 percent. However, more recent events in the housing market have made it more difficult for prospective home buyers to secure a home loan.

The greatest impediment to homeownership, however, is credit worthiness. According to the Federal Housing Authority, lenders consider a person's debt-to-income ratio, cash available for down payment, and credit history, when determining a maximum loan amount. Many financial institutions are willing to significantly decrease down payment requirements and increase loan amounts to persons with good credit rating. Individuals with a poor credit rating may only qualify for higher interest rates or a loan amount insufficient to purchase a house. Poor credit rating can be especially damaging to lower-income residents, who have fewer financial resources with which to qualify for a loan. The FHA is generally more flexible than conventional lenders in its qualifying guidelines and allows many residents to re-establish a good credit history.

Under the Home Mortgage Disclosure Act (HMDA), lending institutions are required to report lending activity by census tract. Table 5-8 presents the disposition of home purchase loan applications in 2019 by number of loans approved and loans denied. The data is for the Riverside-San Bernardino-Ontario MSA, which includes the City of Moreno Valley. The data includes purchases of one to four unit homes as well as manufactured homes. The overall loan origination rate was over 67 percent and this rate decreased as income decreased.

Table 5-8: Disposition of Conventional Home Purchase Loan Applications Riverside-San Bernardino-Ontario MSA

	Loans Approved	*Loans Denied*	*Loans Withdrawn/Incomplete*
Number of Loan Applications	204,440	43,005	55,268
Percent of Total Applications	67.5%	14.2%	18.3

Note: Approved loans include: loans originated and applications approved, but not accepted.

Source: Home Mortgage Disclosure Act Data, 2019

F. IMPEDIMENTS TO FAIR HOUSING

A new requirement for the 2021-29 planning period is that Housing Elements contain an assessment of impediments to fair housing, including public and private sector factors that may limit fair housing choice. This section identifies discriminatory practices, patterns of segregation, and other factors that may restrict access to opportunity based on race, religion, sex, marital status, ancestry, national origin, color, familial status, or disability, and other characteristics protected by federal or State law. It also assesses local enforcement action and outreach capacity.

In preparing the assessment, the City conducted outreach to a range of stakeholders via a variety of methods. These included public meetings of the City Council, community meetings, a web-based survey posted to the Financial Management & Services Department webpage, and outreach to community partners. Organizations consulted included the Moreno Valley Unified School District; County departments of Housing, Public Health, Aging and Social Services; the Southern California Association of Governments; State departments of Education, Developmental Disabilities, Employment, Housing and Finance, Social Services, Health, and Environmental Protection.

Public Sector Impediments to Fair Housing

Historically in the United States, the public sector has contributed significantly to barriers to housing access for many Americans; however, with the passing of the California's civil rights laws in 1959 and the federal Fair Housing Act as a part of the Civic Rights Act of 1968, it has become more difficult for the public sector to impede access to housing based on any aspect of an individual's identity. Nevertheless, the public sector may still impede access to fair housing in Moreno Valley as outlined below.

Access to Fair Housing Services

A lack of access to supportive services can also limit access to fair housing. In Moreno Valley, access to fair housing services is important to ensuring that all residents can find affordable housing that suits their needs. Fair housing services include advocacy, education, and mediation on behalf of residents of Moreno Valley. Fair housing services help Moreno Valley residents understand and protect their right to access housing.

The City contracts with the Fair Housing Council of Riverside County (FHCRC) to provide all fair housing services including anti-discrimination, landlord/tenant mediation, enforcement of housing rights, foreclosure prevention, and first-time home buyer consultation. Housing discrimination is currently reported by residents of Moreno Valley through the FHCRC website. Based on past trends, the FHCRC will process approximately 220 housing discrimination complaints between 2018 and 2023 of which about two-thirds will be filed by Black householders. White and Hispanic householders will each file about 15 percent of all complaints, respectively. Disability and race will be the basis for approximately 48 percent and 23 percent of the entire bases for filing a housing discrimination complaint. Although housing discrimination is infrequently reported in Moreno Valley, it is an underreported event. Some residents could experience housing discrimination and not know how to detect it, not know where to report it, and be uncertain about whether they want to report it.

Maintaining a system of reporting and supportive actions for individuals experiencing discrimination is important to maintaining access to fair housing in Moreno Valley. The City and the FHCRC will continue to offer fair housing services to its residents to assist with finding suitable housing options for tenants with disabilities and low-income residents, the processing of housing discrimination complaints, and landlord/tenant counseling services. The FHCRC will continue to maintain the website where residents can report housing discrimination concerns. Allocating more resources to education and outreach could increase the rate of complaint reporting and ensure that a greater number of citizens are receiving the support they need to access housing.

Access to Public Transit

Access to public transit presents another important aspect of ensuring accessible housing to transit dependent populations. A robust public transit network helps to ensure physical access to affordable housing, and the ability to connect housing to jobs, services, commercial centers, and other necessities.

Currently few workers in Moreno Valley utilize public transit (about 2 percent), leading to high transportation costs in much of the City. If housing is affordable for a resident of Moreno Valley, but transportation from that housing to a place of work is unaffordable, that presents a barrier to fair housing accessibility. In addition to nine bus routes provided by the Riverside Transit Agency (RTA), and connections to the Metrolink commuter rail station, RTA offers a dial-a-ride service for seniors and disabled passengers, and an ADA intercity van service for disabled passengers traveling to and from Moreno Valley and neighboring communities. Improving access to transit, especially for low income communities, elderly residents and disabled individuals, can help the City reduce barriers to fair housing

Private Sector Impediments to Fair Housing

Throughout the US, the private sector has a long history of housing discrimination through tactics ranging from redlining[1] and discriminatory lending practices that prevented non-white residents from accessing home ownership, to institutionalized support of restrictive covenants designed to exclude residents based on race. While state and federal regulations have been passed to address many of the discriminatory tactics employed by the private sector, the existence of regulations does not guarantee private sector compliance. The private sector may still present barriers to fair housing in Moreno Valley for both home buyers and renters, as described below.

Access to Home Ownership

Lending Services

Accessibility of bank loans is an important aspect of access to housing. Loan denial rates can therefore be an indicator of accessibility to housing. Tables 5-9 and 5-10 show 2019 loan approvals and denials in Moreno Valley by race and by ethnicity, according to Home Mortgage Disclosure Act

[1] Redlining refers to the historical practice by banks and lending agencies in the US of designating predominantly Black neighborhoods as high risk lending zones, severely limiting access to financial support for those areas and for non-white residents.

(HMDA) data. In 2019, the overall loan denial rate in Moreno Valley was 15 percent. White applicants were denied loans at a slightly lower than average rate of 14 percent while Black and Native American applicants were denied 19 percent of loans applied for, and Asian/Pacific Islander applicants were denied at a rate of 20 percent. Applicants who identified as Hispanic or Latino had similar loan denial rates to non-Hispanic/Latino applicants.

Table 5-9: Disposition of Conventional Home Purchase Loan Applications by Race, Moreno Valley, 2019

Race	Loans Approved		Loans Denied		Loans Withdrawn/Incomplete	
White	68%	4,761	14%	995	18%	1,279
Black	58%	940	19%	299	23%	372
Asian/Pacific Islander	59%	529	20%	181	20%	181
Native American	57%	74	19%	25	24%	31
Other	68%	3,212	14%	657	18%	849
Total	66%	9,516	15%	2,157	19%	2,712

Note: Approved loans include loans originated and applications approved, but not accepted.

Source: Home Mortgage Disclosure Act Data, 2019.

Table 5-10: Disposition of Conventional Home Purchase Loan Applications by Ethnicity, Moreno Valley, 2019

Ethnicity	Loans Approved		Loans Denied		Loans Withdrawn/Incomplete	
Hispanic/Latino	64%	3,550	17%	917	19%	1,056
Non-Hispanic/Latino	62%	2,941	17%	789	22%	1,039
Other	74%	3,025	11%	451	15%	617
Total	66%	9,516	15%	2,157	19%	2,712

Note: Approved loans include loans originated and applications approved, but not accepted.

Source: Home Mortgage Disclosure Act Data, 2019.

According to 2017 HMDA data, Hispanic, White and Asian households represent a higher percentage of homebuyers than residents in Moreno Valley, while Black homebuyers represent 17.2 percent of households and only 12.4 percent of homebuyers. Both loan denial rates and home ownership rates in Moreno Valley point to Black residents having less access to home ownership than White residents, and to Black, Native American and Asian/Pacific Islander residents having less access to financial assistance than White residents. While it is difficult to determine the exact reasons for loan denials and discrepancies in home ownership rates, the role that race plays in those discrepancies should not be ignored.

Inequities in loan approval rates present a significant potential impediment to home ownership for Moreno Valley residents. To combat this, the FHCRC will work to educate first-time loan applicants on ways to improve their loan applications, such as reducing debt-to-income ratios. The FHCRC will also work with lenders to determine why a few census tracts have high loan denial rates in order to gather information that could assist would be homebuyers to increase the probability of garnering loan approval for homes in neighborhoods of their choice.

Brokerage Services

Although the City has no authority over brokerage services offered to residents, it is projected that many homes will be bought and sold over the next five years. Therefore, the City has an interest in the real estate practices and their relation to fair access to housing. Steering, or the practice of directing individuals towards certain areas or loan terms based on their race, gender, ethnicity, or age, presents one way brokerage services may adversely impact homebuyers in their search process and when they apply for a loan. Steering also may adversely impact renters when they seek an apartment. Corrective actions have been taken in Moreno Valley regarding loan steering so that abuse may not happen in the future as frequently as it occurred in the early to mid- 2000s. However, the steering of apartment seekers is likely to continue, although it is not possible to measure its frequency. Although steering is a difficult phenomenon to identify and measure, the City can take steps to address it proactively through counseling services offered to first time home buyers and renters attending informational workshops. The City and the FHCRC will also coordinate with the Inland Valleys Association of Realtors (IVAR) to explore fair housing topics. The FHCRC will offer to run a Fair Housing course for brokers and salespersons. Completing a Fair Housing course is required every four years for license renewal.

Access to Home Rentals

Section 8 Vouchers

The Section 8 Housing Choice Voucher Program (Section 8) provides rental assistance to low-income families through the distribution of vouchers that can be used to pay rent. Section 8 allows families more choice in their housing and reduces the concentration of poverty by reducing reliance on affordable housing developments. If landlords decline to rent to Section 8 voucher holders, this could have the effect of significantly limiting access to housing for families that are reliant on Section 8 rental assistance. Even when landlords are willing to accept Section 8 vouchers, market rate rents in high resource neighborhoods can be out of reach for families who need rental assistance, further limiting the housing options available. In Moreno Valley, approximately 49 percent of families on the Section 8 waiting list are Black or African American. As of the 2010 census, Black or African American families make up 20 percent of households in Moreno Valley, indicating a disproportionate need for affordable housing among Black or African American families.

Further, of the families currently receiving Section 8 rental assistance, approximately half live in Zip Code 92553, which represents only 38 percent of Moreno Valley's total population. Zip Code 92553, in the west of the City, borders the March Air Reserve Base, Interstate 215, and State Route 60. While the reasons for the concentration of Section 8 residents is not known for sure, it could indicate a lack of access to housing outside of the area for Section 8 renters.

Property Management

Property management practices and policies have the potential to greatly affect access to housing for renter households in Moreno Valley. Occupancy limits, while important to ensure quality of living conditions, can prevent renters with children from finding suitable housing. Similarly, controls on animals in rental properties, while reasonable in some cases to protect quality of life or prevent property damage, can limit housing options for disabled residents who rely on service animals. According to federal and State fair housing laws, individuals with disabilities may ask their housing provider for exceptions of 'no pets' policies to allow for service and/or companion animals. Under the Fair Housing Act, individuals with disabilities also have the right to request modifications to their current or future housing unit that enable full enjoyment of the premises.

If property managers are unaware of these regulations or unwilling to comply with them, housing options can be severely limited for renters with children or individuals with disabilities. In Moreno Valley, surveys of market rate and affordable housing property managers indicate a range of levels of knowledge of occupancy limits and policies that protect the rights of individuals with disabilities. Affordable housing managers tended to have less knowledge and compliance than market rate property managers, indicating that renters who rely on affordable housing may face more barriers from poor property management in addition to the economic barriers that they face.

Property management practices pertaining to occupancy limits; service and companion animals; and reasonable accommodations and modifications can pose impediments to fair housing choice. Educating property managers and landlords on the rights of tenants presents an opportunity to improve compliance and increase access to housing for renters in Moreno Valley. The City and FHCRC will keep an updated list of property managers and contact information and will arrange informational sessions between fair housing counselors and property managers to exchange insights and recommendations for increasing fair housing access.

6 Housing Resources

The Housing Element is a component of the General Plan which guides planning for housing to meet the current and projected needs of all households in the city. This section summarizes the available land, financial, and administrative resources available for the preservation, improvement, and development of housing in Moreno Valley. The analysis includes an evaluation of the availability of land resources and other important considerations for future housing development, the City's ability to satisfy its share of the region's future housing needs, the financial resources available to support housing activities, and the administrative resources available to assist in implementing the City's housing programs and policies.

A. 2021-29 MORENO VALLEY HOUSING SITES INVENTORY

A critical part of the Housing Element is the inventory of housing opportunity sites and an analysis of the capacity of those sites to accommodate the City's RHNA allocation as determined by the Southern California Association of Governments (SCAG). The 2021-29 Inventory is included in Appendix A together with a map showing the location and spatial distribution of sites throughout the community.

Regional Housing Needs Assessment (RHNA)

Moreno Valley's Regional Housing Needs Assessment (RHNA) allocation for the 2021-2029 planning period has been determined by SCAG to be 13,595 housing units, including 3,768 units for very low-income households, 2,046 units for low-income households, 2,161 units for moderate-income households, and 5,620 units for above moderate-income households (Table 6-1). AB 2634 mandates that localities calculate the subset of the very low-income regional need that constitutes the communities need for extremely low income housing. As an alternative to calculating the subset, local jurisdictions may assume that 50 percent of the very low income category is represented by households of extremely low income (less than 30 percent of the Area Median Income or AMI).

Table 6-1: City of Moreno Valley RHNA 2021-2029

Income Category	*Units*
Extremely Low-Income (0-30% of AMI)	1,884
Very Low-Income (31-50% of AMI)	1,884
Low-Income (51-80% of AMI)	2,046
Moderate-Income (81-120% of AMI)	2,161
Above Moderate-Income (more than 120% of AMI)	5,620
Total New Construction Need	***13,595***

Source: Southern California Association of Governments (SCAG), 2020

Legal Requirements for Inventory and Sites

State law requires that a community identify an adequate number of sites to accommodate and facilitate production of the City's regional share of housing. To determine whether the City has sufficient land to accommodate its share of regional housing needs for all income groups, the City

must identify "adequate sites." Land considered suitable for residential development includes the following:

- Vacant sites zoned for residential use.
- Vacant sites zoned for nonresidential use that allow residential development.
- Residentially zoned sites that are capable of being developed at a higher density (non-vacant sites, including underutilized sites).
- Sites owned or leased by a city, county, or city and county
- Sites zoned for nonresidential use that can be redeveloped for residential use and a program is included in the Housing Element to rezone the site to permit residential use within three years of adoption.

Further, State law stipulates criteria for the adequacy of sites included on the inventory, including that they be zoned to accommodate housing, have appropriate development standards, and be served by public facilities as needed to facilitate the development of a variety of housing products suitable for all income levels. Vacant sites included on prior inventories in two or more consecutive planning periods and non-vacant sites included on the prior period inventory cannot be carried forward to the current planning period to satisfy the City's Lower Income RHNA allocation unless they are rezoned to allow residential use by right at the default density for the jurisdiction, which in Moreno Valley's case is 30 dwelling units per acre.

Site Identification Process

To identify sites for the 2021-29 Moreno Valley Housing Element Sites Inventory (Inventory), a parcel-based analysis of properties within the City limit was conducted using Riverside County Assessor data. Vacant sites were identified, along with underutilized non-vacant sites with potential for redevelopment within the planning period. Assessed value considers the relationship between the value of the land and the improvements constructed on it. Where the value of the land is worth substantially more than the value of the structures on it, there is an incentive for the owner to redevelop with new uses that command higher rents or sales prices. Similarly, a low Floor Area Ratio (FAR) means that the square footage of buildings is small compared to the overall size of the site, indicating the potential for redevelopment with other uses. From this inventory of available land, sites were then attributed to the following affordability tiers in accordance with guidance from the California Department of Housing and Community Development (HCD): Low and Very Low Income; Moderate Income; and Above Moderate Income. Additional criteria also apply for sites that accommodate housing for lower income households, as described below.

Pipeline Projects

According to HCD Guidance, projects that have been approved, permitted, or received a Certificate of Occupancy during the projection period (December 2020 to October 2029) can be counted toward the 2021-29 cycle RHNA. Where there are "pipeline projects" located on sites in the Inventory, actual proposed densities are reflected.

Candidate Sites Analysis: Low and Very Low Income RHNA Sites

Overview

The 2021-29 Moreno Valley Housing Element Sites Inventory includes 156 sites in the Low and Very Low Income category, representing 323 total acres of vacant and non-vacant land. Low and Very Low Income households are those making up to 80 percent of the local area median income.

Site Eligibility

Sites identified to accommodate lower income RHNA are designated Corridor Mixed Use (COMU), Center Mixed Use (CEMU) R30 Residential (R30), and R20 Residential (R20) on the City's General Plan Land Use map. These designations allow for a maximum residential density between 20 and 30 dwelling units per acre (du/ac). Government Code section 65583.2(c)(3) allows jurisdictions to use higher density as a proxy for lower income affordability. In metropolitan counties, such as Riverside County, zoning that allows for residential density of at least 30 du/ac is considered sufficient to accommodate the economies of scale needed to produce affordable housing.

However, a survey of recently approved or constructed affordable housing projects in Moreno Valley and the surrounding region conducted in consultation with affordable housing developers active in the Inland Empire indicates that affordable housing is most typically built at an average density of 20 du/ac (see Table 6-2 and Appendix C for cut sheets). Therefore, while the applicable land use designations allow for considerably more density, 20 du/ac has been used for the purpose of estimating the realistic capacity of lower income RHNA sites. This provides a conservative estimate of capacity. The inventory also presents the maximum permitted capacity of each site under proposed land use and zoning for reference.

For vacant sites, realistic capacity was determined by applying an assumed density of 20 du/ac to the total gross site acreage. For non-vacant sites, the existing FAR (calculated as the ratio of existing square footage of buildings and structures on the site to the total site acreage) was subtracted from the maximum FAR permitted under the applicable land use designation in order to establish the remaining development capacity of the site. Then an assumed density of 20 du/ac was applied to the remaining development capacity, expressed in acres, to establish realistic capacity. Consistent with the proposed COMU land use designation, vacant properties in the middle of COMU corridors were assumed to be entirely residential, while a mix of residential and commercial development was assumed at intersections in the COMU designation.

Consistent with State law and guidance from HCD, Low and Very Low Income RHNA sites included on the Inventory have been screened to ensure they are not located in Federal Emergency Management Agency-designated (FEMA) flood hazard areas or active fault zones and that they do not require remediation of contaminated soil or water prior to development.

Table 6-2: Reference Affordable Housing Projects in the Inland Empire

Project Name	*Location*	*Site Size (Acres)*	*Total Units*	*Density (Units Per Acre)*	*Year Built*	*Product Type*
Courtyards at Cottonwood	Northeast Corner of Cottonwood Ave. and Indian St., Moreno Valley, CA	6.8	80	11.8	Approved	Stacked Flats
Highgrove Blossom	550 W. Center St., Riverside, CA	6.7	89	13.3	2014	Stacked Flats
Hemlock Family Apartments	24889-24919 Hemlock Ave., Moreno Valley, CA	5.4	78	14.4	2013	Stacked Flats
Villa Verde	84824 Calle Verde, Coachella, CA	9.3	153	16.5	Approved	Stacked Flats
Vista Verde	Northeast Corner of Virginia Ave. and Holt Blvd., Ontario, CA	3.8	101	26.6	Under Construction	Stacked Flats
Day Creek Villas	12250 Fire House Ct., Rancho Cucamonga, CA	4.0	140	35.0	2020	Stacked Flats

1. Refer to Appendix C for cut sheets of the reference affordable housing projects listed in Table 6-2.
2. There is one affordable housing project in the city's pipeline, Courtyards at Cottonwood, that is approved and is included within the lower income RHNA sites.

Size

HCD has established parameters for the size of sites for lower income RHNA in view of feasibility considerations. Parcels that are less than 0.5 acres in size are generally not considered suitable for lower income housing development as smaller parcels may not allow development of a sufficient number of units for proposed affordable housing projects to compete effectively for limited funding resources. Parcels larger than 10 acres in size are also not considered suitable by HCD as development of very large projects may lead to an over concentration of affordable housing in one location or may render proposed affordable housing projects ineligible for funding. Therefore, all sites attributed to Low and Very Low Income RHNA on the Inventory are between 0.5 and 10 acres in size, with an average site size of 2.1 acres.

It is noted that there is one exception to the aforementioned site size parameters for the lower income RHNA sites. Near the city's western limits, adjacent to the State Route 60 and Interstate 215 freeway interchange, is the Moreno Valley Mall. Three sites at the mall are included in the overall Inventory (APNs 291110032, 291110034, and 291110035). One of the three sites (APN 291110032) is over ten acres in size (31.7 acres) and is included within the lower income RHNA sites. The intention behind this inclusion is to capture the potential for affordable housing development in a highly desirable location proximate to services, transit, and employment opportunities. As part of

the City's 2040 General Plan Update, the Moreno Valley Mall is part of a Center Mixed Use designation that provides for the redevelopment of existing commercial centers (the Mall is a critical component) and adjacent properties with a range of commercial and residential uses to complement existing development at prominent entry points into the community. The Center Mixed Use areas are envisioned as integrated, pedestrian-oriented places with a mix of uses including retail, dining, entertainment, offices, lodging, recreational and cultural facilities that cater to both motorists passing through and residents of surrounding neighborhoods. The Center Mixed Use areas may also incorporate higher-density housing on-site to support the vitality of commercial uses and activate the area, an expressed desire of the Moreno Valley community identified through extensive community outreach.

Inclusion on Prior Inventories

Four vacant sites included on the Inventory (APNs 485220006, 485220043, 485220007, and 485220009) were included in two prior consecutive planning periods; however, these sites were rezoned to the default density (30 du/ac) prior to 2017 and as such may be carried forward and counted toward the City's Low and Very Low Income RHNA in the current Housing Element cycle.

Proximity to Services, Transit, and Jobs

Sites on the Inventory identified as suitable for Low and Very Low Income households also conform to other best practices recommended by HCD, including proximity to transit routes, schools, jobs, parks, and daily services. The Low and Very Low sites are largely located along or near the city's principal transit corridors—Alessandro Boulevard, Perris Boulevard, Heacock Street, and Sunnymead Boulevard—in centrally located areas of the city with good access to existing parks, schools, shops, and other services. Below are some highlights:

- **Parks and Recreation.** The City classifies parks into four categories: large-size Community Parks (3-mile radius catchment/20-minute drive); small-to-mid-size Neighborhood Parks (¾-mile radius catchment/walkable distance); Specialty Parks (unique character or function); and Trails/Greenways. All Lower Income RHNA sites are within a 3-mile radius of a Community Park (e.g., Sunnymead Park, Towngate Park, and Morrison Park) and about three-fourths of all sites are within a ¾-mile radius of a Neighborhood Park (e.g., Bayside Park, JFK Veterans Memorial Park, and Woodland Park). It is also noted that about half of the sites along Alessandro Boulevard are within a 1-mile radius and nearly all of the sites are within a 2-mile radius of the recently completed Civic Center Amphitheater and Park and Community Demonstration Garden, part of the City's Healthy MoVal initiative. As Moreno Valley's population grows, the City will need to provide more parks and recreation opportunities. The Municipal Code includes requirements for the provision of common open space at a minimum of 300 square feet per each residential dwelling of a multiple-family development (Moreno Valley Municipal Code Chapter 9.03.040). The Quimby Act also enables local governments such as the City of Moreno Valley to require the dedication of land or to impose fees for park or recreational purposes as a condition of approval for subdivision projects; AB 1359 further expanded local governments' abilities to improve/create new parks in areas outside of a developer's proposed subdivision. In addition, the City's 2040 General Plan Update includes policies for the provision and maintenance of a comprehensive system of quality parks, multi-use trails, and recreational facilities to

meet the needs of Moreno Valley's current and future population, recognizing that these public facilities are significant contributors to neighborhood quality of life.

- **Services.** The majority of available public transportation in Moreno Valley is provided by the Riverside Transit Agency (RTA) via fixed route and paratransit bus services (bus lines: 11, 16, 18, 19, 20, 31, 41, 208). Lower Income RHNA sites are centrally located along corridors with frequent bus stops that allow safe, cost-effective, and reliable access to a variety of government, education, medical, and retail/commercial services. As the principal transit corridors are interlinked through the RTA system, housing sites along one corridor can access services in another corridor as well as in other locations throughout Moreno Valley and beyond; RTA operates 47 total bus routes throughout western Riverside County. Below are highlighted services connected by transit.
  - **Government.** Sites along Alessandro Boulevard are near the Moreno Valley City Hall and Police Station; offices for the Fair Housing Council of Riverside County, US Social Security Administration, WIC (Special Supplemental Nutrition Program for Women, Infants and Children); and a branch of the US Postal Service (bus line: 20). Sites along Sunnymead Boulevard are near another branch of the US Postal Service, the Senior Community Center, and also Planned Parenthood and the Moreno Valley Business and Employment Resource Center (BERC) by the Moreno Valley Mall (bus lines: 19 and 31). It is noted that the BERC is a one-stop job resource center for small business owners and job seekers that the City operates in partnership with the County of Riverside. The main branch of the Moreno Valley Public Library is located near sites along Perris Boulevard (bus line: 19) and another branch of the public library is located at the Moreno Valley Mall near Sunnymead Boulevard sites. The Moreno Valley Mall is an RTA Transfer Point for bus connections to lines 11, 16, 18, 31, and 208.
  - **Education.** The city's local community college, Moreno Valley College (MVC), is near sites along the southern portion of Perris Boulevard and MVC is an RTA Transfer Point for bus connections to lines 18, 19, 20, and 41. MVC is also home to the newly opened iMAKE Innovation Center, a facility that provides students and the broader community with access to innovation equipment and material to develop entrepreneurial skills. Cal Baptist University (CBU) also partners with the City of Moreno Valley to operate a university educational service center at the BERC nearby Sunnymead Boulevard sites (bus lines: 19 and 31). The City works closely with CBU officials to tailor programs to the growing Moreno Valley job market, focusing on the fields of global trade and logistics, business, and medical. In addition, elementary, middle, and high schools operated by the Moreno Valley and Val Verde Unified School Districts are all within a ¾-mile walkable distance from an RTA bus stop, providing access to the public school system through transit from Lower Income RHNA sites.
  - **Medical.** All Lower Income RHNA sites can access medical services through the RTA system including the Moreno Valley Community Health Center (bus line: 11), Kaiser Permanente Medical Center (bus line: 20), and the Riverside University Health System Medical Center which also serves as an RTA Transfer Point for bus connections to lines 20, 31, and 41.

- **Retail/Commercial.** All Lower Income RHNA sites are located in areas with convenient access—whether by bus, short-distance vehicular travel, or walking—to daily services such as grocery stores, restaurants, shopping, banks, gas stations, and other personal services. Sites along Sunnymead Boulevard (bus lines: 19 and 31) and Heacock Street (bus line: 11) are near to the Moreno Valley Mall (RTA Transfer Point) and surrounding TownGate-branded shopping centers with tenants such as Costco Wholesale, WinCo Foods, ALDI, Lowe's Home Improvement, Planet Fitness, and TJ Maxx. Sites along Alessandro Boulevard (bus line: 20) and Perris Boulevard (bus lines: 18 and 19) are near grocery stores such as Food 4 Less, Smart & Final, and Cardenas Markets (Mexican grocery store), and also other stores such as The Home Depot, Walgreens, and CVS.

- **Jobs.** All Lower Income RHNA sites are centrally located along or near corridors with good transit and vehicular access to jobs. The majority of RTA bus stops are located along Sunnymead Boulevard, Alessandro Boulevard, and Perris Boulevard, and Heacock Street where Lower Income RHNA sites are present. In addition, the RTA system connects to the Metrolink commuter rail system at the Moreno Valley/March Field Station located less than ½-mile west of the city limits. Metrolink provides service to employment centers such as Burbank, Irvine, and Downtown Los Angeles. Further, the 91/Perris Valley Line (PVL) train services Metrolink stations in the cities of Moreno Valley, Perris, Riverside, Corona, Fullerton, Buena Park, Norwalk/Santa Fe Springs, and Los Angeles. At the Downtown Riverside Metrolink Station (2 stops from Moreno Valley), Sunline Transit Agency (STA) also operates a commuter link bus service (bus line: 220) that connects the cities of Riverside, Moreno Valley, Beaumont, Cabazon, Thousand Palms, and Palm Desert, and provides peak hour services on weekday mornings and evenings. Complimentary commuter parking and overnight parking is available at the Moreno Valley/March Field Station. It is also noted that Lower Income RHNA sites are generally located in the western, most populous portion of the city (west of Nason Street) where there is good vehicular access to both State Route 60 (east-west travel corridor) and Interstate 215 (north-south travel corridor).

Capacity

In total, 2,728 units can be accommodated on vacant parcels designated COMU, R30, and R20, which represents 46.9 percent of the lower income RHNA. An additional 3,142 units can be accommodated on underutilized non-vacant parcels designated COMU and CEMU. Further, there is an 80-unit affordable housing project in the city's pipeline, Courtyards at Cottonwood. The grand total is 5,950 units. Together, these sites can accommodate 102.3 percent of the Low and Very Low Income RHNA allocation (5,814 units).

Candidate Sites Analysis: Moderate Income RHNA Sites

Overview

The 2021-29 Moreno Valley Housing Element Sites Inventory includes 409 sites in the Moderate Income category, representing 228 total acres of vacant land. Moderate Income households are those making between 81 and 120 percent of the local area median income, which for Moreno Valley is $63,572 annually or $5,298 monthly according to the 2018 American Community Survey 5-Year Estimates. With rent that ranges from $962 for a studio unit to $1,840 for a 4-bedroom unit,

many moderate income households may be able to afford market rate housing, assuming that moderate income households will devote up to 30 percent of their gross monthly income to housing cost.

Site Eligibility

Vacant sites identified to accommodate Moderate Income RHNA are designated R10 Residential (R10), R15 Residential (R15), and R20 Residential (R20) on the City's General Plan Land Use map. These designations allow for a maximum residential density of 20 dwelling units per acre. Aside from pipeline projects included in the Moderate Income RHNA category, all sites identified to accommodate housing suited to moderate income households are vacant and without known environmental constraints with the exception of one site. It is noted that a portion of one of the sites (APN 478110001) is located within the 100-year flood zone and as such, only the net site acreage exclusive of the environmentally constrained area has been considered in the capacity calculation.

For the purpose of calculating capacity for Moderate Income RHNA sites, an analysis was conducted of actual performance of completed residential projects in the city (i.e., Certificate of Occupancy issued) between 2018 and 2020. A total of 899 sites were analyzed with existing General Plan land use designations of R1 (1 site), R3 (145 sites), R5 (555 sites), R15 (176 sites), R20 (3 sites), and R30 (19 sites). The average percentage of units built within the maximum allowance for all of these sites is 72 percent (refer to Appendix B for data). Therefore, the capacity of Moderate Income RHNA sites is calculated with the assumption that they will develop at 72 percent of the maximum permitted density, which is consistent with recent actual performance of residential projects in Moreno Valley.

Size

The average vacant site size is 1.4 acres. The size parameters applicable to Low and Very Low Income RHNA sites do not apply to Moderate Income RHNA sites.

Proximity to Services, Transit, and Jobs

Sites on the Inventory identified as suitable for Moderate Income households also conform to other best practices recommended by HCD, including proximity to transit routes, schools, jobs, parks, and daily services. The Moderate sites are largely located in the eastern portion of the city (east of Nason Street and south of the State Route 60 freeway). This area of the city has good access to existing parks, schools, shops, and other services. Below are some highlights:

- **Parks and Recreation.** The City classifies parks into four categories: large-size Community Parks (3-mile radius catchment/20-minute drive); small-to-mid-size Neighborhood Parks (¾-mile radius catchment/walkable distance); Specialty Parks (unique character or function); and Trails/Greenways. All Moderate Income sites are within a 3-mile radius of a Community Park (e.g., Morrison Park, Sunnymead Park, and El Portrero Park) and about two-thirds of all sites are within a ¾-mile radius of a Neighborhood Park (e.g., College Park, Celebration Park, and Woodland Park). In addition, about half of the sites are located either along Cactus Avenue or further south and these sites have walkable access (1-mile or less) to existing trails and convenient driving access (20 minutes or less) to other park

facilities just outside of the city's southerly limits including the Lake Perris State Recreation Area and the San Jacinto Wildlife Area.

- **Services.** Moderate Income RHNA sites are generally located in areas with good access to the RTA bus system. The RTA bus stops along Lasselle Street, Moreno Beach Drive, Eucalyptus Avenue, Alessandro Boulevard, Perris Boulevard, Sunnymead Boulevard, and Ironwood Avenue are all 1-mile or less distance from more than three-fourths of all Moderate Income RHNA sites. Below are highlighted services connected by transit.
  - **Education.** Moreno Valley College (MVC) is near sites at the southern portion of the city, along Cactus Avenue or further south, and these sites can access MVC by bus (bus line: 20). MVC is also an RTA Transfer Point for bus connections to lines 18, 19, 20, and 41 which link to other destinations throughout the city and beyond (bus line 20 connects to Metrolink). In addition, elementary, middle, and high schools operated by the Moreno Valley and Val Verde Unified School Districts are all within a ¾-mile walkable distance from an RTA bus stop, providing access to the public school system through transit from Moderate Income RHNA sites.
  - **Medical.** All Moderate Income RHNA sites can access medical services through the RTA system including the Moreno Valley Community Health Center (bus line: 11), Kaiser Permanente Medical Center (bus line: 20), and the Riverside University Health System Medical Center which also serves as an RTA Transfer Point for bus connections to lines 20, 31, and 41. In addition, the Kaiser and Riverside University Health System Medical Centers are within a two-mile radius (20-minute drive or less) of about half of all Moderate Income RHNA sites.
  - **Retail/Commercial.** All Moderate Income RHNA sites can access daily services such as grocery stores, restaurants, shopping, banks, gas stations, and other personal services through the RTA bus system, short-distance vehicular travel, or by walking. Sites along Eucalyptus Avenue (bus line: 31) are adjacent to the Stoneridge Towne Center (tenants: Target, Kirkland's, Best Buy, Kohls, Chase Bank, and Chevron) and Moreno Beach Plaza (tenants: Walmart Supercenter and LA Fitness). Sites near Moreno Beach Drive (bus line: 20) and Lasselle Street (bus line: 41) are near the Moreno Marketplace (tenants: Stater Bros. Markets grocery store, Wells Fargo Bank, and Starbucks) and Lakeside Plaza/Terrace (tenants: Stater Bros. Markets, Bank of America, and CVS). In addition, about half of all Moderate Income RHNA sites are within a two-mile radius of the city's envisioned Downtown Center, a major component of the 2040 General Plan Update, which will bring a variety of desirable resident and visitor-serving amenities and services in the coming years.
- **Jobs.** All Moderate Income RHNA sites are located along or near corridors serviced by the RTA bus system (and connected Metrolink and Sunline Transit Agency systems) and have good vehicular access to State Route 60 and Interstate 215. Sites near Moreno Beach Drive can use that travel corridor to conveniently connect to State Route 60. Other sites along Perris Boulevard and Sunnymead Boulevard can use those travel corridors to access State Route 60 and Interstate 215 which converge at an interchange located adjacent to city limits. In addition, about half of all Moderate Income RHNA sites are within a two-mile radius of the envisioned Downtown Center and over time, this area's development will bring additional local employment opportunities in a variety of sectors.

Capacity

In total, 777 units can be accommodated on vacant parcels. Additionally, 1,609 units are in the pipeline. The grand total is 2,386 units. Together, these sites can accommodate 110.4 percent of the Moderate Income RHNA allocation (2,161 units).

Candidate Sites Analysis: Above Moderate Income RHNA Sites

Overview

The 2021-29 Moreno Valley Housing Element Sites Inventory includes 1,080 sites in the Above Moderate Income category, representing 1,978 total acres of vacant and non-vacant land. Above Moderate Income households are those making more than 120 percent of the local area median income.

Site Eligibility

Sites identified to accommodate Above Moderate Income RHNA are designated Corridor Mixed Use (COMU), Center Mixed Use (CEMU), R20 Residential (R20), R10 Residential (R10), R5 Residential (R5), R3 Residential (R3), R2 Residential (R2), R1 Residential (R1), and Hillside Residential (HR) on the City's General Plan Land Use map. The Inventory identifies a range of sites that can accommodate market rate housing including vacant land zoned for low density residential development, vacant land in the COMU designation, and underutilized commercial properties with mixed land use designations (CEMU and COMU). Further, Above Moderate pipeline projects are included in the aforementioned designations and also R15 Residential (R15) and Residential/Office (R/O).

Overall, the Inventory contains nearly 400 vacant parcels, predominately zoned R1, R2, R3, and R5. Of these low density sites, 18 sites are partially within the 100-year flood zone and 10 sites are partially within an Alquist-Priolo Fault zone. Only the net acreage exclusive of the environmentally constrained area has been considered in the capacity calculation.

Additionally, the Inventory includes non-vacant, underutilized commercial sites that can also accommodate market rate housing. To calculate the realistic capacity for housing at these locations, the existing FAR (calculated as the ratio of existing square footage of buildings and structures on the site to the total site acreage) was subtracted from the maximum FAR permitted under the applicable land use designation in order to establish the remaining development capacity of the site.

For the purpose of calculating capacity for Above Moderate Income RHNA sites, an analysis was conducted of actual performance of completed residential projects in the city (i.e., Certificate of Occupancy issued) between 2018 and 2020. A total of 899 sites were analyzed with existing General Plan land use designations of R1 (1 site), R3 (145 sites), R5 (555 sites), R15 (176 sites), R20 (3 sites), and R30 (19 sites). The average percentage of units built within the maximum allowance for all of these sites is 72 percent (refer to Appendix B for data). Therefore, the capacity of Above Moderate Income RHNA sites is calculated with the assumption that they will develop at 72 percent of the maximum permitted density, which is consistent with recent actual performance of residential projects in Moreno Valley.

Size

The average vacant site size is 3.4 acres. The size parameters applicable to Low and Very Low Income RHNA sites do not apply to Above Moderate Income RHNA sites.

Proximity to Services, Transit, and Jobs

Sites on the Inventory identified as suitable for Above Moderate Income households also conform to other best practices recommended by HCD, including proximity to transit routes, schools, jobs, parks, and daily services. The Above Moderate sites are located in areas throughout the city with the majority of vacant sites in lower density-zoned areas (R1, R2, R3, and R5). Below are some highlights:

- **Parks and Recreation.** The City classifies parks into four categories: large-size Community Parks (3-mile radius catchment/20-minute drive); small-to-mid-size Neighborhood Parks (¾-mile radius catchment/walkable distance); Specialty Parks (unique character or function); and Trails/Greenways. With the exception of about a dozen sites located near the northwestern and northeastern city limits, all sites are within a 3-mile radius of a Community Park (e.g., El Portrero Park, Morrison Park, and Towngate Park) and about half all sites are within a ¾-mile radius of a Neighborhood Park (e.g., Fairway Park, Celebration Park, and Shadow Mountain Park). Sites in the northeastern portion of the city, near the intersection of Ironwood Avenue and Redlands Boulevard, are within a ¾-mile radius of the 45-acre Moreno Valley Equestrian Park & Nature Center as well as the Hound Town Dog Park. Sites in this area also have access to an existing regional trail extending north beyond city limits and an integrated series of trails extending from the northern limits of the city down to the Lake Perris State Recreation Area south of the city is envisioned in the City's Master Plan of Trails.
- **Services.** The majority of Above Moderate Income RHNA sites are located in areas with good access to the RTA bus system. While sites in the northeastern portion of the city above State Route 60 have less access to nearby bus stops (note: this portion of the city is valued by many residents for its rural/open space atmosphere and less urbanized development), about half of all Above Moderate RHNA sites are within 1-mile or less distance from an RTA bus stop. Below are highlighted services connected by transit.
  - **Education.** Moreno Valley College (MVC) is near sites at the southern portion of the city, along Cactus Avenue or further south, and these sites can access MVC by bus (bus line: 20). MVC is also an RTA Transfer Point for bus connections to lines 18, 19, 20, and 41 which link to other destinations throughout the city and beyond (bus line 20 connects to Metrolink). In addition, elementary, middle, and high schools operated by the Moreno Valley and Val Verde Unified School Districts are all within a ¾-mile walkable distance from an RTA bus stop, providing access to the public school system through transit from a majority of Above Moderate Income RHNA sites.
  - **Medical.** Above Moderate Income RHNA sites can access medical services through the RTA system including the Moreno Valley Community Health Center (bus line: 11), Kaiser Permanente Medical Center (bus line: 20), and the Riverside University Health System Medical Center which also serves as an RTA Transfer Point for bus connections

to lines 20, 31, and 41. In addition, about one-third of all Above Moderate Income RHNA sites are located within a two-mile radius (20-minute drive or less) of the Kaiser and Riverside University Health System Medical Centers.

- **Retail/Commercial.** Above Moderate Income RHNA sites can access daily services such as grocery stores, restaurants, shopping, banks, gas stations, and other personal services through the RTA bus system, short-distance vehicular travel, or by walking. Sites in the northeastern portion of the city are within a two-mile radius (20-minute drive or less) of the Stoneridge Town Center and Moreno Beach Plaza. Sites in the central-eastern portion of the city, near the intersection of Moreno Beach Drive and Alessandro Boulevard, are also within a two-mile radius of Stoneridge Towne Center and Moreno Beach Plaza and further, these sites are generally less than 1-mile from the Moreno Marketplace (bus line: 20). In addition, about one-third of all Above Moderate Income RHNA sites are within a two-mile radius of the city's envisioned Downtown Center, a major component of the 2040 General Plan Update, which will bring a variety of desirable resident and visitor-serving amenities and services in the coming years.

- **Jobs.** About half of all Above Moderate Income RHNA sites have good access to the RTA system (and connected Metrolink and Sunline Transit Agency systems) with bus stops located 1-mile or less distance away. Sites in the northeastern portion of the city are near State Route 60 and sites in the central-eastern portion of the city have convenient access to Moreno Beach Drive which connects to State Route 60. Other sites along Perris Boulevard and Sunnymead Boulevard can use those travel corridors to access State Route 60 and Interstate 215 which converge at an interchange located adjacent to city limits. In addition, about one-third of all Above Moderate Income RHNA sites are within a two-mile radius of the City's envisioned Downtown Center and over time, this area's development will bring additional local employment opportunities in a variety of sectors. Further, sites in the northeastern and central-eastern portions of the city are near to the approved World Logistics Center, a master planned corporate park environment designed to support the city's growing next generation logistics and advanced manufacturing industries. The World Logistics Center is projected to create approximately 24,000 permanent new jobs within the city.

Capacity

In total, 3,032 units can be accommodated on vacant parcels and an additional 563 units can be accommodated on underutilized non-vacant parcels. Further, pipeline projects include 2,244 units. The grand total is 5,839 units. Together, these sites can accommodate 105.3 percent of the Above Moderate Income RHNA allocation (5,620 units).

Summary

The City of Moreno Valley is committed to creating a long range and viable housing element that looks ahead to the ongoing housing needs of its residents. Moreno Valley is a growing community and has a sufficient amount of vacant and non-vacant underutilized land to accommodate new development. The 2021-29 Moreno Valley Housing Element Sites Inventory demonstrates capacity for 14,175 housing units, which is sufficient to satisfy the RHNA allocation (13,595 units) for the planning period from 2021-2029 with a buffer in each income category (Table 6-3).

The buffer is intended to ensure the City can navigate the no net loss provisions of the State Housing Element law and have continued ability to meet the RHNA by income group throughout the planning period. Included in Section 65583.2 of the State Housing Element law, "No Net Loss" provisions require that a city may not reduce residential density or allow development at a lower residential density unless the city makes findings supported by substantial evidence that the reduction is consistent with the general plan and there are remaining sites identified in the housing element adequate to meet the city's outstanding RHNA. Further, amendments to the law that came into force in 2018 require cities that allow development at reduced densities now be prepared to meet remaining unmet RHNA need by income category within 180 days. If the remaining sites in the inventory cannot accommodate the unmet RHNA by income category, the City must be prepared to rezone other sites where residential development is allowed regardless of any growth management restriction, open space or agricultural preservation policies.

Table 6-3: 2021-29 Moreno Valley Housing Element Sites Inventory

City of Moreno Valley 2021-29 Housing Element Sites Inventory Summary
Vacant and Non-Vacant Sites and Pipeline Projects

	Low and Very Low Income				Moderate Income				Above Moderate Income			
	Vacant	Non-Vacant	Pipeline	Subtotal	Vacant	Non-Vacant	Pipeline	Subtotal	Vacant	Non-Vacant	Pipeline	Subtotal
COMU	1,656	2,383		4,039			490	490	632	317	52	1,001
CEMU		759		759				0		227		227
R30	335			335			266	266				0
R20	737			737	289		517	806		13		13
R15				0	198		318	516			66	66
R10			80	80	290			290	756		377	1,133
R5				0				0	719		1,154	1,873
R3				0				0	348	6	275	629
R2				0				0	366		91	457
R1				0				0	197		34	231
HR				0				0	14		179	193
R/O				0			18	18			16	16
Subtotal	2,728	3,142	80	5,950	777	0	1,609	2,386	3,032	563	2,244	5,839
RHNA	5,814	5,814	5,814	5,814	2,161	2,161	2,161	2,161	5,620	5,620	5,620	5,620
% RHNA	46.9%	54.0%	1.4%	102.3%	36.0%	0.0%	74.5%	110.4%	54.0%	10.0%	39.9%	103.9%
Difference	-3,086	-2,672	-5,734	136	-1,384	-2,161	-552	225	-2,588	-5,057	-3,376	219
GRAND TOTAL												14,175

B. OTHER HOUSING RESOURCES AND CONSIDERATIONS

Surplus Lands

The 2021-29 Housing Element Sites Inventory does not include any sites owned by a local public entity. AB 1486 and AB 1255 seek to identify and prioritize State and local surplus lands available for housing development affordable to lower-income households.

AB 1486 aims to connect developers who are interested in building more affordable homes to surplus local public land that is both available and suitable for housing development. Beginning, January 1, 2020, local agencies (cities, counties, and special districts) must send notices about available, surplus local public land to HCD, any local public entity within the jurisdiction where the surplus local land is located, and developers who have notified HCD of their interest in developing affordable housing on surplus local land.

Per AB 1255, by April 1, 2021, every California city and county will be required to have a central inventory of surplus and excess land and must report to HCD on each parcel. HCD, in turn, will provide the information to the California Department of General Services (DGS) to include in a statewide inventory.

Pursuant to Government Code section 54221, "surplus land" means land owned in fee simple by any local agency for which the local agency's governing body takes formal action in a regular public meeting declaring that the land is surplus and is not necessary for the agency's use. As of the compilation of this Housing Element (December 2020), based on records from the Riverside County Assessor, the City has identified 527 sites, representing 4,556 acres, within the city limits that have local agency ownership. Local agencies include:

- City of Moreno Valley (232 sites; 597 acres)
- Moreno Valley Community Services District (43 sites; 155 acres)
- Moreno Valley School District (58 sites; 644 acres)
- Riverside County (10 sites; 101 acres)
- Riverside County Flood Control and Water Conservation District (120 sites; 181 acres)
- Riverside County Regional Park and Open Space District (6 sites; 54 acres)
- State of California (51 sites; 2,655 acres)
- Western Riverside County Regional Conservation Authority (7 sites; 169 acres).

These sites are located in a diverse array of locations throughout the city with different General Plan Land Use designations and densities for potential residential development. It is noted that among these 527 sites, there are sites with existing land use of conserved lands, greenways, open space, or flood control. As such, residential development on such sites may not be suitable or desirable. There are, however, some sites with existing land use of school/educational facilities, public facilities, single-family residential, or vacant that could potentially accommodate residential redevelopment. In accordance with AB 1486 and AB 1255, the City will work with the local agencies to determine whether or not there is surplus/excess land that is not necessary for the agency's use and

may be identified as "surplus" for reporting to HCD and DGS with the intention of connecting developers to potential lands available for housing development affordable to lower-income households.

Utility and Service Systems

Consistent with State law and guidance from HCD, all RHNA sites included on the Inventory have been screened to ensure they are in areas with existing or planned water, sewer, and other dry-utilities supply, including the availability and access to distribution facilities.

Water

Water service in Moreno Valley is provided by two agencies. Eastern Municipal Water District (EMWD) supplies most of the city, except for a 430-acre area on the west side which is served by Box Springs Mutual Water Company (BSMWC). Nearly all of RHNA sites included on the Inventory receive water service from EMWD. EMWD's 2015 Urban Water Management Plan (UWMP) provides water supply and demand projections in five-year increments through the year 2040. The UWMP also reports and sets water efficiency targets and guarantees that EMWD has the supply needed to meet demand through the year 2040.

The Inventory includes six Moderate and Above Moderate Income sites located in the Edgemont area that receive water service from BSMWC (APNs 291181027, 263132033, 263132030, 263132017, 263132016, 291120066). Of these six sites, five sites are residential pipeline projects in-progress and one site (APN 291181027) is designated R5 Residential and within the Above Moderate Income category. The Edgemont area is demarcated by the city border on the west, Alessandro Boulevard on the south, Frederick Street on the east, and Eucalyptus Avenue on the north. Unfortunately, sites in the Edgemont area currently experience challenges to water infrastructure to support development. The City completed an investigation of the issues related to operating and upgrading BSMWC water system in 2013. The objective of the analysis was to present estimated cost for replacing the entire water system to meet the water supply and fire suppression needs of ultimate development. The 2013 study concluded that it would be best to transfer the water service to either EMWD or Western Municipal Water District (WMWD) and include a complete replacement of the existing water system at a cost of $21.8 million. While BSMWC has performed upgrades to the water system since the 2013 study, it should be noted that any redevelopment within their service area, likely requires substantial upgrades to ensure safe and reliable water supply is available. The City continues to work with housing developers and stakeholders to facilitate high-quality development in the Edgemont area, as evidenced by the several residential pipeline projects underway.

Sewer and Waste Management

Wastewater service in Moreno Valley is provided by two agencies. EMWD provides collection and treatment for most of the city, while the Edgemont Community Services District (ECSD) services a 1,500-acre area on the west side of the city (including the BSMWC water service area). The City provides trash, recycling, and special waste handling services to residents and businesses through a contract with Waste Management. No other haulers are authorized to operate within the city. All RHNA sites are located in areas with existing or planned sewer and waste management services and analysis has been conducted as part of the City's 2040 General Plan Update to identify future wastewater collection and conveyance system improvements needed to accommodate focused growth in certain areas.

Electrical Power and Natural Gas

Southern California Edison (SCE) and the Moreno Valley Electric Utility (MVU) provide electricity to the city. SCE, a subsidiary of Edison International, serves approximately 180 cities in 11 counties across central and southern California. Moreno Valley Utility (MVU) is a public power utility and serves over 6,500 residential and business clients in a service area that covers the eastern and southern portions of the city. SoCalGas provides the city with natural gas service. SoCalGas' service territory encompasses approximately 20,000 square miles and more than 500 communities. All RHNA sites are located in areas with existing or planned electrical power and natural gas services.

Opportunities for Lot Consolidation

The City of Moreno Valley has a number of incentives in place to facilitate and encourage lot consolidation, especially of underutilized sites. Taken together, the following incentives will constitute a lot consolidation incentive program that developers can utilize:

- Deferral of development impact fees for affordable housing until issuance of Certificate of Occupancy.
- Policy of keeping development impact fees at a lower level for affordable housing.
- Permit streamlining.
- Through the County of Riverside, Waiver of Traffic Uniform Mitigation Fees (TUMF) for affordable housing per the adopted ordinance.
- Provide density bonus pursuant to the City's density bonus ordinance.
- Provide a 100% density bonus for affordable senior housing projects.
- Several incentives are offered for projects within the Mixed Use-Overlay District including reduction in required parking, and an increase in maximum floor area ratio.

Mobile Home Parks

Zoning in the City of Moreno Valley allows mobile home parks in any residential zone with a Conditional Use Permit. This allows for maximum design flexibility. There are no established standards for the design of mobile home spaces.

Currently, mobile home parks must be large enough to allow for professional management and a decent living environment and each mobile home park must include a minimum of 5 acres and recreational amenities for the tenants. It would not be financially advantageous to develop mobile home parks on land zoned for multiple-family housing since higher density could not be achieved given the single-story nature of the units. Accordingly, it would not be financially feasible to develop mobile home parks in residential designations lower than Residential 5 (R5). Within the 2021-29 Housing Sites Inventory, a total of seven R5 vacant sites, five acres and larger and without environmental constraints, are adequate in both size and zoning for development of new mobile home parks (Table 6-4). It is important to note that the City of Moreno Valley does not have oversight of the operation of mobile home parks. The State Department of Housing and Community Development has oversight of all mobile home parks in the city.

Table 6-4: Sites Appropriately Zoned and Available For Mobile Home Parks

Zoning Designation	*Density (Units/Acre)*	*Vacant Acres*	*Number of Units*[1]	*Number of Parcels 5 Acres and Larger*
R5	5	84[2]	33	7

1. Units calculated at 80% of the total density capacity and reflect typical historical development patterns in the City.

2. It is assumed that 10% of all available acreage (8.4 acres) could potentially be developed as mobile homes.

Note: See Appendix F for a list of 2021-29 Housing Sites Inventory sites appropriately zoned and available for mobile home parks.

Manufactured Homes

Zoning in the City of Moreno Valley allows for the placement of manufactured homes on individual lots of 7,200 square feet or more in area. Manufactured homes on individual lots are subject to the same design guidelines as conventional homes. There has been some interest in providing manufactured housing on individual lots of less than 7,200 square feet in Moreno Valley. Based on the City's inventory of vacant sites within the 2021-29 Housing Sites Inventory, there is a total of 1,375 acres of appropriately zoned land that could potentially develop as manufactured housing. However, it is assumed that no more than 10 percent of the available acreage would develop as manufactured housing during the planning period, resulting in a possible 640 units (Table 6-5). Vacant land in Specific Plans in which the predominant development is stick-built housing has not been included in the inventory since it is unlikely that manufactured housing would likely develop given the constraints of the Plan and the existing development pattern. Furthermore, whereas in the past some small subdivisions with manufactured homes have been built in the City, such type of subdivision has not been developed in the past twenty years.

Table 6-5: Sites Appropriately Zoned and Available For Manufactured Homes

Zoning Designation	*Density (Units/Acre)*	*Vacant Acres*[2]	*Number of Units*[1]
All Residential Zones	1-30	1,375	640

1. Units are calculated at 80% of total density capacity and reflect typical historical development patterns in the City. In Hillside Residential (HR), densities are based on the percentage slope calculation, with 1 unit for 5 acres utilized as an average density.

2. It is assumed that 10% of all available acreage (137.5 acres) could potentially be developed as manufactured housing.

Note: See Appendix G for a list of 2021-29 Housing Sites Inventory sites appropriately zoned and available for manufactured homes.

Transitional and Supportive Housing and Emergency Shelters

Transitional and Supportive Housing

Transitional housing is a type of supportive housing used to facilitate the movement of people experiencing homelessness into permanent housing. A person experiencing homelessness may live in a transitional apartment for a predetermined period of time, however not less than six months while receiving supportive services that enable independent living. Supportive housing is permanent rental housing linked to a range of support services designed to enable residents to maintain stable housing and lead fuller lives.

The housing element must demonstrate that transitional housing and supportive housing are permitted as a residential use and only subject to those restrictions that apply to other residential dwellings of the same type in the same zone (Government Code Section 65583(a)(5)). Any existing single-family or multiple-family dwelling can be used as transitional or supportive housing. In addition, boarding and rooming houses can be operated in the multiple-family residential zones without a Conditional Use Permit. Transitional and supportive housing will continue to be treated as residential uses pursuant to the requirements of SB2.

It is noted that Program 7-C of the Housing Plan states: *Pursuant to HUD-LA guidance, amend the definitions of the following terms found in the Planning and Zoning Code to help eliminate potential impediments to fair housing choice in Moreno Valley: "disability," "supportive housing," "transitional housing," "residential care facilities," and "special needs populations." Definitions will be amended for consistency with the federal Fair Housing Act, the California Fair Employment and Housing Act, and the California the Health and Safety Code as appropriate. Additionally, the Planning and Zoning Code will be revised to indicate the residential zones in which transitional and supportive housing is permitted.*

Given the availability and number of housing units in Moreno Valley, it has never been necessary for a service provider to develop new housing for supportive housing. As a matter of fact, the City of Moreno Valley has one of the larger concentrations of supportive housing programs in Riverside County. According to the California Department of Social Services Community Care Licensing Division, the number of licensed group facilities, including group homes, small family homes, and

adult residential facilities total 108 facilities. In addition, there are numerous churches and religious ministries that operate small supportive housing programs serving women and families in single-family homes.

Furthermore, the City of Moreno Valley is a member of the Joint Powers Authority for the March Air Reserve Base and it is a compelling assumption that most of the future transitional housing will be developed at/near the March Air Reserve Base. A nonprofit called U.S.VETS whose mission is to "help veterans and their families transition from homelessness by offering tailored support to gain independence" is currently developing the "March Veterans Village" that will provide affordable housing and supportive services located next to the March Air Reserve Base. Once all phases are completed, the March Veterans Village will consist of seven apartment buildings and be home to more than 400 veterans and their families. Phase 1 opened in early 2018 with the first of two buildings providing 138 permanent supportive housing. Phase 2 broke ground early 2020 and is under construction; this three-story complex will provide housing for up to 60 additional veterans.

Citywide, there are 649 vacant acres, appropriately zoned and available for transitional and supportive housing. It is assumed that no more than 10 percent of the available acreage would develop as manufactured housing during the planning period, resulting in a possible 920 units (Table 6-6).[2] Per SCAG's August 2020 Local Housing Data package for the City of Moreno Valley, there were 38 unsheltered people experiencing homelessness in Moreno Valley that were identified in the 2019 Riverside County Homeless Point-In-Time Count. In consideration of the 108 licensed group facilities in the city, the availability and number of existing housing units in Moreno Valley (57,523 units in 2020 according to the California Department of Finance), and the 649 vacant acres citywide appropriately zoned and available for transitional and supportive housing, the City of Moreno Valley has identified, facilitated, and encouraged the development of housing for all income levels, including transitional and supportive housing and emergency shelters.

Table 6-6: Sites Appropriately Zoned and Available for Transitional and Supportive Housing

Zoning Designation	*Density (Units/Acre)*	*Vacant Acres*[2]	*Number of Units*[1]
Multiple-Family (R10-R30) and Mixed Use (Residential/Office, CEMU, and COMU)	10 and above	649	920

1. Units are calculated at 80% of total density capacity and reflect typical historical development patterns in the City.

2. It is assumed that 10% of all vacant acreage (64.9 acres) could potentially be developed as transitional or supportive housing.

Note: See Appendix H for a list of vacant sites citywide that are zoned and available for transitional and supportive housing.

[2] Supportive housing, as defined in Government Code Section 65650, shall be a use by right in all zones where multi-family and mixed uses are permitted.

Emergency Shelters

Emergency Shelters With Conditional Use Permit

The City of Moreno Valley General Plan allows emergency homeless shelters with Conditional Use Permits in the following zones: Community Commercial (CC), Office Commercial (OC), Office (O), Public (P), Industrial (I), and Business Park-Mixed Use (BPX). Table 6-7 inventories all of the vacant land on which emergency shelters can be developed with a Conditional Use Permit. In total, the City of Moreno Valley has 439 vacant acres over 141 sites available for shelters with a Conditional Use Permit. The development review process for an emergency shelter would be identical to the City's standard review process. Non-profit applicants would receive a 25 percent reduction on the fee for an emergency shelter application. The City of Moreno Valley does not restrict the siting of shelters beyond the requirement that shelters be located within the allowed land use designations (Commercial, Office and Industrial/Business Park). The business park-mixed use, office and commercial zones do not have density designations and thus multiple-family developments would not be permitted, instead dormitory style shelters would be permitted in these zones. However, the Office Residential designation does have a density, thus allowing for the development of multiple-family units for shelter use.

The Conditional Use Permit issued by the City of Moreno Valley is valid for three years. A shelter facility must begin operation within three years of issuance of the Conditional Use Permit. If the facility does not begin operation within the three years, a new application would be required. A shelter must provide one parking space for every four beds. If ancillary services are to be provided at the shelter, such as free meals for persons not residing in the shelter, additional parking would be required. The shelter applicant could submit a parking study for comparable uses at a comparable facility in order to provide the City with examples of parking requirements.

Table 6-7: Vacant Sites Available for Emergency Shelters with Conditional Use Permit

Zoning Designation	*Vacant Acres*	*Number of Parcels*
Community Commercial	187	78
Office Commercial	77	22
Office	139	32
Public	10	2
Industrial	8	1
Business Park-Mixed Use	20	6
Total	*439*	*141*

Note: See Appendix I for a list of vacant sites citywide that are available for emergency shelters with Conditional Use Permit.

Emergency Shelters Allowed By-Right

Every jurisdiction must identify a zone or zones where emergency shelters are allowed as a permitted use without a Conditional Use Permit or other discretionary permit (Government Code Section 65583.(a)(4)). Emergency shelters are a permitted use in the public zone. However, there are no longer publicly zoned sites in the city that are available and/or appropriate for housing and shelter uses. The City of Moreno Valley amended the Moreno Valley Industrial Area Specific Plan (SP 208) to add emergency homeless shelters as a permitted use and adopted development standards for that use in May 2013 (Moreno Valley Municipal Code Chapter 9.09.170). There is a total of 37 vacant acres over 17 parcels in the Specific Plan 208 area (Table 6-8) that could permit a year-round emergency shelter without a Conditional Use Permit or any discretionary permit requirements.

All shelters would be required to develop their site in accordance with their approved plans, the Development Code, Landscape Development Guidelines and Specifications, and the General Plan. If the shelter application is for new construction, the time from application to issuance of the conditional use permit would be approximately six months. However, if the application involved an existing building that would only require modifications and tenant improvements, the approval from time of application to the issuance of the Conditional Use Permit would be approximately three months. In general, the approval time frame for a shelter would be no longer than any other application. It is the City of Moreno Valley's conclusion that there are no significant constraints to the development of shelters in the city.

Table 6-8: Vacant Sites Available for Emergency Shelters By-Right

Zoning Designation	*Vacant Acres*	*Number of Parcels*
Moreno Valley Industrial Area Specific Plan (SP 208)	37	17
Total	*37*	*17*

Note: See Appendix J for a list of vacant sites citywide that are available for emergency shelters by-right.

Single Room Occupancy Hotels (SRO)

The definition of an SRO as contained in the HOME regulations, 24 CFR Part 92.2 is that of a "single room dwelling unit that is the primary residence of its occupant or occupants. The unit must contain either food preparation or sanitary facilities (and may contain both) if the project consists of new construction, conversion of non-residential space or reconstruction." The City of Moreno Valley amended Chapter 9.15.030 (Definitions) of its Municipal Code in May 2013 to include a definition of SRO as followed:

"Single room occupancy (SRO) facility" means a structure consisting of six or more units, each of which is designed for occupancy by no more than two persons, which also has bathing facilities, that may or may not have partial kitchen facilities, and which is occupied as a primary residence by its occupants. The definition of SRO does not include residential care homes, senior housing projects, rooming and boarding houses, hotels and motels, bed and breakfast lodging, extended care facilities or hospitals.

Based on the definition of an SRO, the City of Moreno Valley also amended Chapter 9.09 (Specific Use Development Standards) of the Municipal Code to establish zones that will allow single room occupancy units by right in the Community Commercial (CC) zone and with a conditional use permit in the multiple-family zone of Residential 30 (R30) and the Mixed Use Overlay Districts (MUI, MUC and MUN). The standards for an SRO zone have also been developed and it will be staff's goal that the standards and permit procedures facilitate the development of single room occupancy units.

C. FINANCIAL AND ADMINISTRATIVE RESOURCES

Implementation Tools

A variety of federal, State and local programs are available to create and/or maintain rental and purchase affordability for lower income households and for persons with special needs. These programs are also available to other jurisdictions for potential acquisition, subsidy, or replacement of units at-risk. Table 6-9 summarizes financial resources available to the City, private and non-profit parties to preserve/create housing that is affordable.

In previous years, the primary source of funds for affordable housing activities in Moreno Valley was from the 20 percent Redevelopment Agency housing set-aside fund. The Consolidated Plan 2009–2014 allocated funding for housing programs during that period, as indicated below:

- Provide Assistance to Enable Homeownership
- Homeowners Assistance Program
- Foreclosure Acquisition Program
- Rehabilitate and Preserve Ownership Housing
- Substantial Rehabilitation Program
- Mobile-Home Repair
- Residential Beautification Program
- Expand Affordable Housing through New Construction
- Affordable Housing

On December 29, 2011 the California Supreme Court ruled to uphold ABx1 26, which dissolved all redevelopment agencies (RDAs) in the State. A companion bill, ABx1 27, which would have allowed RDAs to continue to exist, was also declared invalid by the court. The court's decision required that all RDAs within California be eliminated no later than February 1, 2012. Per Resolution OB 2012-07, the City of Moreno Valley Redevelopment Agency was dissolved. The Moreno Valley Housing Authority was selected to be the Successor Agency responsible for all of enforceable obligations owed.

The City previously relied on estimated redevelopment housing set-aside revenues ranging from $4,197,384 to $4,583,576 annually to support the development of affordable housing and the implementation of programs outlined in the Housing Plan. For the 2021-2029 planning cycle, the City is currently implementing and administering programs provided by the State of California, such as

the HOME Investment Partnership Program to assist first time home buyers and to provide loans for the rehabilitation of owner-occupied residences, and the HUD Neighborhood Stabilization Program to fund new construction of single-family homes and to facilitate new ownership of foreclosed homes through the City's acquisition, rehabilitation and resale of these homes.

Table 6-9: Resources Available for Housing Activities, City of Moreno Valley

Program Description	*Eligible*	*Activities*
Local Resources		
Density Bonus	The City allows an increase in density to developers who set-aside at least 25% of their project to low-and moderate-income persons, in conjunction with at least one financial and one development incentive	Density Bonus
Tax-Exempt Bonds	The City has the authority to issue tax-exempt bonds. When available, bond proceeds will be used to develop affordable housing. There is no bonding ability at this time.	Housing Development
City/Agency Owned Land	If available and appropriate, City or Housing Authority owned land may be made available.	- Housing - Community Facilities
Lease Purchase Program	Lease Revenue Pass-Through Obligation bonds are issued by the California Cities Home Ownership Authority to fund a lease/purchase program that will assist homebuyers countywide.	Homebuyers Assistance
County of Riverside Resources	Housing Improvement Program, Rental Rehab Program, Senior Home Repair (minor and enhanced), First Time Homebuyers Program, Multi-family Revenue Bonds, and Shelter Care Plus.	- Rental Assistance - Home and Rental Rehabilitation Assistance - First Time Home Buyers Assistance
Moreno Valley Housing Authority	The Moreno Valley Housing Authority was created to address the City's need for safe and sanitary affordable housing opportunities for its residents. It was created in response to the dissolution of the City's redevelopment agency.	Implementation/administration of state and federal programs that: - Provide Loans to First Time Home Buyers - Rehabilitate substandard owner-occupied homes - Build new affordable housing - Purchase, repair and sell foreclosed homes

Table 6-9: Resources Available for Housing Activities, City of Moreno Valley

Program Description	*Eligible Activities*	
State Resources		
Mortgage Credit Certificate (MCC)	Federal tax credit for low and moderate income homebuyers who have not owned a home in the past three years. Allocation for MCC is provided by the State and administered by the County	First Time Home Buyer Assistance
California Community Reinvestment Corporation (CCRC)	Private, non-profit mortgage banking consortium that provides long term debt financing for affordable multi-family rental housing	- New Construction - Rehabilitation - Acquisition of Properties
California Department of Housing & Community Development Predevelopment Loan Program	Low interest loans for the development of affordable housing with non-profit agencies	Predevelopment Loans
Emergency Shelter Program	Grants awarded to non-profit organizations for shelter support services	Support Services
Mobile Home Park Conversion Program (M Prop)	Funds awarded to mobile home park tenant organizations to convert mobile home parks to resident ownership	- Acquisition - Rehabilitation
California Housing Finance Agency (CHFA) Multiple Rental Housing Programs	Below market rate financing offered to builders and developers of multiple family and elderly housing. Tax-exempt bonds provide below-market mortgage money	- New Construction - Rehabilitation - Acquisition of Properties
California Housing Rehabilitation Program	Low interest loans for the rehabilitation of substandard homes owned and occupied by lower-income households. City and nonprofits sponsor housing rehabilitation projects.	- Rehabilitation - Repair of Code Violations - Property Improvements

Table 6-9: Resources Available for Housing Activities, City of Moreno Valley

Program Description	*Eligible*	*Activities*
California Housing Finance Agency Home Mortgage Purchase Program	CHFA sells tax-exempt bonds to provide below-market loans to first time homebuyers. Program is operated through participating lenders that originate loans purchased by CHFA.	- Home Buyer Assistance
Low Income Housing Tax Credit (LIHTC)	Tax credits available to individuals and corporations that invest in low-income rental housing. Tax credits are sold to corporations and people with high tax liability, of which the proceeds are utilized for housing development	- Rehabilitation - New Construction - Acquisition
Federal Resources – Entitlement		
Community Development Block Grant (CDBG)	Entitlement program that is awarded to the City on a formula basis. The objectives are to fund housing activities and expand economic opportunities. Project must meet one of three national objectives: benefit low and moderate income persons; aid in the prevention or elimination of slums or blight; or meet other urgent needs.	- Section 108 Loan Repayments - Historic Preservation - Admin. & Planning - Code Enforcement - Public Facilities Improvements - Economic Development - Housing Activities (i.e., acquisition, rehabilitation)
HOME Investment Partnership Program	A flexible grant program for housing. The intent of this program is to expand the supply of decent, safe, and sanitary affordable housing. HOME is designed as a partnership program between the federal, state, and local governments, non-profit and for-profit housing entities to finance, build/rehabilitate and manage housing for lower-income owners and renters	- Multiple-Family Acquisition/Rehab - Single-Family CHDO Assistance - Administration
Emergency Shelter Grants (ESG)	Annual grant funds are allocated on a formula basis. Funds are intended to assist with the provision of shelter and social services for homeless	- Homelessness Prevention - Essential Services - Operating Expenses
Housing Opportunities for Persons with AIDS (HOPWA)	Funds are allocated to Lake Elsinore on behalf of all jurisdictions in Riverside County. Funds are made available countywide for supportive social services, affordable housing development, and rental assistance to persons with HIV/AIDS.	- Rental Assistance - Supportive Social Services - Administration
Mortgage Credit Certificate Program	Under the MCC Program, first-time homebuyers receive a tax credit for the year based on a percentage of the interest paid on their mortgage. This program may be used alone or in conjunction with a Down Payment Assistance Loan.	- Home Buyer Assistance

Table 6-9: Resources Available for Housing Activities, City of Moreno Valley

Program Description	*Eligible*	*Activities*
Low-income Housing Credit (LIHTC)	Program encourages the investment of private capital for the creation of affordable rental housing for low-income households. Tax credits are available to individuals and corporations who invest in such projects.	- New Construction - Housing Rehabilitation - Acquisition
Federal Resources – Competitive		
Supportive Housing Grant	Grants to improve quality of existing shelters and transitional housing. Increase shelters and transitional housing facilities for the homeless	Housing Rehabilitation
Section 8 Rental Assistance	Rental assistance program which provides a subsidy to very low-income families, individuals, seniors and the disabled. Participants pay 30% of their adjusted income toward rent.	Rental Assistance
Section 811/202	Grants to non-profit developers of supportive housing for the elderly and persons with disabilities. Section 811 can be used to develop group homes, independent living, facilities, and intermediate care facilities.	- Acquisition - Rehabilitation - New Construction - Rental Assistance - Support Services
Section 811	Grants to non-profit developers of supportive housing for person with disabilities, including group homes, independent living facilities and intermediate care facilities	- Acquisition - Rehabilitation - New Construction - Rental Assistance
Shelter Care Plus	Provides grants for rental assistance for permanent housing and case management for homeless individuals with disabilities and their families	- Rental Assistance - Homeless Prevention
Section 108 Loan	Provides loan guarantee to CDBG entitlement jurisdictions for pursuing large capital improvement or other projects. The jurisdiction must pledge its future CDBG allocations for loan repayment. Maximum loan amount can be up to five times the entitlement jurisdiction's most recent approved annual allocation. Maximum loan term is 20 twenty years.	- Acquisition - Rehabilitation - Home Buyer Assistance - Homeless Assistance
Private Resources		
Federal National Mortgage Association (Fannie Mae)	Community Home Buyer Program – Fixed rate Mortgages	Home Buyer Assistance
	Community Home Improvement Mortgage Program – Mortgages for purchase and rehabilitation of a home	Home Buyer Assistance/Rehab

Table 6-9: Resources Available for Housing Activities, City of Moreno Valley

Program Description	*Eligible*	*Activities*
	Fannie Neighbor – Underserved low income minorities are eligible for low down-payment mortgages for the purchase of single-family homes	Expand Home Ownership for Minorities
California Community Reinvestment Corporation (CCRC)	Non-profit mortgage banking consortium that pools resources to reduce lender risk in financing affordable housing. Provides long term debt financing for affordable multiple-family rental housing	- New Construction - Rehabilitation - Acquisition
Federal Home Loan Bank Affordable Housing Program	Direct subsidies to non-profit and for-profit developers, and public agencies for affordable low-income ownership and rental projects	- New Construction - Expand Home Ownership for Lower Income Persons
Savings Association Mortgage Company (SAMCO)	Statewide loan pool that provides thirty-year permanent loans for affordable housing projects, serving persons earning up to 120% of the median income.	- Construction - Redevelopment

Administrative Resources

The primary Agencies and Officials responsible for the implementation of the City's housing programs and activities lies within the City of Moreno Valley Community Development Department and the Financial and Management Services Department.

City of Moreno Valley Community Development Services

The Community Development Services within Moreno Valley includes the Planning Division, Building Safety Division, Fire Prevention Bureau, and Economic Development Department. The Planning Division and Building Services are directly related to all City housing related issues and policies.

The Planning Division implements long-range planning efforts and development standards to promote livability and appearance. The Division ensures the City's viability through enforcement of land use, construction, health, safety, and environmental regulations. This involves land use and development standards, building codes, economic vitality, and adherence to the General Plan policies. The Division is ultimately responsible for the administration of the General Plan and implementation of the Zoning Ordinance.

The Building Safety Division enforces state laws that effect, regulate and control the design and construction of all structures proposed within the City of Moreno Valley. Additionally, the Building Division ensures that minimum safeguards are followed with regard to life, health, property and public welfare for the residents of the City of Moreno Valley.

7 Progress Report

The Progress Report reviews the previous Housing Element's goals, policies, and implementation actions/programs that were to be implemented during the previous planning period. The City of Moreno Valley's previous Housing Element identified seven goals that the City anticipated to achieve during the previous planning period.

The seven goals from the 2014-2021 planning period included:

- Availability of a wide range of housing by location, type of unit, and price to meet the existing and future needs of Moreno Valley residents.
- Promote and preserve suitable and affordable housing for persons with special needs, including lower income households, large families, single parent households, the disabled, senior citizens and shelter for the homeless.
- Removal or mitigation of constraints to the maintenance, improvement and development of affordable housing, where appropriate and legally possible.
- Provide increased opportunities for homeownership.
- Enhance the quality of existing residential neighborhoods in Moreno Valley, through maintenance and preservation, while minimizing displacement impacts.
- Encourage energy conservation activities in all neighborhoods.
- Equal housing opportunity for all residents of Moreno Valley, regardless of race, religion, sex, marital status, ancestry, national origin, color, or handicap.

Each goal has specific policies and actions/programs that were to be accomplished to facilitate the construction of affordable housing and to maintain the existing affordable housing stock. Each policy consists of implementation actions/programs with quantified objectives that were to accomplish the goals established in the Housing Element. Each implementation action/program had a time frame for completion along with a responsible agency to monitor the policies.

The accomplishments are listed on the right column of the table and display the progress, effectiveness, and appropriateness of the action/program. Pursuant to Government Code Section 65588, local governments shall review their Housing Element and evaluate the following:

- The progress of the City or County in implementation of the Housing Element;
- The effectiveness of the Housing Element in attainment of the community's housing goals and objectives; and
- The appropriateness of the housing goals, objectives, and policies in contributing to the attainment of the State housing goal.

The following table reviews the continued progress in implementation, the effectiveness of the Housing Element, and the appropriateness of the City's housing goals since 2014.

Action / Program	Program Description and Objective	Timeframe and Progress	Implementation Status and Recommendation for the 2021-2029 Housing Element
Goal H-1: Availability of a wide range of housing by location, type of unit, and price to meet the existing and future needs of Moreno Valley residents.			
1.1	Review and update the General Plan periodically to ensure that growth trends are addressed.	Ongoing	The City of Moreno Valley is currently working on a comprehensive General Plan Update due to be completed in May 2021.
1.2	Encourage variety of housing development through various Overlay zone alternatives (Senior Housing, Planned Development, Mixed Use) or with the density bonus incentives. Goal was 1 mixed-use project over the planning period.	Ongoing As part of the SB2 grant work approved by HCD, staff will be updating the density bonus incentives section of the development code. It is expected that the development code amendment proposed under the LEAP grant will be updating our development code in all of these areas.	Adopted a density bonus incentive for multi-family projects that meet certain LEED standards. Modify program
1.3	The Moreno Valley Housing Authority will utilize available funding, HOME, CDBG, etc. allocations to provide the following incentives which may be applied to an affordable housing project: 1) Lease or purchase of City owned property at low rates; 2) Provision of off-site improvements.	Ongoing Finance used NSP and HOME funds for the 81-unit Courtyards at Cottonwood project in 2020.	Retain program
1.4	Encourage a mixture of diverse housing types and densities in new developments, guided by specific plans and the Mixed Use Overlay District, around Sunnymead and Alessandro Boulevards and throughout the City. Focus development activity within the Village Specific Plan (SP 204) area to suitably zoned underutilized land and the potential for mixed-use projects exists for the development of affordable housing. Goal was 1 mixed-use project over the planning period.	Ongoing	Modify to be consistent with new growth concept areas in the 2040 General Plan.

Action / Program	Program Description and Objective	Timeframe and Progress	Implementation Status and Recommendation for the 2021-2029 Housing Element
1.5	Support the use of innovative building techniques and construction materials for residential development, such as energy efficient buildings that utilize solar panels and sustainable building materials that are recyclable. Objective was to use SC Edison grants to develop innovative development standards for energy conservation.	Ongoing Work was completed in 2014 under the Edison grant that included development of a Climate Action Strategy and GHG analysis/inventory. In addition, a Code amendment was completed that provides a density bonus for multi-family projects that meet specified LEED standards.	Modify program
1.6	Work with Habitat for Humanity to utilize vacant Housing Authority owned infill lots for single-family development to provide housing for lower income families and individuals. Objective: Approval of 8 unit Tract Map and building 8 units in the planning period. Tentative Tract map for project was approved at Planning Commission on December 12, 2013. Building of units to begin in Fall 2014.	Ongoing City Council in 2019 directed Grants Administration staff to dedicate HOME funds to a potential site location and the project should go to Planning Commission in 2021.	The 8-unit Habitat for Humanity project was completed in 2016. Modify program
1.7	Continue to track affordable housing units City-wide. This includes monitoring the method by which units remain affordable to lower-income households (e.g., covenants, deed restrictions, loans, etc.).	Ongoing	Modify program to assign responsibility of this action to the Community Development Department and the Moreno Valley Housing Authority.
1.8	The Planning Division will utilize design, development, processing and streamlining incentives, such as reductions in parking requirements, and other standards, to encourage residential uses and to promote more intense residential development in the Mixed Use Districts Overlay and Residential 30 (R30) areas. Objective was to promote development of one mixed-use project for lower and moderate-income households.	Ongoing There are no current projects in process.	Revise program based on the concept areas in the 2040 General Plan that allow for a mix of uses and mixed use. Update objective regarding promoting the development of one mixed use project for lower and moderate-income households.

Action / Program	Program Description and Objective	Timeframe and Progress	Implementation Status and Recommendation for the 2021-2029 Housing Element
1.9	Establish parking standards for senior and affordable housing developments that are located in proximity to transit stops. Objective was to promote high density housing near transportation opportunities and to promote development of one senior and affordable housing development over the planning period.	Completed	The City currently has reduced senior/affordable parking standards. These standards would be reviewed as part of the zoning consistency and development code update.
1.10	To encourage the development of affordable residential and mixed-use projects, the City will offer incentives such as a reduction in development standards (i.e., lot size and parking requirements) and with assistance from the Moreno Valley Housing Authority, subsidize a portion of development costs to encourage lot consolidation and to promote more intense residential and mixed-use development on vacant and underutilized sites within the Village Specific Plan (SP 204) area. While the City is more than able to accommodate the remaining RHNA allocation for the planning period on sites larger than one acre, this program allows for the City to begin planning for the future by encouraging property owners to consolidate adjacent properties to develop larger projects.	Ongoing	The redesignation of the Village Specific Plan area (Sunnymead Village) to allow higher density development is explored under the General Plan Update. The reduction in development standards can be explored further through the zoning consistency/development code update. Modify program
Goal H-2: Promote and preserve suitable and affordable housing for persons with special needs, including lower income households, large families, single parent households, the disabled, senior citizens and shelter for the homeless.			
2.1	Utilize resources such as HOME funds, California Housing Finance Agency single-family and multiple-family programs, HUD Section 208/811 loans, and HOPE II and III Homeownership programs to stimulate private developer and non-profit entity efforts in the development and financing of housing for lower and moderate-income households.	Ongoing	Modify program to update available financing.

Action / Program	Program Description and Objective	Timeframe and Progress	Implementation Status and Recommendation for the 2021-2029 Housing Element
2.2	The Moreno Valley Housing Authority should facilitate discussions between developers and local banks to meet their obligations pursuant to the California Community Reinvestment Act (CCRA) providing favorable financing to developers involved in projects designed to provide lower and moderate-income housing opportunities.	Ongoing The objective was not met.	Remove program
2.3	Consider pursuing a program through the Moreno Valley Housing Authority, if funding is available, or through interested certified Community Housing Development Organization's (CHDO) and/or non-profit organizations, to purchase affordability covenants on existing multiple-family units, subject to restrictions that the affordability covenants would be in effect for not less than 30 years, and that at least 20 percent of the units would be affordable to extremely low- and very low-income households. The goal was one project of a minimum of 40 units for extremely-low and very-low incomes.	Ongoing The objective has not been met.	Continue program
2.4	To comply with Senate Bill 2, the City has amended the Moreno Valley Industrial Area Plan (SP 208) to permit emergency shelters by right in the Industrial Support Area without a conditional use permit or other discretionary permit. The City will continue to monitor the inventory of sites appropriate to accommodate emergency shelters and will work with appropriate organizations to ensure the needs of the homeless population whenever possible. The objective was a yearly review of inventory sites in the Moreno Valley Industrial Area Plan (SP 208).	Ongoing Planning staff has not actively been monitoring the inventory sites in SP 208 area, which as of today does not have many vacant parcels.	This action was looked at during the COVID declaration, and staff should follow up with the Emergency Operations Manager. Continue but try to approach this action through the General Plan's policies and actions.

Action / Program	Program Description and Objective	Timeframe and Progress	Implementation Status and Recommendation for the 2021-2029 Housing Element
2.5	The City will maintain a list of mortgage lenders participating in the California Housing Finance Agency (CHFA) program and refer the program to builders or corporations interested in developing housing in the City.	Ongoing The CHFA program is still in operation. There were no similar programs that might be included.	Continue program
2.6	Continue cooperation with the Riverside County Housing Authority to provide Section 8 rental assistance and work with property owners to encourage expansion of rental projects participating in the program.	Ongoing	The County is contributing Section 8 rental assistance to the Courtyards at Cottonwood project. Continue program
2.7	Provide incentives for development of lower income housing through the density bonus program. Actively promote its use in conjunction with mixed-use projects in the Mixed Use Districts Overlay, for senior housing, and within multiple-family zones. Objective was 1 mixed-use project over the planning period.	Ongoing This program will be revised according to the density bonus section of the Municipal Code, anticipated to be completed in 2021	Objective has not been met, however, the General Plan Update includes a variety of incentives to encourage mixed-use development in centers and along corridors within the city. Modify to be consistent with the Municipal Code.
2.8	Continue to support the City's effort of encouraging multiple-family developments with affordability covenants on units through offering development incentives. These incentives could include reduction in development standards, and expedited permit processing. The objective was 1 mixed-use project over the planning period.	Ongoing	The City saw one affordable multifamily project (Courtyards at Cottonwood) entitled during the planning period and is undergoing building permit review, but no mixed use. Continue program

Action / Program	Program Description and Objective	Timeframe and Progress	Implementation Status and Recommendation for the 2021-2029 Housing Element
2.9	Pursuant to Government Code Section 65583, the City of Moreno Valley is obligated to remove potential and actual governmental constraints upon the maintenance, improvement, or development of housing for all income levels and for persons with disabilities. To address the needs of this population, the City amended the Zoning Code to adopt formal reasonable accommodation procedures. Reasonable accommodation provides a basis for residents with disabilities to request flexibility in the application of land use and zoning regulations or, in some instances, even a waiver of certain restrictions or requirements from the local government to ensure equal access to housing opportunities. The City will provide information regarding the City's reasonable accommodation ordinance and make information on the program more widely available to residents.	Ongoing	The City addressed reasonable accommodations but needs to continue work on "Supportive Housing" under 2018 State Law. Continue program
2.10	Prioritize resources such as HOME funds, California Housing Finance Agency single-family and multiple-family programs, HUD Section 208/811 loans for the development of rental projects that provide units with two or three bedrooms. The objective was to promote the development of 20 rental units with two or three bedrooms.	Ongoing Two and three bedroom rentals have been a priority for funding as well as senior rental projects.	Continue program
2.11	The City will adopt a density bonus ordinance in compliance with Government Code Section 65915. The objective was to promote the financial feasibility of development affordable to lower-income households utilizing density bonuses and incentives and concessions.	Ongoing The Density Bonus Section of Title 9 will be updated with SB2 funds - due to be started in 2020 and completed in 2021.	Continue program

Action / Program	Program Description and Objective	Timeframe and Progress	Implementation Status and Recommendation for the 2021-2029 Housing Element
Goal H-3: Removal or mitigation of constraints to the maintenance, improvement and development of affordable housing, where appropriate and legally possible.			
3.1	The City shall expedite and prioritize development processing time of applications for new construction or rehabilitation of housing for lower and moderate-income households and seniors (Previously referred to as Program 8.16). Expedited permit processing would allow complete development applications to be reviewed at an accelerated rate by City Staff in order to ensure that permit processing times do not create a potential constraint on the development of affordable units by adding to the overall cost of the project.	Ongoing	Expedited permit processing is available for new construction or rehabilitation of housing for lower and moderate-income households and seniors. The City will be working on expedited permit processing assisted by SB2 Grant funds, and further streamlining by a comprehensive update of conditions of approval and integration with the case tracking system as part of the City's proposal for LEAP grant funds. Continue program
3.2	To accommodate the needs of extremely low-income households and households with special needs and comply with Senate Bill 2, the City amended Zoning Code Section 9.09.190 to include Single room occupancy (SRO) facilities. Residential 30 (R30), the Mixed Use District Overlay and Community Commercial (CC)allow Single Room Occupancy (SRO) housing as a permitted use without a conditional use permit or other discretionary permit. The City will continue to monitor the inventory of sites appropriate to accommodate single-room occupancy units and will work with the appropriate organizations to ensure the needs of extremely low-income residents are met. The objective was a yearly review of site inventory.	Complete	The City met the goal to include all the items in a Code amendment. Remove program

Action / Program	Program Description and Objective	Timeframe and Progress	Implementation Status and Recommendation for the 2021-2029 Housing Element
3.3	Continue to permit manufactured housing on permanent foundations in residential zones subject to compatibility criteria (manufactured housing is subject to the same design review criteria as custom or tract homes).	Ongoing	Continue program
3.4	In accordance with Government Code Section 65589.7 as revised in 2005, immediately following City Council adoption, the City must deliver a copy of the 2014-2021 Housing Element to all public agencies or private entities that provide water or sewer services to properties within the City of Moreno Valley.	Complete	Remove program as it is part of Housing Element law.
3.5	Administer contract with fair housing agency (Previously referred to as Program 8.7). These services provide educating households on their rights and responsibilities and assist residents with fair housing issues. The goal was to assist 2,500 households during the planning cycle of 2014-2021.	Ongoing These services are funded by CDBG on an annual basis.	Modify to change responsible party to Financial and Management Services Department.
3.6	Maintain Development Impact Fees (DIF) at a lower level for affordable units (Previously referred to as Program 8.15). The City offers 25% reduction in the Development Impact Fees (DIF) for affordable housing developments. The objective was 600 affordable units over the planning cycle.	Ongoing A recent affordable housing project, Courtyards at Cottonwood (81 units), benefited from the fee reduction.	Current Development Impact Fees are at a lower level for affordable housing and are 50% of the DIF fee for single-family and multi-family. Continue program
3.7	Defer Development Impact Fee for affordable units, until issuance of Certificate of Occupancy (Previously referred to as Program 8.14). The objective was 600 affordable units over the planning cycle.	Ongoing A recent affordable housing project, Courtyards at Cottonwood (81 units), benefited from the fee reduction.	The City's development impact fees are collected at certificate of occupancy based on current City policy. Continue program

Action / Program	Program Description and Objective	Timeframe and Progress	Implementation Status and Recommendation for the 2021-2029 Housing Element
3.8	Waive Traffic Uniform Mitigation Fee (TUMF) for affordable units (Previously referred to as Program 8.17). The objective was 600 affordable units over the planning cycle.	Ongoing	Objective has not been met, however, the City continues to actively support affordable housing development. Modify to clarify that if a project qualifies, it will be exempt from TUMF based on the City's adopted ordinance.
3.9	Apply for grant funds to upgrade water infrastructure in the Box Springs Municipal Water Company (BSMWC) service area (Previously referred to as Program 8.22). The objective was for the City to research grant opportunities.	Ongoing The City has not been able to locate any grant funding for this purpose. Box Springs may have searched out funding independently.	Modify to state that the City will work with Box Springs Municipal Water Company Service area to support their pursuit of grant funding efforts to upgrade water infrastructure.
Goal H-4: Provide increased opportunities for homeownership.			
4.1	Continue to provide favorable home purchasing options to lower and moderate-income households, when funds are available, through the County of Riverside's First Time Homebuyers Down Payment Assistance Program and homeownership assistance with the County Mortgage Credit Certificate (MCC) program.	Ongoing These programs are still available through the County of Riverside.	Continue program
4.2	Continue to work with Habitat for Humanity in the development of single-family homes for lower income families. The objective was approval of 8 unit Tract Map and building 8 units in the planning period.	Ongoing. The objective was met. A tentative tract was approved by Planning Commission on December 12, 2013. Building of units began in Fall 2014. Eight single-family residence were built and received Certificate of Occupancy on January 26, 2016.	Modify program to be more general and inclusive. The City will continue to work with non-profit housing organizations.

Action / Program	Program Description and Objective	Timeframe and Progress	Implementation Status and Recommendation for the 2021-2029 Housing Element
4.3	The Moreno Valley Housing Authority shall provide support to the California Housing Finance Agency (CHFA) program, which supports construction of new owner-occupied units in conjunction with non-profit organizations and/or private developers through advertisement and referral to the program.	Ongoing The City provides support for this program through the County. California Housing Finance Agency (CalHFA) offers homebuyer programs, including down payment and closing cost assistance, and foreclosure prevention resources.	Continue program
4.4	The City shall establish relationships with local lenders, developers and other constituencies such as realtors, and non-profit organizations through community outreach workshops that emphasize specific ideas, issues, and expectations for future development in Moreno Valley.	Ongoing Annually in January, HOME applicants (developers, non-profits) are invited and encouraged to attend our "Application Workshop" for funding opportunities.	Continue program
4.5	Provide funds for Homebuyer Assistance Program (HAP) silent seconds. Work with approved lenders that have HAP experience. The goal of the program is to provide homeownership for low and moderate income families (Previously referred to as Program 8.10).The objective was a target of 15 units during the planning cycle of 2014-2021.	Ongoing The objective was met. The Finance Department provides this program through the County using funds from the Permanent Local Housing Allocation (PLHA) program. During Cycle 5, 29 homebuyers have successfully used the County's PLHA Program.	Modify source of funding to reflect the use of PLHA funds.
Goal H-5: Enhance the quality of existing residential neighborhoods in Moreno Valley, through maintenance and preservation, while minimizing displacement impacts.			
5.1	Maintain code compliance to ensure building safety and integrity of residential neighborhoods. Enforce the building code through issuance of a permit prior to construction, repair, addition to, or relocation of any residential structure.	Ongoing	Continue program
5.2	Monitor the substandard dwellings which cannot be economically repaired and remove when necessary and feasible. The target goal was 3 units during the planning period.	Ongoing The target was met.	Continue program

Action / Program	Program Description and Objective	Timeframe and Progress	Implementation Status and Recommendation for the 2021-2029 Housing Element
5.3	Administer a program to provide grant funds for neighborhood beautification in targeted neighborhoods (Previously referred to as Program 8.3). The target goal was 3 units per year during the planning cycle of 2014-2021.	The target was not met, however, there are other efforts focused on neighborhood beautification like the Homeless-to-Work Program and Keep MoVal Beautiful, but no specific program aimed at beautification of residential units.	Edit department involved - CBDG funds may still be available to use for neighborhood clean ups in CBDG defined areas.
5.4	Receive and approve applications for Mobile Home Grant Program (the goal of the program is to correct substandard living conditions for very low-income owner-occupants). Market program via City Links newsletter. Continue to distribute program material to mobile home parks (Previously referred to as Program 8.4). The target goal was 3 mobile homes per year during the planning cycle of 2014-2021.	Ongoing The target was met. During Cycle 5, there were 52 major mobile home rehabs correcting substandard living conditions and 80 minor mobile home repairs. The minor mobile home repairs are completed with CDBG funding.	Modify the responsible party – Financial Operations Division (CDBG funds for Habitat for Humanity's Brush with Kindness Mobile Home Rehabilitation Program).
5.5	Provide enhanced code compliance services in the CDBG target areas. Fund 5,000 hours of code enforcement in the CDBG target areas (Previously referred to as Program 8.5).The objective was to fund 5,000 hours of code enforcement over the next planning cycle of 2014-2021.	Ongoing	Modify to reflect that CDBG no longer funds code related activities.
5.6	Conduct five (5) annual neighborhood clean-ups, improving the living environment of residents. Provide bins for trash disposal.	Ongoing	CDBG no longer funds neighborhood cleanups, however, CDBG does fund clean-up in the City's right of ways with the use of the ESG Program known as Homeless To Work. Modify program.
Goal H-6: Encourage energy conservation activities in all neighborhoods.			

Action / Program	Program Description and Objective	Timeframe and Progress	Implementation Status and Recommendation for the 2021-2029 Housing Element
6.1	Encourage maximum utilization of Federal, State, and local government programs, such as the County of Riverside Home Weatherization Program and Western Riverside Council of Governments HERO program, and assist homeowners in providing energy conservation measures.	Ongoing	The City currently uses CDBG funds to fund solar projects for low income homeowners through GRID Alternatives. Continue program
6.2	Maintain and distribute literature on energy conservation, including solar power, additional insulation, and subsidies available from utility companies, and encourage homeowners and landlords to incorporate these features into construction and remodeling projects.	Ongoing Moreno Valley Utility does maintain and provide literature to the public about energy efficiency and conservation, solar, and electric vehicles.	Modify program
6.3	Facilitate sustainable development in the City by enforcing the goals, policies, and implementation measures established in the proposed Sustainable Community section in the Conservation Element.	Ongoing	Continue program
6.4	The City shall implement its local action plan for reduction of greenhouse gas emissions.	Ongoing	Modify for consistency with the Climate Action Plan that will be reviewed along with the General Plan Update.
6.5	Implement residential Solar Initiative Program to MV Utility customers (Previously referred to as Program 8.31). Literature for the public on energy saving programs offered by local utility companies are available in City Hall offices and on the City's website. The City's objective was to continue to encourage homeowners and landlords to incorporate energy conservation within construction and remodeling projects.	Ongoing Literature on energy saving programs is available on the City's website, and is available (before the pandemic) to the public in hard copy format. MVU also conducts an email blast to customers with energy efficiency/conservation information.	The solar program is continuing – almost 20% of MVU customers have installed solar systems for a combined total of over 10 MW. Continue program

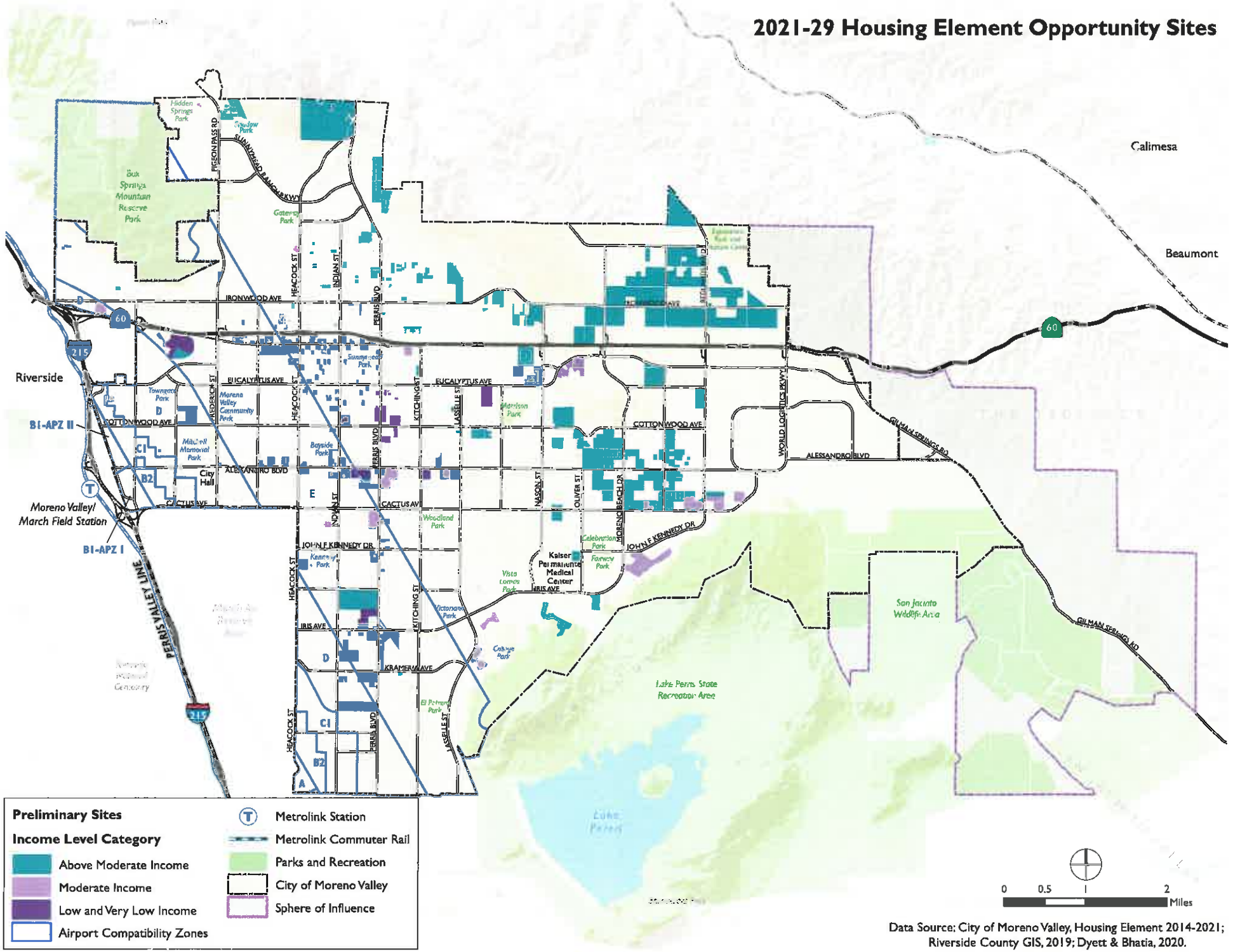
Action / Program	Program Description and Objective	Timeframe and Progress	Implementation Status and Recommendation for the 2021-2029 Housing Element
6.6	Market energy efficiency program for residents of MV Utility area (Previously referred to as Program 8.34). The City has energy efficiency information posted on its website and information regarding various programs is mailed out to MV Utility customers in their bills.	Ongoing.	Moreno Valley Utility keeps an energy efficiency page on the city's website. MVU regularly includes bill inserts for customers that describe various cost-effective energy savings measures that can be easily implemented. MVU also distributes a quarterly newsletter to customers that contains energy efficiency information. Continue program
Goal H-7: Equal housing opportunity for all residents of Moreno Valley, regardless of race, religion, sex, marital status, ancestry, national origin, color, or handicap.			
7.1	The City, in conjunction with the Riverside County Fair Housing Council, shall support efforts dedicated to working towards the elimination of the discrimination of housing by actively pursuing any complaints of housing discrimination within the City. Information detailing fair housing practices will be made available at City Hall and on the City's website. Additionally, the City will participate with the Riverside County Fair Housing Council to conduct workshops and seminars about landlord and tenant responsibilities and rights (Previously referred to as Program 8.7).The objective was to assist 2,500 households during the planning cycle of 2014-2021.	Ongoing	Riverside County Fair Housing Council (RCFHC) receives funds yearly through CBDG grant funds - a full range of landlord tenant services that promote fair housing rights and obligations through the three basic areas of education, training, and enforcement. RCFHC will inform tenants and landlords of their legal rights and responsibilities, while providing mediation and enforcement of those rights. The Council will also provide referrals, training, and technical assistance. (Anti-Discrimination-Services & Landlord-Tenant-Counseling-Services for 2020-2021) Education opportunities continue on a regular basis. Continue program

Action / Program	Program Description and Objective	Timeframe and Progress	Implementation Status and Recommendation for the 2021-2029 Housing Element
7.2	The housing needs of persons with developmental disabilities are typically not addressed by Title 24 Regulations, and requires in addition to basic affordability, slight modifications to existing units, and in some instances, a varying range of supportive housing facilities. To accommodate residents with developmental disabilities, the City will seek State and Federal monies, as funding becomes available, in support of housing construction and rehabilitation targeted for persons with developmental disabilities. Moreno Valley will also provide regulatory incentives, such as expedited permit processing, and fee waivers and deferrals, to projects targeted for persons with developmental disabilities. To further facilitate the development of units to accommodate persons with developmental disabilities, the City shall reach out to developers of supportive housing to encourage development of projects targeted for special needs groups. Finally, as housing is developed or identified, Moreno Valley will work with the Inland Regional Center to implement an outreach program informing families within the City of housing and services available for persons with developmental disabilities. Information will be made available on the City's website.	Ongoing	Modify to clarify that supportive housing will be addressed through the development code amendment that will be prepared. Funds are being requested under the LEAP grant (2020/2021) to support this work. Continue program

APPENDIX A:

2021-29 MORENO VALLEY HOUSING SITES INVENTORY

2021-29 Housing Element Opportunity Sites



Data Source: City of Moreno Valley, Housing Element 2014-2021; Riverside County GIS, 2019; Dyett & Bhatia, 2020.

2021-29 Moreno Valley Housing Sites Inventory

Jurisdiction Name	Site Address/Intersection	Assessor Parcel Number	General Plan Designation (Current)	Zoning Designation (Current)	Minimum Density Allowed	Maximum Density Allowed	Parcel Size	Existing Use/Vacancy	Infrastructure	Publicly-Owned	Site Status	Identified in Last and Two Previous Cycles	Lower Income Capacity	Moderate Income Capacity	Above Moderate Income Capacity	Total Capacity	Planned/Current Max Density Allowed	Realistic Development Capacity	Site Number
City of Moreno Valley	21177 JENNINGS CT	92557	256150023	R5 Residential	R5		5	0.35	Vacant	Yes - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant			1	1	R5 Residential	DANIEL MENDOZA	Vacant Sites Included in 2008 and 2014 Housing Element
City of Moreno Valley	PENUNURI WAY	92557	256150084	R5 Residential	R5		5	0.44	Vacant	Yes - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant			1	1	R5 Residential	DENNIS L COLEMAN	Vacant Sites Included in 2008 and 2014 Housing Element
City of Moreno Valley	21143 JENNINGS CT	92557	256150035	R5 Residential	R5		5	0.37	Vacant	Yes - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant			1	1	R5 Residential	ROY C EASLEY	Vacant Sites Included in 2008 and 2014 Housing Element
City of Moreno Valley	WINDING RD	92557	256122077	R5 Residential	R5		5	0.36	Vacant	Yes - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant			1	1	R5 Residential	SHARON G L... IGHT	Vacant Sites Included in 2008 and 2014 Housing Element
City of Moreno Valley	WINDING RD	92557	256222011	R5 Residential	R5		5	0.29	Vacant	Yes - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant			1	1	R5 Residential	JUAN CARLOS AGUILAR	Vacant Sites Included in 2008 and 2014 Housing Element
City of Moreno Valley	WINDING RD	92557	256222013	R5 Residential	R5		5	0.36	Vacant	Yes - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant			1	1	R5 Residential	CAROL DOBSON	Vacant Sites Included in 2008 and 2014 Housing Element
City of Moreno Valley	FEATHERBROOK CT	92557	256371006	R10 Residential	PRD, SP 195		10	0.15	Vacant	Yes - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element		1		1	R10 Residential	TRENTON MILLER	Vacant Sites not included in previous Housing Elements
City of Moreno Valley	FEATHERBROOK CT	92557	256371007	R10 Residential	PRD, SP 195		10	0.16	Vacant	Yes - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element		1		1	R10 Residential	JOHN FABRE	Vacant Sites not included in previous Housing Elements
City of Moreno Valley	FEATHERBROOK CT	92557	256371008	R10 Residential	PRD, SP 195		10	0.16	Vacant	Yes - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element		1		1	R10 Residential	AARON GARCIA RODRIGUEZ	Vacant Sites not included in previous Housing Elements
City of Moreno Valley	21[illegible] DRACAEA AVE	92553	263132016	R/O Residential Office	R15		9	1.95	Vacant	Yes - Current	NO - Privately-Owned	Pending Projec.	Not Used in Prior Housing Elemen.			35	[illegible]	P3 Residential	APOLLO IV DEV GROUP	Vacant Sites not included in previous Housing Elements
City of Moreno Valley	LANCASTER LN	92553	263132017	R/O Residential Office	R15		15	1.03	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element			16	16	Residential Office	APOLLO IV DEV GROUP	Vacant Sites not included in previous Housing Elements
City of Moreno Valley	19171 EDGEMONT ST	92553	263132090	R/O Residential Office	R10		25	1.20	Vacant	Yes - Current	NO - Privately-Owned	Pending Projec.	Not Used in Prior Housing Elemen.		12		12	Residential Office	APOLLO III DEV GROUP	Vacant Sites not included in previous Housing Elements
City of Moreno Valley	19191 EDGEMONT ST	92553	263132093	R/O Residential Office	R10		15	0.65	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element		6		6	Residential Office	APOLLO III DEV GROUP	Vacant Sites not included in previous Housing Elements
City of Moreno Valley	PIGEON PASS RD	92557	264100021	R5 Residential	R5		5	2.90	Vacant	Yes - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Elemen.			8	[illegible]	R5 Residential	DAVID F VO	Vacant Sites not included in previous Housing Elements
City of Moreno Valley	MARK TWAIN	92557	264236001	R10 Residential	R10		10	2.14	Vacant	Yes - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant		15		15	R10 Residential	A 1 PROP MANAGEMENT	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	21585 BOX SPRINGS RD	92557	291080076	R30 Residential	R30		30	12.19	Mixed Family Residential	Yes - Current	NO - Privately-Owned	Pending Projec.	Not Used in Prior Housing Element		266		266	R30 Residential	RIVERVIEW PARTNERS	Non-Vacant Sites not included in previous Housing Elements
City of Moreno Valley	21500 TOWN CIR	92553	291110032	C Commercial	MUC, SP 200		30	31.66	General/Retail Commercial	Yes - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	581			581	Center Mixed Use	MORENO VALLEY MALL HOLDING	Non-Vacant Sites not included in previous Housing Elements
City of Moreno Valley	21480 TOWN CIR	92553	291110034	C Commercial	MUC SP 200		30	9.7	General/Retail Commercial	Yes - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Elemen	178			178	Cente. Mixed Use	MORENO VALLEY MALL HOLDINGS	Non-Vacant Sites not included in previous Housing Elements
City of Moreno Valley	21500 TOWN CIR	92553	291110035	C Commercial	MUC, SP 200		30	10.51	General/Retail Commercial	Yes - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element			227	227	Center Mixed Use	SERITAGE SRC FINANCE	Non-Vacant Sites not included in previous Housing Elements
City of Moreno Valley	NE OF COTTONWOOD AVE AND ELSWORTH ST	92557	291120065	R10 Residential	R10		10	24.71	Vacant	Yes - Current	NO - Privately-Owned	Pending Projec.	Used in Two Consecutive Prior Housing Elements - Vacant			197	197	R10 Residential	TONY J FAN	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	BAY AVE	92553	291161027	R5 Residential	R5		5	0.40	Vacant	Yes - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element			1	1	R5 Residential	FERNANDO MIRANDA CASAS	Vacant Sites not included in previous Housing Elements
City of Moreno Valley	23579 SUNNYMEAD RANCH RD	92553	292100005	C Commercial	CC, SP 204		25	7.07	General/Retail Commercial	Yes - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Elemen	135			135	Corridor Mixed Use	MORENO VALLEY PLAZA	Non-Vacant Sites not included in previous Housing Elements
City of Moreno Valley	23805 SUNNYMEAD BLV	92553	292100011	C Commercial	CC, SP 204		25	7.09	General/Retail Commercial	Yes - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	127			127	Corridor Mixed Use	MORENO VALLEY PLAZA	Non-Vacant Sites not included in previous Housing Elements
City of Moreno Valley	GRAHAM ST	92553	292100015	C Commercial	CC, SP 204		25	0.59	Vacant	Yes - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	11			11	Corridor Mixed Use	RATUNKA PAREDES LOPEZ	Vacant Sites not included in previous Housing Elements
City of Moreno Valley	23605 SUNNYMEAD BLV	92553	292100016	C Commercial	CC, SP 204		25	17.64	General/Retail Commercial	Yes - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element			317	317	Corridor Mixed Use	MORENO VALLEY PLAZA	Non-Vacant Sites not included in previous Housing Elements
City of Moreno Valley	HEACOCK ST	92553	292100019	C Commercial	CC		25	5.04	Vacant	Yes - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Elemen	100			100	Corridor Mixed Use	KEVIN T DOAN	Vacant Sites not included in previous Housing Elements
City of Moreno Valley	23846 SUNNYMEAD BLV	92553	292160009	C Commercial	CC, SP 204		25	1.47	General/Retail Commercial	Yes - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	25			25	Corridor Mixed Use	SUNNYMEAD INVESTMENTS	Non-Vacant Sites not included in previous Housing Elements
City of Moreno Valley	23874 SUNNYMEAD BLV	92553	292160009	C Commercial	CC, SP 204		25	0.63	General/Retail Commercial	Yes - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	11			11	Corridor Mixed Use	EDDY HSIEH	Non-Vacant Sites not included in previous Housing Elements
City of Moreno Valley	23848 SUNNYMEAD BLV	92553	292160038	C Commercial	CC, SP 204		25	0.67	General/Retail Commercial	Yes - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	11			11	Corridor Mixed Use	PASHLEY PROP	Non-Vacant Sites not included in previous Housing Elements
City of Moreno Valley	23918 SUNNYMEAD BLV	92553	292170040	C Commercial	CC, SP 204		25	0.89	General/Retail Commercial	Yes - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	13			13	Corridor Mixed Use	OZPINAR[illegible] TN ASSESSEE FOR RECONVEY	Non-Vacant Sites not included in previous Housing Elements
City of Moreno Valley	12451 HEACOCK ST	92553	292180041	C Commercial	CC, SP 204		25	0.84	General/Retail Commercial	Yes - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	12			12	Corridor Mixed Use	KWAK KYUNG JA	Non-Vacant Sites not included in previous Housing Elements
City of Moreno Valley	HEMLOCK AVE	92557	292170017	R15 Residential	R15		15	0.91	Vacant	Yes - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Elemen.		9		9	R15 Residential	GTE CALIF	Vacant Sites not included in previous Housing Elements
City of Moreno Valley	23778 HEMLOCK AVE	92557	292161001	R15 Residential	R15		15	1.08	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Elements - Vacant		16		16	R15 Residential	OM MACARTHUR	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	23798 HEMLOCK AVE	92557	292161002	R15 Residential	R15		15	1.06	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element		16		16	R15 Residential	OM MACARTHUR	Vacant Sites not included in previous Housing Elements
City of Moreno Valley	HEMLOCK AVE	92557	292161004	R15 Residential	R15		15	0.89	Vacant	Yes - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element		9		9	R15 Residential	JOHN CHARLES SMITH	Vacant Sites not included in previous Housing Elements
City of Moreno Valley	KRISTEN CT	92557	292161015	R15 Residential	R15		15	0.16	Vacant	Yes - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant		1		1	R15 Residential	ALRINE TRINIDAD MENDOZA	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	23815 IRONWOOD AVE	92557	292199092	R5 Residential	R5		5	0.89	Vacant	Yes - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element			3	3	R5 Residential	FERNANDO VALENZUELA TARAZAS	Vacant Sites not included in previous Housing Elements
City of Moreno Valley	HEMLOCK AVE	92557	292221007	R15 Residential	R15		15	0.41	Vacant	Yes - Current	NO - Privately-Owned	Pending Projec.	Used in Two Consecutive Prior Housing Elements - Vacant			7	7	R15 Residential	OM MACARTHUR	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	HEMLOCK AVE	92557	292223015	R15 Residential	R15		15	0.20	Vacant	Yes - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element		2		2	R15 Residential	BLANCA ESTELLA HERNANDEZ	Vacant Sites not included in previous Housing Elements
City of Moreno Valley	HEMLOCK AVE	92557	292223016	R15 Residential	R15		15	0.20	Vacant	Yes - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Elemen.		1		2	R15 Residential	BLANCA ESTELLA HERNANDEZ	Vacant Sites not included in previous Housing Elements
City of Moreno Valley	23550 SUNNYMEAD BLV	92553	292230007	C Commercial	CC, SP 204		25	1.04	General/Retail Commercial	Yes - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	18			18	Corridor Mixed Use	ZIBA INDUSTRIES INC	Non-Vacant Sites not included in previous Housing Elements
City of Moreno Valley	23670 TOWER ST	92553	292230046	C Commercial	CC, SP 204		25	2.01	General/Retail Commercial	Yes - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	40			40	Corridor Mixed Use	JUAN F RENTERIA	Non-Vacant Sites not included in previous Housing Elements
City of Moreno Valley	SUNNYMEAD BLVD	92553	292230052	C Commercial	CC, SP 204		25	1.09	Vacant	Yes - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	21			21	Corridor Mixed Use	THEODORE JAMES BOECKER	Vacant Sites not included in previous Housing Elements
City of Moreno Valley	23280 SUNNYMEAD BLV	92553	292241001	C Commercial	CC, SP 204		25	0.80	General/Retail Commercial	Yes - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	14			14	Corridor Mixed Use	BRANDONS DINER INC	Non-Vacant Sites not included in previous Housing Elements
City of Moreno Valley	23278 OLIVEWOOD PLAZA DR	92553	292241009	C Commercial	CC, SP 204		25	1.06	Vacant	Yes - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	21			21	Corridor Mixed Use	HITEK DEV	Vacant Sites not included in previous Housing Elements
City of Moreno Valley	OLIVE WOOD PLAZA DR	92553	292241010	C Commercial	CC, SP 204		25	0.96	Vacant	Yes - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	19			19	Corridor Mixed Use	ALLIANCE OLIVEWOOD	Vacant Sites not included in previous Housing Elements
City of Moreno Valley	23946 SUNNYMEAD BLV	92553	292242008	C Commercial	CC, SP 204		25	0.84	General/Retail Commercial	Yes - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	13			13	Corridor Mixed Use	HAROLD A VEUM	Non-Vacant Sites not included in previous Housing Elements
City of Moreno Valley	SUNNYMEAD BLVD	92553	292250012	C Commercial	CC, SP 204		25	1.41	Vacant	Yes - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	28			28	Corridor Mixed Use	SUNNYMEAD INV INC	Vacant Sites not included in previous Housing Elements
City of Moreno Valley	SUNNYMEAD BLVD	92553	292250013	C Commercial	CC, SP 204		25	3.05	Vacant	Yes - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	60			60	Corridor Mixed Use	MICHAEL R PASHLEY	Non-Vacant Sites not included in previous Housing Elements
City of Moreno Valley	23270 HEMLOCK AVE	92557	292260013	R20 Residential	R20		20	0.80	General/Retail Commercial	Yes - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element			13	13	R20 Residential	FAMILY SERVICE ASSN	Non-Vacant Sites not included in previous Housing Elements
City of Moreno Valley	23020 ALESSANDRO BLV	92553	292300005	C Commercial	NC		25	0.72	General/Retail Commercial	Yes - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	13			13	Corridor Mixed Use	EVANGELOS KARPOUZIS	Non-Vacant Sites not included in previous Housing Elements
City of Moreno Valley	23750 ALESSANDRO BLV B101	92553	292300010	C Commercial	NC		25	2.34	General/Retail Commercial	Yes - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	34			34	Corridor Mixed Use	ALESSANDRO GROUP	Non-Vacant Sites not included in previous Housing Elements
City of Moreno Valley	23750 ALESSANDRO BLV	92553	292300016	C Commercial	NC		25	2.95	General/Retail Commercial	Yes - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	56			56	Corridor Mixed Use	MORENO BOWLING GROUP	Non-Vacant Sites not included in previous Housing Elements
City of Moreno Valley	23550 ALESSANDRO BLV 100	92553	292300020	C Commercial	NC		25	2.25	General/Retail Commercial	Yes - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	43			43	Corridor Mixed Use	GRAHAM SQUARE	Non-Vacant Sites not included in previous Housing Elements
City of Moreno Valley	23750 ALESSANDRO BLV C	92553	293030005	C Commercial	NC		25	4.00	General/Retail Commercial	Yes - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	74			74	Corridor Mixed Use	OASIS COMMUNITY CHURCH	Non-Vacant Sites not included in previous Housing Elements
City of Moreno Valley	ROCKCREST DR	92553	298070007	C Commercial	NC		25	1.42	General/Retail Commercial	Yes - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	28			12	Corridor Mixed Use	OASIS COMMUNITY CHURCH	Non Vacant Sites not included in previous Housing Elements
City of Moreno Valley	28085 JOHN F KENNEDY DR	92555	304100007	R20 Residential; OS Open Space	H, SP 193\GC, SP 193		20	49.77	G lf Course	Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element		358		358	R20 Residential	ROCIII CA BELAGO	Non-Vacant Sites not included in previous Housing Elements
City of Moreno Valley	15551 VIA DEL LAGO	92555	304280009	R10 Residential	M, SP 193		10	10.20	Vacant	Yes Curren	NO - Privately-Owned	Pending Projec.	Not Used in Prior Housing Elemen			135	135	R10 Residential	VIA DEL LAGO HOMES	Vacant Sites not included in previous Housing Elements
City of Moreno Valley	HAMMETT CT	92555	304280011	R5 Residential	L, SP 193		5	2.54	Greenway/Open Space	Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element					R5 Residential	MV HOMES	Non-Vacant Sites not included in previous Housing Elements
City of Moreno Valley	HAMMETT CT	92555	304280012	R5 Residential	L, SP 193		5	0.48	Greenway/Open Space	Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element					R5 Residential	PACIFIC MORENO VALLEY INC	Non-Vacant Sites not included in previous Housing Elements
City of Moreno Valley	HAMMETT CT	92555	304280013	R5 Residential	L, SP 193		5	0.06	Greenway/Open Space	Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element					R5 Residential	SERGIO GALLARDO	Non-Vacant Sites not included in previous Housing Elements
City of Moreno Valley	15751 HAMMETT CT	92555	304580001	R5 Residential	L, SP 193		5	0.15	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Projec.	Used in Prior Housing Element - Non-Vacant			1	1	R5 Residential	MELISSA GOMEZ	Non Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	15747 HAMMETT CT	92555	304580002	R5 Residential	L, SP 193		5	0.15	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant			1	1	R5 Residential	ANTHONY WILLIAMS	Non-Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	15743 HAMMETT CT	92555	304580003	R5 Residential	L, SP 193		5	0.19	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant			1	1	R5 Residential	JOHN A WILSHITE	Non-Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	15779 HAMMETT CT	92555	304580004	R5 Residential	L, SP 193		5	0.16	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant			1	1	R5 Residential	JOAQUIN POWELL	Non-Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	15785 HAMMETT CT	92555	304580005	R5 Residential	L, SP 193		5	0.16	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant			1	1	R5 Residential	KEEFE D SWINSON	Non Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	15811 HAMMETT CT	92555	304580006	R5 Residential	L, SP 193		5	0.16	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant			1	1	R5 Residential	WEI WANG	Non-Vacant Sites included in 2008 and 2014 Housing Element

2021-29 Moreno Valley Housing Sites Inventory

Jurisdiction Name	Site Address/Intersection	Assessor Parcel Number	Consolidation Site	General Plan Designation	Zoning Designation	Minimum Density Allowed	Maximum Density Allowed	Parcel Size	Existing Use	Infrastructure	Publicly-Owned	Site Status	Additional Site Information	Lower Income Capacity	Moderate Income Capacity	Above Moderate Income Capacity	Total Capacity	Zoning	Description	Site Notes
City of Moreno Valley	15843 HAMMETT CT	92555	304580008		RS Residential		L, SP 193	5	0.17	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant			1	1	RS Residential	SCOTT KRICHBAUM	Non-Vacant Sites Included in 2008 and 2014 Housing Element
City of Moreno Valley	15859 HAMMETT CT	92555	304580009		RS Residential		L, SP 193	5	0.30	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacan			1	1	RS Residential	THOMAS S WEBB	Non-Vacant Sites Included in 2008 and 2014 Housing Element
City of Moreno Valley	15619 HAMMETT CT	92555	304580010		RS Residential		L, SP 193	5	0.20	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Not Used In Prior Housing Element			1	1	RS Residential	ANTHONY HILL	Non-Vacant Sites not Included in previous Housing Elements
City of Moreno Valley	15635 HAMMETT CT	92555	304580011		RS Residential		L, SP 193	5	0.16	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Not Used In Prior Housing Element			1	1	RS Residential	JOE L PRICE	Non-Vacant Sites not Included in previous Housing Elements
City of Moreno Valley	15651 HAMMETT CT	92555	304580012		RS Residential		L, SP 193	5	0.17	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Not Used In Prior Housing Element			1	1	RS Residential	TARONGOY BUTCHY & CHERYLL GRACE B FAMILY TRUST DATED 5/29/2015	Non-Vacant Sites not Included in previous Housing Elements
City of Moreno Valley	15667 HAMMETT CT	92555	304580013		RS Residential		L, SP 193	5	0.16	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Not Used In Prior Housing Element			1	1	RS Residential	SHARON S GREENWALT	Non-Vacant Sites not Included in previous Housing Elements
City of Moreno Valley	15683 HAMMETT CT	92555	304580014		RS Residential		L, SP 193	5	0.15	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Not Used In Prior Housing Element			1	1	RS Residential	LEONARD CARL BROCK	Non-Vacant Sites not Included in previous Housing Elements
City of Moreno Valley	15699 HAMMETT CT	92555	304580015		RS Residential		L, SP 193	5	0.15	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Not Used In Prior Housing Element			1	1	RS Residential	WENDELL W ANTWINE	Non-Vacant Sites not Included in previous Housing Elements
City of Moreno Valley	15715 HAMMETT CT	92555	304580016		RS Residential		L, SP 193	5	0.15	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Not Used In Prior Housing Element			1	1	RS Residential	JOEL EGGLETON	Non-Vacant Sites not Included in previous Housing Elements
City of Moreno Valley	15632 HAMMETT CT	92555	304581001		RS Residential		L, SP 193	5	0.19	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Not Used In Prior Housing Element			1	1	RS Residential	QIANGUN CAI	Non-Vacant Sites not Included in previous Housing Elements
City of Moreno Valley	15638 HAMMETT CT	92555	304581002		RS Residential		L, SP 193	5	0.15	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Not Used In Prior Housing Element			1	1	RS Residential	MICHAEL G ALLEN	Non-Vacant Sites not Included in previous Housing Elements
City of Moreno Valley	15654 HAMMETT CT	92555	304581003		RS Residential		L, SP 193	5	0.14	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Not Used In Prior Housing Element			1	1	RS Residential	JOHN MONROE LOUGH	Non-Vacant Sites not Included in previous Housing Elements
City of Moreno Valley	15670 HAMMETT CT	92555	304581004		RS Residential		L, SP 193	5	0.13	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Not Used In Prior Housing Element			1	1	RS Residential	KALISHA MARKHAM	Non-Vacant Sites not Included in previous Housing Elements
City of Moreno Valley	15686 HAMMETT CT	92555	304581005		RS Residential		L, SP 193	5	0.14	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Not Used In Prior Housing Element			1	1	RS Residential	BRIAN V THOMAS	Non-Vacant Sites not Included in previous Housing Elements
City of Moreno Valley	15702 HAMMETT CT	92555	304581006		RS Residential		L, SP 193	5	0.14	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Not Used In Prior Housing Element			1	1	RS Residential	OLAWALE A DAVIES	Non-Vacant Sites not Included in previous Housing Elements
City of Moreno Valley	15718 HAMMETT CT	92555	304581007		RS Residential		L, SP 193	5	0.14	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Not Used In Prior Housing Element			1	1	RS Residential	ERWIN O COOPER	Non-Vacant Sites not Included in previous Housing Elements
City of Moreno Valley	15734 HAMMETT CT	92555	304581008		RS Residential		L, SP 193	5	0.14	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Not Used In Prior Housing Element			1	1	RS Residential	JAMES LEE FORD	Non-Vacant Sites not Included in previous Housing Elements
City of Moreno Valley	15750 HAMMETT CT	92555	304581009		RS Residential		L, SP 193	5	0.14	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Not Used In Prior Housing Element			1	1	RS Residential	JOHNNY PEREZ	Non-Vacant Sites not Included in previous Housing Elements
City of Moreno Valley	15766 HAMMETT CT	92555	304581010		RS Residential		L, SP 193	5	0.16	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Not Used In Prior Housing Element			1	1	RS Residential	ZIBIN ZHANG	Non-Vacant Sites not Included in previous Housing Elements
City of Moreno Valley	15782 HAMMETT CT	92555	304581011		RS Residential		L, SP 193	5	0.17	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Not Used In Prior Housing Element			1	1	RS Residential	MARCY M MOORE	Non-Vacant Sites not Included in previous Housing Elements
City of Moreno Valley	15798 HAMMETT CT	92555	304581012		RS Residential		L, SP 193	5	0.17	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Not Used In Prior Housing Element			1	1	RS Residential	JAMES B JOHNSON	Non-Vacant Sites not Included in previous Housing Elements
City of Moreno Valley	15814 HAMMETT CT	92555	304581013		RS Residential		L, SP 193	5	0.15	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element			1	1	RS Residential	GRACE ESTEVES	Non-Vacant Sites not Included in previous Housing Elements
City of Moreno Valley	15830 HAMMETT CT	92555	304581014		RS Residential		L, SP 193	5	0.14	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Not Used In Prior Housing Element			1	1	RS Residential	JESUS S SANTOYO	Non-Vacant Sites not Included in previous Housing Elements
City of Moreno Valley	15846 HAMMETT CT	92555	304581015		RS Residential		L, SP 193	5	0.18	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Not Used In Prior Housing Element			1	1	RS Residential	MARIA M SERE	Non-Vacant Sites not Included in previous Housing Elements
City of Moreno Valley	15862 HAMMETT CT	92555	304581016		RS Residential		L, SP 193	5	0.21	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Not Used In Prior Housing Element			1	1	RS Residential	CHRISTOPHER BOSWELL	Non-Vacant Sites not Included in previous Housing Elements
City of Moreno Valley	15878 HAMMETT CT	92555	304581017		RS Residential		L, SP 193	5	0.17	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Not Used In Prior Housing Element			1	1	RS Residential	IAN RAMOS	Non-Vacant Sites not Included in previous Housing Elements
City of Moreno Valley	15823 TURNBERRY ST	92555	304581018		RS Residential		L, SP 193	5	0.14	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Not Used In Prior Housing Element			1	1	RS Residential	TERENCE D KELLY	Non-Vacant Sites not Included in previous Housing Elements
City of Moreno Valley	15807 TURNBERRY ST	92555	304581019		RS Residential		L, SP 193	5	0.16	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Not Used In Prior Housing Element			1	1	RS Residential	NAOMI SANADA	Non-Vacant Sites not Included in previous Housing Elements
City of Moreno Valley	15791 TURNBERRY ST	92555	304581020		RS Residential		L, SP 193	5	0.21	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Not Used In Prior Housing Element			1	1	RS Residential	RICARDO MONTES	Non-Vacant Sites not Included in previous Housing Elements
City of Moreno Valley	15775 TURNBERRY ST	92555	304581021		RS Residential		L, SP 193	5	0.16	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Not Used In Prior Housing Element			1	1	RS Residential	LIDIA HUANG	Non-Vacant Sites not Included in previous Housing Elements
City of Moreno Valley	15768 TURNBERRY ST	92555	304581001		RS Residential		L, SP 193	5	0.21	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Not Used In Prior Housing Element			1	1	RS Residential	LATANYA TILLMAN	Non-Vacant Sites not Included in previous Housing Elements
City of Moreno Valley	15782 TURNBERRY ST	92555	304582002		RS Residential		L, SP 193	5	0.27	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Not Used In Prior Housing Element			1	1	RS Residential	SONIA GONZALEZ	Non-Vacant Sites not Included in previous Housing Elements
City of Moreno Valley	15798 TURNBERRY ST	92555	304581006		RS Residential		L, SP 193	5	0.17	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Not Used In Prior Housing Element			1	1	RS Residential	DURGA SINGH	Non-Vacant Sites not Included in previous Housing Elements
City of Moreno Valley	15814 TURNBERRY ST	92555	304587004		RS Residential		L, SP 193	5	0.16	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Not Used In Prior Housing Element			1	1	RS Residential	LEANDRA DIXON	Non-Vacant Sites not Included in previous Housing Elements
City of Moreno Valley	27180 HAMMETT CT	92555	304581009		RS Residential		L, SP 193	5	0.16	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Not Used In Prior Housing Element			1	1	RS Residential	JOSEPH COMBS	Non-Vacant Sites not Included in previous Housing Elements
City of Moreno Valley	27190 HAMMETT CT	92555	304582005		RS Residential		L, SP 193	5	0.16	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Not Used In Prior Housing Element			1	1	RS Residential	LARRY DANTZLER	Non-Vacant Sites not Included in previous Housing Elements
City of Moreno Valley	27200 HAMMETT CT	92555	304581007		RS Residential		L, SP 193	5	0.17	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Not Used In Prior Housing Element			1	1	RS Residential	WILLIAM FRUHOMME	Non-Vacant Sites not Included in previous Housing Elements
City of Moreno Valley	27210 HAMMETT CT	92555	304583008		RS Residential		L, SP 193	5	0.15	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Not Used In Prior Housing Element			1	1	RS Residential	EDDIE GAMBOA	Non-Vacant Sites not Included in previous Housing Elements
City of Moreno Valley	27220 HAMMETT CT	92555	304582009		RS Residential		L, SP 193	5	0.14	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Not Used In Prior Housing Element			1	1	RS Residential	WANLONG WANG	Non-Vacant Sites not Included in previous Housing Elements
City of Moreno Valley	27230 HAMMETT CT	92555	304582010		RS Residential		L, SP 193	5	0.14	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Not Used In Prior Housing Element			1	1	RS Residential	SELENA MOORHEAD	Non-Vacant Sites not Included in previous Housing Elements
City of Moreno Valley	27240 HAMMETT CT	92555	304580001		RS Residential		L, SP 193	5	0.14	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Not Used In Prior Housing Element			1	1	RS Residential	JASON DEMERY	Non-Vacant Sites not Included in previous Housing Elements
City of Moreno Valley	27250 HAMMETT CT	92555	304580002		RS Residential		L, SP 193	5	0.14	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Not Used In Prior Housing Element			1	1	RS Residential	TOMMY LIN	Non-Vacant Sites not Included in previous Housing Elements
City of Moreno Valley	27260 HAMMETT CT	92555	304580003		RS Residential		L, SP 193	5	0.15	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Not Used In Prior Housing Element			1	1	RS Residential	KERWIN VILLENA	Non-Vacant Sites not Included in previous Housing Elements
City of Moreno Valley	27270 HAMMETT CT	92555	304580004		RS Residential		L, SP 193	5	0.16	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Not Used In Prior Housing Element			1	1	RS Residential	YUANCHUN GAO	Non-Vacant Sites not Included in previous Housing Elements
City of Moreno Valley	27280 HAMMETT CT	92555	304580005		RS Residential		L, SP 193	5	0.16	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Not Used In Prior Housing Element			1	1	RS Residential	JOEL MANALO	Non-Vacant Sites not Included in previous Housing Elements
City of Moreno Valley	27290 HAMMETT CT	92555	304580006		RS Residential		L, SP 193	5	0.16	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Not Used In Prior Housing Element			1	1	RS Residential	STEED DAVID SAMS	Non-Vacant Sites not Included in previous Housing Elements
City of Moreno Valley	27300 HAMMETT CT	92555	304580007		RS Residential		L, SP 193	5	0.16	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Not Used In Prior Housing Element			1	1	RS Residential	JORGE PULIDO	Non-Vacant Sites not Included in previous Housing Elements
City of Moreno Valley	27310 HAMMETT CT	92555	304580004		RS Residential		L, SP 193	5	0.17	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Not Used In Prior Housing Element			1	1	RS Residential	RICHELLE SLAUGHTER	Non-Vacant Sites not Included in previous Housing Elements
City of Moreno Valley	27320 HAMMETT CT	92555	304580009		RS Residential		L, SP 193	5	0.17	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Not Used In Prior Housing Element			1	1	RS Residential	MICHAEL JR OBSONIA	Non-Vacant Sites not Included in previous Housing Elements
City of Moreno Valley	27330 HAMMETT CT	92555	304580010		RS Residential		L, SP 193	5	0.17	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Not Used In Prior Housing Element			1	1	RS Residential	JOHN STANTON	Non-Vacant Sites not Included in previous Housing Elements
City of Moreno Valley	27340 HAMMETT CT	92555	304580011		RS Residential		L, SP 193	5	0.18	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Not Used In Prior Housing Element			1	1	RS Residential	REBEKAH C GUILL	Non-Vacant Sites not Included in previous Housing Elements
City of Moreno Valley	27350 HAMMETT CT	92555	304580012		RS Residential		L, SP 193	5	0.14	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Not Used In Prior Housing Element			1	1	RS Residential	CORAL RAE QUIJADA	Non-Vacant Sites not Included in previous Housing Elements
City of Moreno Valley	27360 HAMMETT CT	92555	304580013		RS Residential		L, SP 193	5	0.15	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Not Used In Prior Housing Element			1	1	RS Residential	DEBBRA CAW	Non-Vacant Sites not Included in previous Housing Elements
City of Moreno Valley	27370 HAMMETT CT	92555	304580014		RS Residential		L, SP 193	5	0.20	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Not Used In Prior Housing Element			1	1	RS Residential	ERICA GODOY A	Non-Vacant Sites not Included in previous Housing Elements
City of Moreno Valley	27355 HAMMETT CT	92555	304580015		RS Residential		L, SP 193	5	0.57	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Not Used In Prior Housing Element			1	1	RS Residential	RORY HARLEY	Non-Vacant Sites not Included in previous Housing Elements
City of Moreno Valley	27345 HAMMETT CT	92555	304580016		RS Residential		L, SP 193	5	0.16	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Not Used In Prior Housing Element			1	1	RS Residential	TAURUS BARNES	Non-Vacant Sites not Included in previous Housing Elements
City of Moreno Valley	27335 HAMMETT CT	92555	304580017		RS Residential		L, SP 193	5	0.19	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Not Used In Prior Housing Element			1	1	RS Residential	ARTHUR TODD SWINGLER	Non-Vacant Sites not Included in previous Housing Elements
City of Moreno Valley	15980 SAND HILLS CT	92555	304590018		RS Residential		L, SP 193	5	0.26	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Not Used In Prior Housing Element			1	1	RS Residential	CRYSTAL PRUDHOME	Non-Vacant Sites not Included in previous Housing Elements
City of Moreno Valley	15958 SAND HILLS CT	92555	304590019		RS Residential		L, SP 193	5	0.22	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Not Used In Prior Housing Element			1	1	RS Residential	GREGORY D KENISON	Non-Vacant Sites not Included in previous Housing Elements
City of Moreno Valley	15968 SAND HILLS CT	92555	304590020		RS Residential		L, SP 193	5	0.22	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Not Used In Prior Housing Element			1	1	RS Residential	MY HOANG	Non-Vacant Sites not Included in previous Housing Elements
City of Moreno Valley	15974 SAND HILLS CT	92555	304590021		RS Residential		L, SP 193	5	0.22	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Not Used In Prior Housing Element			1	1	RS Residential	FRANCISCO AGUILAR	Non-Vacant Sites not Included in previous Housing Elements
City of Moreno Valley	15982 SAND HILLS CT	92555	304590022		RS Residential		L, SP 193	5	0.17	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Not Used In Prior Housing Element			1	1	RS Residential	NKEMDILIM SHILA ONYAH AMARACHUKWU	Non-Vacant Sites not Included in previous Housing Elements
City of Moreno Valley	15990 SAND HILLS CT	92555	304590023		RS Residential		L, SP 193	5	0.26	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Not Used In Prior Housing Element			1	1	RS Residential	ONA A MITCHELL	Non-Vacant Sites not Included in previous Housing Elements
City of Moreno Valley	15988 SAND HILLS CT	92555	304590024		RS Residential		L, SP 193	5	0.66	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Not Used In Prior Housing Element			1	1	RS Residential	ARTHUR TODD SWINGLER	Non-Vacant Sites not Included in previous Housing Elements
City of Moreno Valley	15979 SAND HILLS CT	92555	304590025		RS Residential		L, SP 193	5	0.24	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Not Used In Prior Housing Element			1	1	RS Residential	MARLENE TAPIA	Non-Vacant Sites not Included in previous Housing Elements
City of Moreno Valley	15971 SAND HILLS CT	92555	304590026		RS Residential		L, SP 193	5	0.16	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Not Used In Prior Housing Element			1	1	RS Residential	JOSE MURILLO	Non-Vacant Sites not Included in previous Housing Elements
City of Moreno Valley	15963 SAND HILLS CT	92555	304590027		RS Residential		L, SP 193	5	0.16	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Not Used In Prior Housing Element			1	1	RS Residential	LARRIETTA JACKSON	Non-Vacant Sites not Included in previous Housing Elements
City of Moreno Valley	15955 SAND HILLS CT	92555	304590028		RS Residential		L, SP 193	5	0.18	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Not Used In Prior Housing Element			1	1	RS Residential	OSCAR ENRIQUE OLIVA	Non-Vacant Sites not Included in previous Housing Elements
City of Moreno Valley	27315 HAMMETT CT	92555	304590029		RS Residential		L, SP 193	5	0.20	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element			1	1	RS Residential	KIFF MARISTELLA BALUCANAG REVOCABLE	Non-Vacant Sites not Included in previous Housing Elements
City of Moreno Valley	27305 HAMMETT CT	92555	304590030		RS Residential		L, SP 193	5	0.16	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Not Used In Prior Housing Element			1	1	RS Residential	RODNEY A JORDAN	Non-Vacant Sites not Included in previous Housing Elements
City of Moreno Valley	27295 HAMMETT CT	92555	304590031		RS Residential		L, SP 193	5	0.16	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Not Used In Prior Housing Element			1	1	RS Residential	RONALD EUGENE CARTER	Non-Vacant Sites not Included in previous Housing Elements
City of Moreno Valley	27285 HAMMETT CT	92555	304590032		RS Residential		L, SP 193	5	0.16	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Not Used In Prior Housing Element			1	1	RS Residential	SYLVIA GARCIA	Non-Vacant Sites not Included in previous Housing Elements
City of Moreno Valley	27275 HAMMETT CT	92555	304590033		RS Residential		L, SP 193	5	0.16	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Not Used In Prior Housing Element			1	1	RS Residential	ROSCOE PATOS	Non-Vacant Sites not Included in previous Housing Elements
City of Moreno Valley	15958 CHERRY HILLS CIR	92555	304590034		RS Residential		L, SP 193	5	0.21	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Not Used In Prior Housing Element			1	1	RS Residential	BER VANG	Non-Vacant Sites not Included in previous Housing Elements
City of Moreno Valley	15966 CHERRY HILLS CIR	92555	304590035		RS Residential		L, SP 193	5	0.16	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Not Used In Prior Housing Element			1	1	RS Residential	RODNEY BOWEN	Non-Vacant Sites not Included in previous Housing Elements
City of Moreno Valley	15974 CHERRY HILLS CIR	92555	304590036		RS Residential		L, SP 193	5	0.42	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Not Used In Prior Housing Element			1	1	RS Residential	EDDIE AGUAYO	Non-Vacant Sites not Included in previous Housing Elements
City of Moreno Valley	LASSELLE ST AND KRAMERIA ST	92555	308040052		R20 Residential		M, SP 193	20	6.87	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Elements - Vacant		112		112	R20 Residential	CONTINENTAL EAST FUND III	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	LASSELLE ST AND KRAMERIA ST	92555	308040054		R20 Residential		MH, SP 193	20	5.10	Vacant	Yes - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant		72		72	R20 Residential	CONTINENTAL EAST FUND III	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	IRIS AVE AND LASSELLE ST	92555	308610009		R20 Residential		MH, SP 193	20	1.28	Vacant	Yes - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant		18		18	R20 Residential	GID MORENO VALLEY	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	IRIS AVE AND LASSELLE ST	92555	308610010		R20 Residential		MH, SP 193	20	0.85	Vacant	Yes - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant		15		15	R20 Residential	GID MORENO VALLEY	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	IRIS AVE AND LASSELLE ST	92555	308610013		R20 Residential		MH, SP 193	20	1.71	Vacant	Yes - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant		24		24	R20 Residential	GID MORENO VALLEY	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	IRIS AVE AND LASSELLE ST	92555	308610014		R20 Residential		MH, SP 193	20	2.01	Vacant	Yes - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant		28		28	R20 Residential	GID MORENO VALLEY	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	IRIS AVE AND LASSELLE ST	92555	308610015		R20 Residential		MH, SP 193	20	0.83	Vacant	Yes - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant		11		11	R20 Residential	GID MORENO VALLEY	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	IRIS AVE AND LASSELLE ST	92555	308610039		R20 Residential		MH, SP 193	20	0.51	Vacant	Yes - Current	NO - Privately-Owned	Available			7		7	R20 Residential	GID MORENO VALLEY	Vacant Sites included in 2008 Housing Element
City of Moreno Valley	24940 PERRIS BLV	92551	312020018		C Commercial		CC	25	4.41	Light Industrial	Yes - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	87			87	Corridor Mixed Use	RED HAT PROP MORENO VALLEY	Non-Vacant Sites not Included in previous Housing Elements
City of Moreno Valley	23025 RED MAPLE LN	92551	312020020		C Commercial		CC	25	1.04	General/Retail Commercial	Yes - Current	NO - Privately-Owned	Available	Not Used In Prior Housing Element	19			19	Corridor Mixed Use	RED MAPLE TOWERS	Non-Vacant Sites not Included in previous Housing Elements
City of Moreno Valley	IRIS AVE	92551	312020025		R5 Residential		R5	5	10.85	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Not Used In Prior Housing Element		82	82	82	R5 Residential	MAPLE LANE GROUP	Vacant Sites not included in previous Housing Elements
City of Moreno Valley	SADDLEBROOK LN	92551	312020034		R5 Residential		R5	5	1.00	Vacant	Yes - Current	NO - Privately-Owned	Available	Not Used In Prior Housing Element		3		3	R5 Residential	CTE	Vacant Sites not included in previous Housing Elements

2021-29 Moreno Valley Housing Sites Inventory

City of Moreno Valley	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	CORP INC	[illegible]
City of Moreno Valley	IRIS AVE	92551	312360002		C Commercial	CC		25	0.50	Vacant	Yes - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	10			10	Corridor Mixed Use	IRIS PARTNERS	Vacant Sites not included in previous Housing Elements
City of Moreno Valley	16080 PERRIS BLV	92551	312360004		C Commercial	CC		25	1.76	General/Retail Commercial	Yes - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	31			31	Corridor Mixed Use	IRIS PARTNERS	Non-Vacant Sites not included in previous Housing Elements
City of Moreno Valley	16100 PERRIS BLV	92551	312360005		C Commercial	CC		25	1.96	General/Retail Commercial	Yes - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	24			24	Corridor Mixed Use	Y OPCO	Non-Vacant Sites not included in previous Housing Elements
City of Moreno Valley	16100 PERRIS BLV E	92551	312360006		C Commercial	CC		25	2.22	General/Retail Commercial	Yes - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	39			39	Corridor Mixed Use	IRIS PARTNERS	Non-Vacant Sites not included in previous Housing Elements
City of Moreno Valley	16150 PERRIS BLV	92551	312360008		C Commercial	CC		25	0.86	General/Retail Commercial	Yes - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	15			15	Corridor Mixed Use	DEL TACO	Non-Vacant Sites not included in previous Housing Elements
City of Moreno Valley	16170 PERRIS BLV	92551	312360009		C Commercial	CC		25	0.92	General/Retail Commercial	Yes - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	17			17	Corridor Mixed Use	IRIS PARTNERS	Non-Vacant Sites not included in previous Housing Elements
City of Moreno Valley	16190 PERRIS BLV	92551	312360010		C Commercial	CC		25	0.81	General/Retail Commercial	Yes - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	15			15	Corridor Mixed Use	J P D INLAND PROP	Non-Vacant Sites not included in previous Housing Elements
City of Moreno Valley	16210 PERRIS BLV	92551	312360011		C Commercial	CC		25	0.69	General/Retail Commercial	Yes - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	12			12	Corridor Mixed Use	VELIMIR PETAKOVICH	Non-Vacant Sites not included in previous Housing Elements
City of Moreno Valley	SE OF INDIAN ST and GOYA AVE	92555	316020020		R5 Residential	R5		5	1.26	Vacant	Yes - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant			4	4	R5 Residential	YOUSSEF LAND NINE	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	SE OF INDIAN ST and GOYA AVE	92551	316020021		R5 Residential	R5		5	1.29	Vacant	Yes - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant			4	4	R5 Residential	YOUSSEF LAND NINE	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	SE OF INDIAN ST and GOYA AVE	92551	316020022		R5 Residential	R5		5	0.90	Vacant	Yes - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant			3	3	R5 Residential	YOUSSEF LAND NINE	Vacant Sites included in 2008 and 2014 Housing Element.
City of Moreno Valley	SE OF INDIAN ST and GOYA AVE	92551	316020023		R5 Residential	R5		5	0.93	Vacant	Yes - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant			3	3	R5 Residential	YOUSSEF LAND NINE	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	SE OF INDIAN ST and GOYA AVE	92555	316020024		R5 Residential	R5		5	4.87	Vacant	Yes - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant			17	17	R5 Residential	YOUSSEF LAND NINE	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	SE OF INDIAN ST and GOYA AVE	92551	316020025		R5 Residential	R5		5	5.08	Vacant	Yes - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant			18	18	R5 Residential	ALEXANDER TO	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	SE OF INDIAN ST and GOYA AVE	92551	316020026		R5 Residential	R5		5	5.03	Vacant	Yes - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant			18	18	R5 Residential	CHRISTINA SIEG	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	SW OF IRIS AVE and NEW LIGHT WAY	92551	316030003		R5 Residential	R5		5	1.11	Vacant	Yes - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant			3	3	R5 Residential	CREAMEAN THOMAS W	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	SW OF IRIS AVE AND PERRIS BLVD	92551	316730014		C Commercial	MC		25	8.56	Vacant	Yes - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	171			171	Corridor Mixed Use	UNITED FAMILY LTD PARTNERSHIP	Vacant Sites not included in previous Housing Elements
City of Moreno Valley	GOYA AVE	92551	316030018		R5 Residential	R5		5	2.46	Vacant	Yes - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant			8	8	R5 Residential	APOSTOLIC ASSEMBLY FAITH CHRIST JESUS INC	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	GOYA AVE	92551	316030019		R5 Residential	R5		5	1.48	Vacant	Yes - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant			3	3	R5 Residential	APOSTOLIC ASSEM FAITH IP CHRIST JESUS INC	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	EMMA LN SOUTH OF IRIS AVE	92551	316030021		R5 Residential	R5		5	1.36	Vacant	Yes - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant			4	4	R5 Residential	JOHN OCTEN	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	NE OF MARIPOSA AVE AND INDIAN ST	92551	316100021		R5 Residential	R5		5	5.90	Vacant	Yes - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant			17	17	R5 Residential	ZECHARIA HOVAV	Vacant Sites included in 2008 and 2014 Housing Element.
City of Moreno Valley	NE OF MARIPOSA AVE AND INDIAN ST	92551	316100022		R5 Residential	R5		5	3.66	Vacant	Yes - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant			13	13	R5 Residential	ZECHARIA HOVAV	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	NE OF MARIPOSA AVE AND INDIAN ST	92551	316100023		R5 Residential	R5		5	6.60	Vacant	Yes - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant			25	25	R5 Residential	ZECHARIA HOVAV	Vacant Sites included in 2008 and 2014 Housing Element.
City of Moreno Valley	NE OF MARIPOSA AVE AND INDIAN ST	92551	316100026		R5 Residential	R5		5	3.05	Vacant	Yes - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant			10	10	R5 Residential	ZECHARIA HOVAV	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	SW OF KRAMERIA AVE and PERRIS BLVD	92551	316110005		R5 Residential	R5		15	4.39	Vacant	Yes - Current	NO - Privately-Owned	Pending Projec	Used in Two Consecutive Prior Housing Elements - Vacant			16	16	R15 Residential	PI PROPERTIES NO 67	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	SW OF KRAMERIA AVE and PERRIS BLVD	92551	316110006		R5 Residential	R5		15	3.78	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Elements - Vacant			12	12	R15 Residential	PI PROPERTIES NO 67	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	SW OF KRAMERIA AVE and PERRIS BLVD	92551	316110010		R5 Residential	R5		5	2.07	Vacant	Yes - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element			7	7	R5 Residential	KENNETH LEE	Vacant Sites not included in previous Housing Elements
City of Moreno Valley	ANGELLA WAY	92551	316110021		R5 Residential	R5		5	1.58	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element			2	2	R5 Residential	ADA VEUS I GETURCOS	Vacant Sites not included in previous Housing Elements
City of Moreno Valley	SW OF KRAMERIA AVE and PERRIS BLVD	92551	316110022		R5 Residential	R5		15	3.88	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Elements - Vacant			6	6	R15 Residential	PI PROPERTIES NO 67	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	SW OF KRAMERIA AVE and PERRIS BLVD	92551	316110025		R5 Residential	R5		15	4.71	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Elements - Vacant			16	16	R15 Residential	PI PROPERTIES NO 67	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	SW OF KRAMERIA AVE and PERRIS BLVD	92551	316110024		R5 Residential	R5		15	4.67	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Elements - Vacant			16	16	R15 Residential	PI PROPERTIES NO 67	Vacant Sites included in 2008 and 2014 Housing Element.
City of Moreno Valley	SW OF KRAMERIA AVE and PERRIS BLVD	92551	316110025		R5 Residential	R5		5	0.85	Vacant	Yes - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element			1	1	R5 Residential	KENNETH LEE	Vacant Sites not included in previous Housing Elements
City of Moreno Valley	ANGELLA WAY	92551	316110030		R5 Residential	R5		5	2.2	Vacant	Yes - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant			7	7	R5 Residential	SUDHIR S PATEL	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	NE OF MARIPOSA AVE AND INDIAN ST	92551	316160003		R5 Residential	R5		5	0.63	Vacant	Yes - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant			2	2	R5 Residential	JAMES LYNN OLSEN	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	NE OF MARIPOSA AVE AND INDIAN ST	92551	316160005		R5 Residential	R5		5	7.67	Vacant	Yes - Current	NO - Privately-Owned	Pending Projec	Used in Two Consecutive Prior Housing Elements - Vacant			16	16	R5 Residential	FORPRO INV CORP	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	NE OF MARIPOSA AVE AND INDIAN ST	92551	316160010		R5 Residential	R5		5	8.03	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element			31	31	R5 Residential	FORPRO INV CORP	Vacant Sites not included in previous Housing Elements
City of Moreno Valley	16958 INDIAN ST	92551	316160014		R5 Residential	R5		5	0.58	Vacant	Yes - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element			1	1	R5 Residential	EDUARDO MARQUEZ	Vacant Sites not included in previous Housing Elements
City of Moreno Valley	RECHE VISTA DR	92557	471201008		HR Hillside Residential; R2 Residential	R2/HR		1	172.10	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Elements - Vacant			179	179	HR Hillside Residential	WEIDONG WANG	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	RECHE VISTA DR	92557	471201011		R2 Residential	R2		3	0.10	Vacant	Yes - Current	NO - Privately-Owned	Pending Projec	Used in Two Consecutive Prior Housing Elements - Vacant			1	1	R2 Residential	WEIDONG WANG	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	RECHE VISTA DR	92557	471201011		R2 Residential; HR Hillside Residential	R2/HR		3	34.14	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Elements - Vacant			26	26	R2 Residential	WEIDONG WANG	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	NE OF MANZANITA AVE AND QUINCY ST	92555	473120069		R3 Residential	R3		1	65.32	Vacant	Yes - Current	NO - Privately-Owned	Pending Projec				22	22	R3 Residential	PDI INV CORP	Vacant Sites included in 2014 Housing Element
City of Moreno Valley	NE OF IRONWOOD AVE AND MORENO BEACH DR	92555	473180008		R2 Residential	RA2		2	28.07	Vacant	Yes - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant			40	40	R2 Residential	CA MILANO LTD PARTNERSHIP	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	NE OF IRONWOOD AVE AND MORENO BEACH DR	92555	473180009		R2 Residential	RA2		2	9.45	Vacant	Yes - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element			13	13	R2 Residential	CALVARY CHAPEL OF MORENO VALLEY	Vacant Sites not included in previous Housing Elements
City of Moreno Valley	NE OF KALMIA AVE AND QUINCY ST	92555	473174001		R1 Residential	R1		1	9.46	Vacant	Yes - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant			6	6	R1 Residential	MARCELO CO	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	NE OF KALMIA AVE AND QUINCY ST	92555	473174003		R1 Residential	R1		1	9.45	Vacant	Yes - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant			6	6	R1 Residential	CHIU HUA CHANG	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	NE OF KALMIA AVE AND QUINCY ST	92555	473174004		R1 Residential	R1		1	9.07	Vacant	Yes - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant			6	6	R1 Residential	CHIU HUA CHANG	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	NE OF KALMIA AVE AND QUINCY ST	92555	473174005		R1 Residential	R1		1	9.00	Vacant	Yes - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant			6	6	R1 Residential	FURNITUREMALA LTD PARTNERSHIP	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	NE OF KALMIA AVE AND QUINCY ST	92555	473174007		R1 Residential	R1		1	9.49	Vacant	Yes - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant			6	6	R1 Residential	MARCELO CO	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	NE OF KALMIA AVE AND QUINCY ST	92555	473174008		R1 Residential	R1		1	8.46	Vacant	Yes - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant			6	6	R1 Residential	MARCELO CO	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	NE OF KALMIA AVE AND QUINCY ST	92555	473174010		R1 Residential	R1		1	2.14	Vacant	Yes - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant			1	1	R1 Residential	WILLIAM VITO BRUNO	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	NE OF KALMIA AVE AND QUINCY ST	92555	473174012		R1 Residential	R1		1	2.16	Vacant	Yes - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant			1	1	R1 Residential	JUAN MIGUEL BUSTAMANTE	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	26728 KALMIA AVE	92555	473174013		R1 Residential	R1		1	2.16	Vacant	Yes - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant			1	1	R1 Residential	LATHAM HOMES INC	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	JUMPER AVE	92555	473180009		R1 Residential	R1		1	9.50	Vacant	Yes - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant			6	6	R1 Residential	RICHARD CHADD	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	JUMPER AVE	92555	473180010		R1 Residential	R1		1	7.81	Vacant	Yes - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant			5	5	R1 Residential	RICHARD CHADD	Vacant Sites included in 2008 and 2014 Housing Element

2021-29 Moreno Valley Housing Sites Inventory

Jurisdiction Name	Site Address/Intersection	Project ZIP Code	Assessor Parcel Number	Consolidated Sites	General Plan Designation (Current)	Zoning Designation (Current)	Minimum Density Allowed (units/acre)	Max Density Allowed (units/acre)	Parcel Size (Acres)	Existing Use/Vacancy	Infrastructure	Publicly-Owned	Site Status	Additional Local Use Two Housing Cycles	Lower Income Capacity	Moderate Income Capacity	Above Moderate Income Capacity	Total Capacity	Proposed General Plan/GPA Designation	Owner/Agent	Site Groups
City of Moreno Valley	[illegible]	[illegible]	[illegible]		R1 Residential	R1			[illegible]	Vacant	Yes - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant			[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
City of Moreno Valley	29300 IRONWOOD AVE	92555	473220015		R1 Residential	R1		1	9.49	Vacant	Yes - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant			6	6	R1 Residential	LCTH INV	Vacant Sites Included in 2008 and 2014 Housing Element
City of Moreno Valley	NE OF IRONWOOD AVE AND SINCLAIR ST	92555	473220017		R1 Residential	R1		1	9.15	Vacant	Yes - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant			2	2	R1 Residential	PROFESSORS HIGHLANDERSUM PROP PARTNERS	Vacant Sites Included in 2008 and 2014 Housing Element
City of Moreno Valley	JUNIPER AVE	92555	473220043		R1 Residential	R1		1	5.79	Vacant	Yes - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant			4	4	R1 Residential	HUGO PALOMO LUNA	Vacant Sites Included in 2008 and 2014 Housing Element
City of Moreno Valley	HIGHLAND BLVD	92555	473220044		R1 Residential	R1		1	7.27	Vacant	Yes - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant			5	5	R1 Residential	PROFESSORS HIGHLANDERSUM PROP PARTNERS	Vacant Sites Included in 2008 and 2014 Housing Element
City of Moreno Valley	IRONWOOD AVE	92555	473220072		R1 Residential	R1		1	1.42	Vacant	Yes - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant			1	1	R1 Residential	IL NAM OH	Vacant Sites Included in 2008 and 2014 Housing Element
City of Moreno Valley	JUNIPER AVE	92555	473230075		R1 Residential	R1		1	2.56	Vacant	Yes - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant			1	1	R1 Residential	EFREN Z LUCENA	Vacant Sites Included in 2008 and 2014 Housing Element
City of Moreno Valley	JUNIPER AVE	92555	473230076		R1 Residential	R1		1	1.91	Vacant	Yes - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element			1	1	R1 Residential	EFREN Z LUCENA	Vacant Sites not included in previous Housing Elements
City of Moreno Valley	NW OF JUNIPER AVE AND QUINCY ST	92555	473280011		R2 Residential	RA2		2	9.47	Vacant	Yes - Current	NO - Privately-Owned	Pending Projec	Used in Two Consecutive Prior Housing Elements - Vacant			15	15	R2 Residential	H W LUCKY GROUP	Vacant Sites Included in 2008 and 2014 Housing Element
City of Moreno Valley	NW OF JUNIPER AVE AND QUINCY ST	92555	473280012		R2 Residential	RA2		2	6.94	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Elements - Vacant			14	14	R2 Residential	H W LUCKY GROUP	Vacant Sites Included in 2008 and 2014 Housing Element
City of Moreno Valley	NW OF JUNIPER AVE AND QUINCY ST	92555	473280013		R2 Residential	RA2		2	6.74	Vacant	Yes - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant			12	12	R2 Residential	CHRISTINE YANG	Vacant Sites Included in 2008 and 2014 Housing Element
City of Moreno Valley	NW OF JUNIPER AVE AND QUINCY ST	92555	473280014		R2 Residential	RA2		2	9.39	Vacant	Yes - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant			13	13	R2 Residential	TOWNE AVENUE PROP	Vacant Sites Included in 2008 and 2014 Housing Element
City of Moreno Valley	NW OF JUNIPER AVE AND QUINCY ST	92555	473280015		R2 Residential	RA2		2	9.39	Vacant	Yes - Current	NO - Privately-Owned	Pending Projec	Used in Two Consecutive Prior Housing Elements - Vacant			15	15	R2 Residential	H W LUCKY GROUP	Vacant Sites Included in 2008 and 2014 Housing Element
City of Moreno Valley	NW OF JUNIPER AVE AND QUINCY ST	92555	473280016		R2 Residential	RA2		2	8.93	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Elements - Vacant			13	13	R2 Residential	H W LUCKY GROUP	Vacant Sites Included in 2008 and 2014 Housing Element
City of Moreno Valley	DOW ST	92555	473280018		R2 Residential	RA2		2	1.18	Vacant	Yes - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant			1	1	R2 Residential	TOWNE AVENUE PROP	Vacant Sites Included in 2008 and 2014 Housing Element
City of Moreno Valley	DOW ST	92555	473280019		R2 Residential	RA2		2	1.12	Vacant	Yes - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant			1	1	R2 Residential	TOWNE AVENUE PROP	Vacant Sites Included in 2008 and 2014 Housing Element
City of Moreno Valley	NE OF JUNIPER AVE AND QUINCY ST	92555	473280020		R1 Residential	R1		1	2.27	Vacant	Yes - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant			1	1	R1 Residential	GAYLE W WICKERD	Vacant Sites Included in 2008 and 2014 Housing Element
City of Moreno Valley	28781 KALMIA AVE	92555	473280006		R1 Residential	R1		1	1.55	Vacant	Yes - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant			1	1	R1 Residential	GAYLE W WICKERD	Vacant Sites Included in 2008 and 2014 Housing Element
City of Moreno Valley	NE OF JUNIPER AVE AND QUINCY ST	92555	473290007		R1 Residential	R1		1	4.77	Vacant	Yes - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant			3	3	R1 Residential	CHRIS M RICE	Vacant Sites Included in 2008 and 2014 Housing Element
City of Moreno Valley	NE OF JUNIPER AVE AND QUINCY ST	92555	473290011		R1 Residential	R1		1	1.99	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Elements - Vacant			2	2	R1 Residential	H W LUCKY GROUP	Vacant Sites Included in 2008 and 2014 Housing Element
City of Moreno Valley	NE OF JUNIPER AVE AND QUINCY ST	92555	473290012		R1 Residential	R1		1	6.96	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Elements - Vacant			3	3	R1 Residential	H W LUCKY GROUP	Vacant Sites Included in 2008 and 2014 Housing Element
City of Moreno Valley	NE OF JUNIPER AVE AND QUINCY ST	92555	473290014		R1 Residential	R1		1	9.34	Vacant	Yes - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant			6	6	R1 Residential	LCTH INV	Vacant Sites Included in 2008 and 2014 Housing Element
City of Moreno Valley	NE OF JUNIPER AVE AND QUINCY ST	92555	473290034		R1 Residential	R1		1	9.80	Vacant	Yes - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant			6	6	R1 Residential	LCTH INV	Vacant Sites Included in 2008 and 2014 Housing Element
City of Moreno Valley	NE OF JUNIPER AVE AND QUINCY ST	92555	473290035		R1 Residential	R1		1	8.90	Vacant	Yes - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant			6	6	R1 Residential	LCTH INV	Vacant Sites Included in 2008 and 2014 Housing Element
City of Moreno Valley	NE OF JUNIPER AVE AND QUINCY ST	92555	473290019		R1 Residential	R1		1	4.07	Vacant	Yes - Current	NO - Privately-Owned	Pending Projec	Used in Two Consecutive Prior Housing Elements - Vacant			6	6	R1 Residential	H W LUCKY GROUP	Vacant Sites Included in 2008 and 2014 Housing Element
City of Moreno Valley	NW OF IRONWOOD AVE AND QUINCY ST	92555	473300001		R2 Residential	RA2		2	8.83	Vacant	Yes - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant			12	12	R2 Residential	USASIA INTERNATIONAL	Vacant Sites Included in 2008 and 2014 Housing Element
City of Moreno Valley	NW OF IRONWOOD AVE AND QUINCY ST	92555	473300002		R2 Residential	RA2		2	9.30	Vacant	Yes - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant			13	13	R2 Residential	PELICAN LANDING LP	Vacant Sites Included in 2008 and 2014 Housing Element
City of Moreno Valley	NW OF IRONWOOD AVE AND QUINCY ST	92555	473300003		R2 Residential	RA2		2	9.38	Vacant	Yes - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant			13	13	R2 Residential	IRONWOOD JUNIPER PARTNERSHIP	Vacant Sites Included in 2008 and 2014 Housing Element
City of Moreno Valley	NW OF IRONWOOD AVE AND QUINCY ST	92555	473300004		R2 Residential	RA2		2	4.60	Vacant	Yes - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant			6	6	R2 Residential	CHRISTINE YANG	Vacant Sites Included in 2008 and 2014 Housing Element
City of Moreno Valley	NW OF IRONWOOD AVE AND QUINCY ST	92555	473300005		R2 Residential	RA2		2	4.05	Vacant	Yes - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant			5	5	R2 Residential	CHRISTINE YANG	Vacant Sites Included in 2008 and 2014 Housing Element
City of Moreno Valley	NW OF IRONWOOD AVE AND QUINCY ST	92555	473300007		R2 Residential	RA2		2	9.48	Vacant	Yes - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant			13	13	R2 Residential	IRONWOOD JUNIPER PARTNERSHIP	Vacant Sites Included in 2008 and 2014 Housing Element
City of Moreno Valley	NW OF IRONWOOD AVE AND QUINCY ST	92555	473300009		R2 Residential	RA2		2	9.42	Vacant	Yes - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant			13	13	R2 Residential	PELICAN LANDING LP	Vacant Sites Included in 2008 and 2014 Housing Element
City of Moreno Valley	NW OF IRONWOOD AVE AND QUINCY ST	92555	473300010		R2 Residential	RA2		2	5.99	Vacant	Yes - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant			12	12	R2 Residential	USASIA INTERNATIONAL	Vacant Sites Included in 2008 and 2014 Housing Element
City of Moreno Valley	LOCUST AVE	92555	473401021		R2 Residential	R2		2	5.71	Vacant	Yes - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant			6	6	R2 Residential	NICHOLAS VICTOR BRUNO	Vacant Sites Included in 2008 and 2014 Housing Element
City of Moreno Valley	VENETIAN DR	92557	474120010		R5 Residential	R5		5	0.60	Vacant	Yes - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant			1	1	R5 Residential	YONA MR	Vacant Sites Included in 2008 and 2014 Housing Element
City of Moreno Valley	11722 PERRIS BLVD	92557	474120011		R5 Residential	R5		5	0.66	Vacant	Yes - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant			2	2	R5 Residential	MARIA MORALES	Vacant Sites Included in 2008 and 2014 Housing Element
City of Moreno Valley	VIA VON BATSCH	92557	474120046		R5 Residential	R5		5	0.37	Vacant	Yes - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant			1	1	R5 Residential	GMC TRADING	Vacant Sites Included in 2008 and 2014 Housing Element
City of Moreno Valley	11668 PERRIS BLVD	92557	474120064		R5 Residential	R5		5	0.41	Vacant	Yes - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant			1	1	R5 Residential	NAFEESAH KAHALA	Vacant Sites Included in 2008 and 2014 Housing Element
City of Moreno Valley	KALMIA ST	92557	474130005		R5 Residential	RA2		5	0.47	Vacant	Yes - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element			1	1	R5 Residential	NORBERTA R MONTERO	Vacant Sites not included in previous Housing Elements
City of Moreno Valley	KALMIA ST	92557	474130014		R5 Residential	RA2		5	1.78	Vacant	Yes - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element			6	6	R5 Residential	FEDERICO PINEDA ROSAS	Vacant Sites not included in previous Housing Elements
City of Moreno Valley	KALMIA ST	92557	474187054		R5 Residential	RA2		5	0.47	Vacant	Yes - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant			1	1	R5 Residential	KATHRYN Y HALL	Vacant Sites Included in 2008 and 2014 Housing Element
City of Moreno Valley	11681 KITCHING ST	92557	474142006		R5 Residential	RA2		5	4.64	Vacant	Yes - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant			16	16	R5 Residential	JOHNSON LIAO	Vacant Sites Included in 2008 and 2014 Housing Element
City of Moreno Valley	MATHEWS RD	92557	474161035		R5 Residential	RA2		5	1.45	Vacant	Yes - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant			4	4	R5 Residential	MARIA I LUPA	Vacant Sites Included in 2008 and 2014 Housing Element
City of Moreno Valley	OVERLOOK CIR	92557	474170008		R5 Residential	RA2		5	1.70	Vacant	Yes - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant			6	6	R5 Residential	NAO H TA	Vacant Sites Included in 2008 and 2014 Housing Element
City of Moreno Valley	OVERLOOK CIR	92557	474180017		R5 Residential	RA2		5	0.74	Vacant	Yes - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant			2	2	R5 Residential	RICARDO SANCHEZ	Vacant Sites Included in 2008 and 2014 Housing Element
City of Moreno Valley	OVERLOOK CIR	92557	474180030		R5 Residential	RA2		5	0.48	Vacant	Yes - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant			1	1	R5 Residential	FRANCISCO J SANDOVAL	Vacant Sites Included in 2008 and 2014 Housing Element
City of Moreno Valley	OVERLOOK CIR	92557	474180031		R5 Residential	RA2		5	0.49	Vacant	Yes - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant			1	1	R5 Residential	APA PROP GROUP	Vacant Sites Included in 2008 and 2014 Housing Element
City of Moreno Valley	OVERLOOK CIR	92557	474180032		R5 Residential	RA2		5	1.21	Vacant	Yes - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant			4	4	R5 Residential	COLEMAN STEVEN J	Vacant Sites Included in 2008 and 2014 Housing Element
City of Moreno Valley	KALMIA ST	92557	474200034		R5 Residential	R5		5	10.15	Vacant	Yes - Current	NO - Privately-Owned	Pending Projec	Used in Two Consecutive Prior Housing Elements - Vacant			31	31	R5 Residential	REFOUA	Vacant Sites Included in 2008 and 2014 Housing Element
City of Moreno Valley	LASSELLE ST	92557	474200025		R5 Residential	R5		5	23.92	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element			74	74	R5 Residential	REFOUA	Vacant Sites not included in previous Housing Elements
City of Moreno Valley	IRONWOOD AVE	92555	474250011		R5 Residential	RA2		5	1.03	Vacant	Yes - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant			3	3	R5 Residential	HASSAN KHANSARI	Vacant Sites Included in 2008 and 2014 Housing Element
City of Moreno Valley	MORRISON ST	92555	474250015		R5 Residential	RA2		5	13.34	Vacant	Yes - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant			48	48	R5 Residential	JOHN FREDERICK FLUCK	Vacant Sites Included in 2008 and 2014 Housing Element

2021-29 Moreno Valley Housing Sites Inventory

Jurisdiction Name	Site Address/Intersection	Edge Of Code	Assessor Parcel Number	Consolidated Sites	General Plan Designation (Current)	Zoning Designation (Current)	Minimum Density Allowed (per zoning)	Max Density Allowed (per zoning)	Parcel Size (Acres)	Existing Use/Vacancy	Infrastructure	Publicly-Owned	Site Status	Development Limitation Type (Environmental Constraint)	Lower Income Capacity	Moderate Income Capacity	Above Moderate Income Capacity	Total Capacity	Present/General Plan Designation	Zoning	Site Remarks
City of Moreno Valley	[illegible]	[illegible]	[illegible]		RS Residential	RA2		5	[illegible]	Vacant	Yes - Current	NO - Privately-Owned	[illegible]	[illegible]			1	1	RS Residential	[illegible]	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	MORRISON ST	92555	474250020		RS Residential	RA2		5	0.38	Vacant	Yes - Current	NO - Privately-Owned	Available	Not Used In Prior Housing Element			1	1	RS Residential	RAVINDRA SHARMA	Vacant Sites not included in previous Housing Elements
City of Moreno Valley	IRONWOOD AVE	92555	474250016		RS Residential	RA2		5	0.42	Vacant	Yes - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant			1	1	RS Residential	HASSAN KHANSARI	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	KALMIA ST	92557	474590094		RS Residential	RA2		5	1.00	Vacant	Yes - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant			3	3	RS Residential	TAROY KENNETH R	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	VENETIAN DR	92557	474590085		RS Residential	RA2		5	1.50	Vacant	Yes - Current	NO - Privately-Owned	Available	Used In Two Consecutive Prior Housing Elements - Vacant			5	5	RS Residential	MARYLOUISE ZUPPARDO	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	KALMIA ST	92557	474590087		RS Residential	RA2		5	0.89	Vacant	Yes - Current	NO - Privately-Owned	Available	Used In Two Consecutive Prior Housing Elements - Vacant			3	3	RS Residential	MARYLOUISE ZUPPARDO	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	KALMIA ST	92557	474590089		RS Residential	RA2		5	0.97	Vacant	Yes - Current	NO - Privately-Owned	Available	Used In Two Consecutive Prior Housing Elements - Vacant			3	3	RS Residential	SUPARNIE CAMFIELD	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	10415 PROSPECTOR LN	92557	474740001		R3 Residential	R3		8	0.23	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Elements - Vacant			1	1	R3 Residential	KB HOME CALIF	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	10409 PROSPECTOR LN	92557	474740002		R3 Residential	R3		8	0.23	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Elements - Vacant			1	1	R3 Residential	KB HOME CALIF	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	10391 PROSPECTOR LN	92557	474740003		R3 Residential	R3		8	0.22	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Elements - Vacant			1	1	R3 Residential	KB HOME CALIF	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	10379 PROSPECTOR LN	92557	474740004		R3 Residential	R3		8	0.24	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Element - Vacant			1	1	R3 Residential	KB HOME CALIF	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	10367 PROSPECTOR LN	92557	474740005		R3 Residential	R3		8	0.23	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant			1	1	R3 Residential	STELLA K SMITH	Non-Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	10355 PROSPECTOR LN	92557	474740006		R3 Residential	R3		8	0.28	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant			1	1	R3 Residential	FRED C DEMARO	Non-Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	10343 PROSPECTOR LN	92557	474740007		R3 Residential	R3		8	0.23	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant			1	1	R3 Residential	KEITH MARTIN TELLE	Non-Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	10331 PROSPECTOR LN	92557	474740008		R3 Residential	R3		8	0.28	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant			1	1	R3 Residential	JOSEPH B BROWN	Non-Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	10319 PROSPECTOR LN	92557	474740009		R3 Residential	R3		8	0.23	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant			1	1	R3 Residential	JOHN L TANANO	Non-Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	10307 PROSPECTOR LN	92557	474740010		R3 Residential	R3		8	0.32	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant			1	1	R3 Residential	ANDY JOSEPH DELAROSA	Non-Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	10295 PROSPECTOR LN	92557	474740011		R3 Residential	R3		8	0.23	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant			1	1	R3 Residential	CECILIA VERONICA GASCON	Non-Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	10283 PROSPECTOR LN	92557	474740012		R3 Residential	R3		8	0.24	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant			1	1	R3 Residential	JUAN ALBERTO POSAS	Non-Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	10271 PROSPECTOR LN	92557	474740013		R3 Residential	R3		8	0.23	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant			1	1	R3 Residential	LA CREASURE L WHITE	Non-Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	ROCKY HEIGHTS LN	92557	474740014		R3 Residential	R3		8	0.19	Greenways/Open Space	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant					R3 Residential	DAYBREAK COMMUNITY ASSN	Non-Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	PROSPECTOR LN	92557	474740015		R3 Residential	R3		8	0.16	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Elements - Vacant					R3 Residential	KB HOME CALIF	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	PROSPECTOR LN	92557	474740017		R3 Residential	R3		8	0.27	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Elements - Vacant					R3 Residential	KB HOME CALIF	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	ROCKY HEIGHTS LN	92557	474740018		R3 Residential	R3		8	1.95	Greenways/Open Space	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant					R3 Residential	KB HOME CALIF	Non-Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	10245 PROSPECTOR LN	92557	474741001		R5 Residential	R5		8	0.30	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant			1	1	R3 Residential	LAWRENCE F HENDERSON	Non-Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	10260 PROSPECTOR LN	92557	474741002		R3 Residential	R3		8	0.31	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant			1	1	R3 Residential	KEVIN OMWHANGE	Non-Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	10272 PROSPECTOR LN	92557	474741003		R3 Residential	R3		8	0.27	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant			1	1	R3 Residential	KB HOME CALIF	Non-Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	10284 PROSPECTOR LN	92557	474741004		R3 Residential	R3		8	0.35	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant			1	1	R3 Residential	KB HOME CALIF	Non-Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	24813 PROSPECT HILL LN	92557	474741005		R3 Residential	R3		8	0.29	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant			1	1	R3 Residential	PETER NICHOL	Non-Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	24815 PROSPECT HILL LN	92557	474741006		R3 Residential	R3		8	0.26	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant			1	1	R3 Residential	KB HOME CALIF	Non-Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	24817 PROSPECT HILL LN	92557	474741007		R3 Residential	R3		8	0.26	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant			1	1	R3 Residential	ANTHONY B HARRIS	Non-Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	CLOUD HAVEN DR	92557	474741008		R3 Residential	R3		8	0.35	Greenways/Open Space	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant					R3 Residential	DAYBREAK COMMUNITY ASSN	Non-Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	PROSPECTOR LN	92557	474741010		R3 Residential	R3		8	0.15	Greenways/Open Space	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant					R3 Residential	DAYBREAK COMMUNITY ASSN	Non-Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	ROCKY HEIGHTS LN	92557	474741011		RS Residential	RS		8	0.60	Greenways/Open Space	Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element					R3 Residential	DAYBREAK COMMUNITY ASSN	Non-Vacant Sites not included in previous Housing Elements
City of Moreno Valley	CLOUD HAVEN DR	92557	474741012		R3 Residential	R3		8	2.85	Greenways/Open Space	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant					R3 Residential	DAYBREAK COMMUNITY ASSN	Non-Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	CLOUD HAVEN DR	92557	474741013		R3 Residential	R3		8	0.42	Greenways/Open Space	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant					R3 Residential	KB HOME CALIF	Non-Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	PROSPECTOR LN	92557	474741015		R3 Residential	R3		8	0.11	Greenways/Open Space	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant					R3 Residential	DAYBREAK COMMUNITY ASSN	Non-Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	10332 PROSPECTOR LN	92557	474742001		R3 Residential	R3		8	0.30	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant			1	1	R3 Residential	DANIEL A ALVA	Non-Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	10344 PROSPECTOR LN	92557	474742002		R3 Residential	R3		8	0.30	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant			1	1	R3 Residential	OMAR M MOORE	Non-Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	10356 PROSPECTOR LN	92557	474742003		R3 Residential	R3		8	0.30	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant			1	1	R3 Residential	VENETTA L BRYANT	Non-Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	10368 PROSPECTOR LN	92557	474742004		R3 Residential	R3		8	0.30	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant			1	1	R3 Residential	ANGEL LEAL LOPEZ MIGUEL	Non-Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	10380 PROSPECTOR LN	92557	474742005		R3 Residential	R3		8	0.31	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Elements - Vacant			1	1	R3 Residential	KB HOME CALIF	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	10392 PROSPECTOR LN	92557	474742006		R3 Residential	R3		8	0.32	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Elements - Vacant			1	1	R3 Residential	KB HOME CALIF	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	10404 PROSPECTOR LN	92557	474742007		R3 Residential	R3		8	0.32	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Elements - Vacant			1	1	R3 Residential	KB HOME CALIF	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	10416 PROSPECTOR LN	92557	474742008		R3 Residential	R3		8	0.32	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Element - Vacant			1	1	R3 Residential	KB HOME CALIF	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	10428 PROSPECTOR LN	92557	474742009		R3 Residential	R3		8	0.36	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Elements - Vacant			1	1	R3 Residential	KB HOME CALIF	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	10440 PROSPECTOR LN	92557	474742010		R3 Residential	R3		8	0.31	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Elements - Vacant			1	1	R3 Residential	KB HOME CALIF	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	10452 PROSPECTOR LN	92557	474742011		R3 Residential	R3		8	0.35	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Elements - Vacant			1	1	R3 Residential	KB HOME CALIF	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	10441 CLOUD HAVEN DR	92557	474742012		R3 Residential	R3		8	0.32	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Elements - Vacant					R3 Residential	KB HOME CALIF	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	10429 CLOUD HAVEN DR	92557	474742013		R3 Residential	R3		8	0.25	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant			1	1	R3 Residential	KB HOME CALIF	Non-Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	10417 CLOUD HAVEN DR	92557	474742014		R3 Residential	R3		8	0.22	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant			1	1	R3 Residential	KB HOME CALIF	Non-Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	10405 CLOUD HAVEN DR	92557	474742015		R3 Residential	R3		8	0.23	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant			1	1	R3 Residential	KB HOME CALIF	Non-Vacant Sites included in 2008 and 2014 Housing Element

2021-29 Moreno Valley Housing Sites Inventory

Jurisdiction Name	Site Address/Intersection	Eight-Digit Code	Assessor Parcel Number	Consolidation Site	Current/Prior Designation (Existing)	Zoning Designation (Current)	Realistic Density Allowed (Current Zoning)	Min Density Allowed (Current Zoning)	Parcel Size (Acres)	Existing Use/Vacant	Infrastructure	Publicly-Owned	Site Status	Identified in Last/Current Housing Cycle	Lower Income Capacity	Moderate Income Capacity	Above Moderate Income Capacity	Total Capacity	Proposed General Plan/PA Designation	Ownership	Site Remark
City of Moreno Valley	24744 SUNNYMEAD CREST LN	92557	474750004		R3 Residential	R3		3	0.24	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Elements - Vacant					R3 Residential	KB HOME CALIF	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	10361 CLOUD HAVEN DR	92557	474742017		R3 Residential	R3		3	0.23	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Used In Two Consecutive Prior Housing Elements - Vacant			1	1	R3 Residential	KB HOME CALIF	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	10369 CLOUD HAVEN DR	92557	474742018		R3 Residential	R3		3	0.23	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant			1	1	R3 Residential	EARL I DICKENSON	Non-Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	10357 CLOUD HAVEN DR	92557	474742019		R3 Residential	R3		3	0.23	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant			1	1	R3 Residential	PATRICIA SANCHEZ	Non-Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	10345 CLOUD HAVEN DR	92557	474742020		R3 Residential	R3		3	0.23	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant			1	1	R3 Residential	GENGHIS KHAN HILL	Non-Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	10333 CLOUD HAVEN DR	92557	474742021		R3 Residential	R3		3	0.23	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant			1	1	R3 Residential	ABIDAN PADILLA	Non-Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	24647 SUNNYMEAD CREST LN	92557	474750006		R3 Residential	R3		3	0.23	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant			1	1	R3 Residential	KB HOME CALIF	Non-Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	10685 SUNNYMEAD CREST LN	92557	474750002		R3 Residential	R3		3	0.25	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant			1	1	R3 Residential	CYNTHIA JORDAN	Non-Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	10673 SUNNYMEAD CREST LN	92557	474750003		R3 Residential	R3		3	0.26	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant			1	1	R3 Residential	AZUCENA RUFF	Non-Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	10811 SUNNYMEAD CREST LN	92557	474750004		R3 Residential	R3		3	0.27	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant			1	1	R3 Residential	EDWARD JIMENEZ	Non-Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	10699 SUNNYMEAD CREST LN	92557	474750005		R3 Residential	R3		3	0.25	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant			1	1	R3 Residential	OLIVER LORGE 2019 TRUST DTD 5/14/2019	Non-Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	10587 SUNNYMEAD CREST LN	92557	474750006		R3 Residential	R3		3	0.24	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant			1	1	R3 Residential	MARK A ZAMBRANO	Non-Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	10575 SUNNYMEAD CREST LN	92557	474750007		R3 Residential	R3		3	0.24	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant			1	1	R3 Residential	BALLOR 2019 FAMILY TRUST DATED 04/11/2019	Non-Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	10563 SUNNYMEAD CREST LN	92557	474750008		R3 Residential	R3		3	0.24	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant			1	1	R3 Residential	KENNETH S COOMBS	Non-Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	10551 SUNNYMEAD CREST LN	92557	474750009		R3 Residential	R3		3	0.24	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant			1	1	R3 Residential	ROSEMARY ORTIZ RIOS	Non-Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	10539 SUNNYMEAD CREST LN	92557	474750010		R3 Residential	R3		3	0.24	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant			1	1	R3 Residential	MACD MCDONALD	Non-Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	10527 SUNNYMEAD CREST LN	92557	474750011		R3 Residential	R3		3	0.24	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant			1	1	R3 Residential	MICHAEL CHARLES GRATTAN	Non-Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	10515 SUNNYMEAD CREST LN	92557	474750012		R3 Residential	R3		3	0.26	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant			1	1	R3 Residential	KB HOME CALIF	Non-Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	10518 SUNNYMEAD CREST LN	92557	474750013		R3 Residential	R2		2	0.42	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant			1	1	R3 Residential	KB HOME CALIF	Non-Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	10528 SUNNYMEAD CREST LN	92557	474750014		R3 Residential	R3		3	0.29	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant			1	1	R3 Residential	HECTOR ANAYA	Non-Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	10540 SUNNYMEAD CREST LN	92557	474750015		R3 Residential	R3		3	0.31	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant			1	1	R3 Residential	JAIME FELIX	Non-Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	10552 SUNNYMEAD CREST LN	92557	474750016		R3 Residential	R3		3	0.34	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant			1	1	R3 Residential	DEMETRIOS A BULLOCK	Non-Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	24559 CLOUD HAVEN DR	92557	474750017		R3 Residential	R3		3	0.29	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Elements - Vacant			1	1	R3 Residential	KB HOME CALIF	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	10541 CLOUD HAVEN DR	92557	474750018		R3 Residential	R3		3	0.23	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Elements - Vacant			1	1	R3 Residential	JESUS JEROME DE	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	10579 CLOUD HAVEN DR	92557	474750019		R3 Residential	R3		3	0.23	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Used In Two Consecutive Prior Housing Elements - Vacant			1	1	R3 Residential	JOVI CASTRO AGUINO	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	10517 CLOUD HAVEN DR	92557	474750020		R3 Residential	R3		3	0.30	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant			1	1	R3 Residential	JUNIOR ARIEL CAMACHO	Non-Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	SUNNYMEAD CREST LN	92557	474750021		R3 Residential	R3		4	0.76	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Used In Two Consecutive Prior Housing Elements - Vacant					R3 Residential	DAYBREAK COMMUNITY ASSN	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	SUNNYMEAD CREST LN	92557	474750022		R3 Residential	R3		1	1.73	Greenways/Open Space	Yes - Current	NO - Privately-Owned	Pending Project	Used In Prior Housing Element - Non-Vacant					R3 Residential	DAYBREAK COMMUNITY ASSN	Non-Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	10564 SUNNYMEAD CREST LN	92557	474751001		R3 Residential	R3		3	0.25	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Used In Prior Housing Element - Non-Vacant			1	1	R3 Residential	A LOPEZ DIOZCO JOSE	Non-Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	10576 SUNNYMEAD CREST LN	92557	474751002		R3 Residential	R3		3	0.34	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Elements - Vacant			1	1	R3 Residential	KB HOME CALIF	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	24586 SUNNYMEAD CREST LN	92557	474751003		R3 Residential	R3		2	0.35	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Elements - Vacant			1	1	R3 Residential	KB HOME CALIF	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	10600 SUNNYMEAD CREST LN	92557	474751004		R3 Residential	R3		3	0.35	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Elements - Vacant			1	1	R3 Residential	RYAN AVILA	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	10612 SUNNYMEAD CREST LN	92557	474751005		R3 Residential	R2		2	0.46	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Elements - Vacant			1	1	R3 Residential	KB HOME CALIF	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	10624 SUNNYMEAD CREST LN	92557	474751006		R3 Residential	R3		3	0.35	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Elements - Vacant			1	1	R3 Residential	CORAZON P POBATA MARIA	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	10636 SUNNYMEAD CREST LN	92557	474751007		R3 Residential	R2		2	0.31	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Elements - Vacant			1	1	R3 Residential	MEGAN DENISE DAVIDSON	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	10648 SUNNYMEAD CREST LN	92557	474751008		R3 Residential	R3		3	0.31	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Elements - Vacant			1	1	R3 Residential	JASON L BROWN	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	10660 SUNNYMEAD CREST LN	92557	474751009		R3 Residential	R4		4	0.20	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Elements - Vacant			1	1	R3 Residential	KB HOME CALIF	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	10685 CLOUD HAVEN DR	92557	474751010		R3 Residential	R3		3	0.25	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Elements - Vacant			1	1	R3 Residential	JOY N EKPO	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	10677 CLOUD HAVEN DR	92557	474751011		R3 Residential	R3		3	0.25	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Used In Two Consecutive Prior Housing Elements - Vacant			1	1	R3 Residential	KB HOME CALIF	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	10661 CLOUD HAVEN DR	92557	474751012		R3 Residential	R3		3	0.23	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Elements - Vacant			1	1	R3 Residential	KB HOME CALIF	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	10649 CLOUD HAVEN DR	92557	474751013		R3 Residential	R3		3	0.23	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Elements - Vacant			1	1	R3 Residential	CARLA DOMDY	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	10637 CLOUD HAVEN DR	92557	474751014		R3 Residential	R3		3	0.24	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Elements - Vacant			1	1	R3 Residential	VICTOR MIRANDA	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	10625 CLOUD HAVEN DR	92557	474751015		R3 Residential	R3		3	0.2	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Elements - Vacant			1	1	R3 Residential	KB HOME CALIF	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	10613 CLOUD HAVEN DR	92557	474751016		R3 Residential	R3		3	0.17	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Elements - Vacant			1	1	R3 Residential	KB HOME CALIF	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	10601 CLOUD HAVEN DR	92557	474751017		R3 Residential	R3		3	0.19	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Elements - Vacant			1	1	R3 Residential	JASON WOODS	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	10589 CLOUD HAVEN DR	92557	474751018		R3 Residential	R3		3	0.23	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Elements - Vacant			1	1	R3 Residential	JOSE CALVILLO	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	10577 CLOUD HAVEN DR	92557	474751019		R3 Residential	R3		3	0.22	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Elements - Vacant			1	1	R3 Residential	LIHUI LV	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	10565 CLOUD HAVEN DR	92557	474751020		R3 Residential	R3		3	0.24	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Elements - Vacant			1	1	R3 Residential	KB HOME CALIF	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	SUNNYMEAD CREST LN	92557	474751021		R3 Residential	R3		3	0.17	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Elements - Vacant					R3 Residential	DAYBREAK COMMUNITY ASSN	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	SUNNYMEAD CREST LN	92557	474751022		R3 Residential	R3		3	0.37	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Elements - Vacant					R3 Residential	DAYBREAK COMMUNITY ASSN	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	24851 OLIVE HILL LN	92557	474760001		R3 Residential	R5		2	0.34	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Elements - Vacant			1	1	R3 Residential	KB HOME CALIF	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	24848 MINERS VIEW LN	92557	474760002		R3 Residential	R3		3	0.32	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element			1	1	R3 Residential	KB HOME CALIF	Vacant Sites not included in previous Housing Elements

2021-29 Moreno Valley Housing Sites Inventory

Jurisdiction Name	Site Address/Intersection	Zip Code	Assessor Parcel Number	Consolidated Sites	Current General Plan Designation	Zoning	Minimum Density Allowed	Max Density Allowed	Parcel Size (Acres)	Existing Use	Vacant	Publicly-Owned	Infrastructure	Site Status	Lower Income Capacity	Moderate Income Capacity	Above Moderate Income Capacity	Total Capacity	Planned or Approved Project	Owner	Site Notes
City of Moreno Valley	24872 MINERS VIEW LN	92557	474760004		R3 Residential	R3		3	0.32	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Not Used In Prior Housing Element			1	1	R3 Residential	KB HOME CALIF	Vacant Sites not included in previous Housing Elements
City of Moreno Valley	24884 MINERS VIEW LN	92557	474760005		R3 Residential	R3		3	0.29	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Not Used In Prior Housing Element			1	1	R3 Residential	KB HOME CALIF	Vacant Sites not included in previous Housing Elements
City of Moreno Valley	24896 MINERS VIEW LN	92557	474760006		R3 Residential	R3		3	0.29	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Not Used In Prior Housing Element			1	1	R3 Residential	KB HOME CALIF	Vacant Sites not included in previous Housing Elements
City of Moreno Valley	24908 MINERS VIEW LN	92557	474760007		R3 Residential	R3		3	0.27	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Not Used In Prior Housing Element			1	1	R3 Residential	KB HOME CALIF	Vacant Sites not included in previous Housing Elements
City of Moreno Valley	24920 MINERS VIEW LN	92557	474760008		R3 Residential	R3		3	0.35	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Not Used In Prior Housing Element			1	1	R3 Residential	KB HOME CALIF	Vacant Sites not included in previous Housing Elements
City of Moreno Valley	24863 OLIVE HILL LN	92557	474760009		R3 Residential	R3		3	0.25	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Not Used In Prior Housing Element			1	1	R3 Residential	KB HOME CALIF	Vacant Sites not included in previous Housing Elements
City of Moreno Valley	24875 OLIVE HILL LN	92557	474760010		R3 Residential	R3		3	0.24	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Not Used In Prior Housing Element			1	1	R3 Residential	KB HOME CALIF	Vacant Sites not included in previous Housing Elements
City of Moreno Valley	24887 OLIVE HILL LN	92557	474760011		R3 Residential	R3		3	0.24	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Not Used In Prior Housing Element			1	1	R3 Residential	KB HOME CALIF	Vacant Sites not included in previous Housing Elements
City of Moreno Valley	10697 VISTA LN	92557	474760012		R3 Residential	R3		3	0.29	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Not Used In Prior Housing Element			1	1	R3 Residential	KB HOME CALIF	Vacant Sites not included in previous Housing Elements
City of Moreno Valley	10705 VISTA LN	92557	474760013		R3 Residential	R3		3	0.28	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Not Used In Prior Housing Element			1	1	R3 Residential	KB HOME CALIF	Vacant Sites not included in previous Housing Elements
City of Moreno Valley	10674 VISTA LN	92557	474760014		R3 Residential	R3		3	0.28	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Not Used In Prior Housing Element			1	1	R3 Residential	KB HOME CALIF	Vacant Sites not included in previous Housing Elements
City of Moreno Valley	10686 VISTA LN	92557	474760015		R3 Residential	R3		3	0.26	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Not Used In Prior Housing Element			1	1	R3 Residential	KB HOME CALIF	Vacant Sites not included in previous Housing Elements
City of Moreno Valley	10698 VISTA LN	92557	474760016		R3 Residential	R3		3	0.26	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Not Used In Prior Housing Element			1	1	R3 Residential	KB HOME CALIF	Vacant Sites not included in previous Housing Elements
City of Moreno Valley	10710 VISTA LN	92557	474760017		R3 Residential	R3		3	0.24	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Not Used In Prior Housing Element			1	1	R3 Residential	KB HOME CALIF	Vacant Sites not included in previous Housing Elements
City of Moreno Valley	10723 VISTA LN	92557	474760018		R3 Residential	R3		3	0.25	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Not Used In Prior Housing Element			1	1	R3 Residential	KB HOME CALIF	Vacant Sites not included in previous Housing Elements
City of Moreno Valley	10734 VISTA LN	92557	474760019		R3 Residential	R3		3	0.25	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Not Used In Prior Housing Element			1	1	R3 Residential	KB HOME CALIF	Vacant Sites not included in previous Housing Elements
City of Moreno Valley	10748 VISTA LN	92557	474760020		R3 Residential	R3		3	0.50	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Not Used In Prior Housing Element			1	1	R3 Residential	KB HOME CALIF	Vacant Sites not included in previous Housing Elements
City of Moreno Valley	10745 VISTA LN	92557	474760021		R3 Residential	R3		3	0.31	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Not Used In Prior Housing Element			1	1	R3 Residential	KB HOME CALIF	Vacant Sites not included in previous Housing Elements
City of Moreno Valley	VISTA LN	92557	474760023		R3 Residential	R3		3	0.22	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Not Used In Prior Housing Element			1	1	R3 Residential	KB HOME CALIF	Vacant Sites not included in previous Housing Elements
City of Moreno Valley	VISTA LN	92557	474760024		R3 Residential	R3		3	0.47	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Not Used In Prior Housing Element			1	1	R3 Residential	KB HOME CALIF	Vacant Sites not included in previous Housing Elements
City of Moreno Valley	VISTA LN	92557	474760025		R3 Residential	R3		3	2.17	Greenways/Open Space	Yes - Current	NO - Privately-Owned	Pending Project	Not Used In Prior Housing Element					R3 Residential	KB HOME CALIF	Non-Vacant Sites not included in previous Housing Elements
City of Moreno Valley	CLOUD HAVEN DR	92557	474760027		R3 Residential	R3		3	0.35	Greenways/Open Space	Yes - Current	NO - Privately-Owned	Pending Project	Not Used In Prior Housing Element					R3 Residential	KB HOME CALIF	Non-Vacant Sites not included in previous Housing Elements
City of Moreno Valley	VISTA LN	92557	474760030		R3 Residential	R3		3	0.07	Greenways/Open Space	Yes - Current	NO - Privately-Owned	Pending Project	Not Used In Prior Housing Element					R3 Residential	KB HOME CALIF	Non-Vacant Sites not included in previous Housing Elements
City of Moreno Valley	24849 MINERS VIEW LN	92557	474761001		R3 Residential	R3		3	0.34	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Elements - Vacant			1	1	R3 Residential	KB HOME CALIF	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	24850 OLIVE HILL LN	92557	474761002		R3 Residential	R3		3	0.39	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Elements - Vacant			1	1	R3 Residential	KB HOME CALIF	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	24908 MINERS VIEW LN	92557	474761003		R3 Residential	R3		3	0.30	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Not Used In Prior Housing Element			1	1	R3 Residential	KB HOME CALIF	Vacant Sites not included in previous Housing Elements
City of Moreno Valley	24897 MINERS VIEW LN	92557	474761004		R3 Residential	R3		3	0.23	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Not Used In Prior Housing Element			1	1	R3 Residential	KB HOME CALIF	Vacant Sites not included in previous Housing Elements
City of Moreno Valley	24885 MINERS VIEW LN	92557	474761005		R3 Residential	R3		3	0.26	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Not Used In Prior Housing Element			1	1	R3 Residential	KB HOME CALIF	Vacant Sites not included in previous Housing Elements
City of Moreno Valley	24873 MINERS VIEW LN	92557	474761006		R3 Residential	R3		3	0.25	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Not Used In Prior Housing Element			1	1	R3 Residential	KB HOME CALIF	Vacant Sites not included in previous Housing Elements
City of Moreno Valley	24861 MINERS VIEW LN	92557	474761007		R3 Residential	R3		3	0.21	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Not Used In Prior Housing Element			1	1	R3 Residential	KB HOME CALIF	Vacant Sites not included in previous Housing Elements
City of Moreno Valley	24851 OLIVE HILL LN	92557	474761008		R3 Residential	R3		3	0.34	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Not Used In Prior Housing Element			1	1	R3 Residential	KB HOME CALIF	Vacant Sites not included in previous Housing Elements
City of Moreno Valley	24874 OLIVE HILL LN	92557	474761009		R3 Residential	R3		3	0.32	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Not Used In Prior Housing Element			1	1	R3 Residential	KB HOME CALIF	Vacant Sites not included in previous Housing Elements
City of Moreno Valley	24886 OLIVE HILL LN	92557	474761010		R3 Residential	R3		3	0.32	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Not Used In Prior Housing Element			1	1	R3 Residential	KB HOME CALIF	Vacant Sites not included in previous Housing Elements
City of Moreno Valley	24898 OLIVE HILL LN	92557	474761011		R3 Residential	R3		3	0.39	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Not Used In Prior Housing Element			1	1	R3 Residential	KB HOME CALIF	Vacant Sites not included in previous Housing Elements
City of Moreno Valley	24910 OLIVE HILL LN	92557	474761012		R3 Residential	R3		3	0.52	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Not Used In Prior Housing Element			1	1	R3 Residential	KB HOME CALIF	Vacant Sites not included in previous Housing Elements
City of Moreno Valley	PERRIS BLVD	92557	479090040		R5 Residential	R5		5	7.65	Vacant	Yes - Current	NO - Privately-Owned	Available	Used In Two Consecutive Prior Housing Elements - Vacant			9	9	R5 Residential	ZECHARIA HOVAV	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	31200 HUBBARD ST	92557	475060001		R5 Residential	R5		5	6.12	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Elements - Vacant			31	31	R5 Residential	BONNFUL	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	DAYBREAK TRL	92557	475080008		R5 Residential	R5		5	0.96	Vacant	Yes - Current	NO - Privately-Owned	Available	Used In Two Consecutive Prior Housing Elements - Vacant			9	9	R5 Residential	ROBERT MEDINA	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	SANDY GLADE AVE	92557	475100006		R5 Residential	R5		5	0.32	Vacant	Yes - Current	NO - Privately-Owned	Available	Used In Two Consecutive Prior Housing Elements - Vacant			1	1	R5 Residential	SOUTH 88 TRUST	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	SANDY GLADE AVE	92557	475111008		R5 Residential	R5		5	0.37	Vacant	Yes - Current	NO - Privately-Owned	Available	Used In Two Consecutive Prior Housing Elements - Vacant			4	4	R5 Residential	RAFAEL LARATE	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	24880 METRIC DR	92557	475150044		R5 Residential	R5		5	0.22	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Used In Prior Housing Element - Non-Vacant			1	1	R5 Residential	AMY WATANABE FRYER	Non-Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	24792 METRIC DR	92557	475150045		R5 Residential	R5		5	0.21	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant			1	1	R5 Residential	MARIA T. LU	Non-Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	24904 METRIC DR	92557	475150046		R5 Residential	R5		5	0.20	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant			1	1	R5 Residential	GERARDO TORRES	Non-Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	24916 METRIC DR	92557	475150047		R5 Residential	R5		5	0.20	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant			1	1	R5 Residential	GERARDO ALARCON	Non-Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	24928 METRIC DR	92557	475150048		R5 Residential	R5		5	0.20	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant			1	1	R5 Residential	ADAM C. HILL	Non-Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	24940 METRIC DR	92557	475150049		R5 Residential	R5		5	0.20	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant			1	1	R5 Residential	DENNIS DIEF	Non-Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	24880 METRIC DR	92557	475150050		R5 Residential	R5		5	0.26	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Used In Two Consecutive Prior Housing Elements - Vacant			1	1	R5 Residential	METRIC HOMES	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	24880 METRIC DR	92557	475150051		R5 Residential	R5		5	0.36	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Used In Two Consecutive Prior Housing Elements - Vacant			4	4	R5 Residential	METRIC HOMES	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	24880 METRIC DR	92557	475150052		R5 Residential	R5		5	0.41	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant			1	1	R5 Residential	THOMAS WILLIAM ORTIZ	Non-Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	24880 METRIC DR	92557	475150053		R5 Residential	R5		5	0.27	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant			1	1	R5 Residential	METRIC HOMES	Non-Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	24880 METRIC DR	92557	475150054		R5 Residential	R5		5	0.24	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Elements - Vacant			1	1	R5 Residential	METRIC HOMES	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	24880 METRIC DR	92557	475150055		R5 Residential	R5		5	0.24	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Elements - Vacant			1	1	R5 Residential	METRIC HOMES	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	24880 METRIC DR	92557	475150056		R5 Residential	R5		5	0.19	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant			1	1	R5 Residential	BENJAMIN A VELASCO	Non-Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	24880 METRIC DR	92557	475150057		R5 Residential	R5		5	0.19	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant			1	1	R5 Residential	MARK BLANC	Non-Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	24880 METRIC DR	92557	475150058		R5 Residential	R5		5	0.24	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant			1	1	R5 Residential	ROSA GOMEZ	Non-Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	24880 METRIC DR	92557	475150059		R5 Residential	R5		5	0.31	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant			1	1	R5 Residential	CURTIS WAYNE MILLER	Non-Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	INDIAN ST	92557	475160065		R5 Residential	R5		5	1.59	Vacant	Yes - Current	NO - Privately-Owned	Available	Used In Two Consecutive Prior Housing Elements - Vacant			5	5	R5 Residential	CAMPUS REALTY	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	OCALA CT	92557	475312054		R5 Residential	R5		5	0.27	Vacant	Yes - Current	NO - Privately-Owned	Available	Used In Two Consecutive Prior Housing Elements - Vacant			1	1	R5 Residential	GENAH ISAAC	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	OCALA CT	92557	475312053		R5 Residential	R5		5	0.28	Vacant	Yes - Current	NO - Privately-Owned	Available	Used In Two Consecutive Prior Housing Elements - Vacant			1	1	R5 Residential	GENAH ISAAC	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	HIBBARD ST	92557	475210006		R5 Residential	R5		5	0.83	Vacant	Yes - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant			1	1	RP Residential	ROY A BLECKERT	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	HUBBARD ST	92557	475210047		R5 Residential	R5		5	0.39	Vacant	Yes - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant			1	1	R5 Residential	CARLOS MEDINA	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	TRANQUIL QAY	92557	475220061		R5 Residential	R5		5	0.76	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Used In Two Consecutive Prior Housing Elements - Vacant			3	3	R5 Residential	METRIC HOMES	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	TRANQUIL QAY	92557	475220062		R5 Residential	R5		5	0.88	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Used In Two Consecutive Prior Housing Elements - Vacant			3	3	R5 Residential	METRIC HOMES	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	TRANQUIL QAY	92557	475220069		R5 Residential	R5		5	0.79	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Used In Two Consecutive Prior Housing Elements - Vacant			3	3	R5 Residential	METRIC HOMES	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	TRANQUIL QAY	92557	475220078		R5 Residential	R5		5	0.69	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Elements - Vacant			3	3	R5 Residential	METRIC HOMES	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	24828 DUNLAVY CT	92557	475250060		R5 Residential	R5		5	1.99	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Not Used In Prior Housing Element			7	7	R5 Residential	RIGHT SOLUTIONS	Non-Vacant Sites not included in previous Housing Elements
City of Moreno Valley	IRONWOOD AVE	92557	475300019		R5 Residential	R5		5	0.47	Vacant	Yes - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element			1	1	R5 Residential	LEONARDO F GARCIA	Vacant Sites not included in previous Housing Elements
City of Moreno Valley	HUBBARD ST	92557	475351019		R5 Residential	P5		5	0.99	Vacant	Yes - Current	NO - Privately-Owned	Available	Used In Two Consecutive Prior Housing Elements - Vacant			4	4	R5 Residential	CLAY FRAZIER	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	SHUBERT ST	92555	478020035		R2 Residential	R42		2	8.07	Vacant	Yes - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant			11	11	R2 Residential	HARMINDER S CHERA	Vacant Sites included in 2008 and 2014 Housing Element

2021-29 Moreno Valley Housing Sites Inventory

Jurisdiction Name	Site Address/Intersection	Total APN Count	Assessor Parcel Number	Consolidated Sites	Current/Max Density Allowed (Current)	Max Density Allowed (Additional)	Parcel Size (Acres)	Existing Use	Infrastructure	Publicly-Owned	Site Status	Description of Land Use Planning Context	Lower Income Capacity	Moderate Income Capacity	Above Moderate Income Capacity	Total Capacity	Current Zoning Designation	Owner/Developer	Site Remarks
City of Moreno Valley	[illegible]	[illegible]	[illegible]		[illegible]		[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]			[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
City of Moreno Valley	SE OF BAY AVE AND QUINCY ST	92555	478040016		R3 Residential	R3		1.23	Vacant	Yes - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant			2	2	R3 Residential	LIN CHAI CHEN	Vacant Sites Included in 2008 and 2014 Housing Element
City of Moreno Valley	SE OF BAY AVE AND QUINCY ST	92555	478040017		R3 Residential	R3		1.56	Vacant	Yes - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant			3	3	R3 Residential	LIN CHAI CHEN	Vacant Sites Included in 2008 and 2014 Housing Element
City of Moreno Valley	SE OF BAY AVE AND QUINCY ST	92555	478040018		R3 Residential	R3		1.52	Vacant	Yes - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant			3	3	R3 Residential	LIN CHAI CHEN	Vacant Sites Included in 2008 and 2014 Housing Element
City of Moreno Valley	SE OF BAY AVE AND QUINCY ST	92555	478040020		R5 Residential	R5		2.09	Vacant	Yes - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant			4	4	R3 Residential	SAMUEL SHENG E YANG	Vacant Sites Included in 2008 and 2014 Housing Element
City of Moreno Valley	SE OF BAY AVE AND QUINCY ST	92555	478040021		R3 Residential	R3		1.48	Vacant	Yes - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant			3	3	R3 Residential	SANDY SHENG HUEI YANG	Vacant Sites Included in 2008 and 2014 Housing Element
City of Moreno Valley	SE OF BAY AVE AND ROXANNE RD	92555	478040022		R3 Residential	R3		3.51	Vacant	Yes - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant			7	7	R3 Residential	RANCHO VERDE ESTATES	Vacant Sites Included in 2008 and 2014 Housing Element
City of Moreno Valley	SE OF BAY AVE AND ROXANNE RD	92555	478040023		R3 Residential	R3		0.98	Vacant	Yes - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant			2	2	R3 Residential	HABITAT FOR HUMANITY	Vacant Sites Included in 2008 and 2014 Housing Element
City of Moreno Valley	SE OF BAY AVE AND ROXANNE RD	92555	478040024		R2 Residential	R2		3.64	Vacant	Yes - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant			7	7	R3 Residential	HABITAT FOR HUMANITY	Vacant Sites Included in 2008 and 2014 Housing Element
City of Moreno Valley	SE OF BAY AVE AND QUINCY ST	92555	478040025		R3 Residential	R3		0.85	Vacant	Yes - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element			1	1	R3 Residential	JESUS PULIDO-AVILA	Vacant Sites not included in previous Housing Elements
City of Moreno Valley	SE OF BAY AVE AND QUINCY ST	92555	478040026		R3 Residential	R3		0.91	Vacant	Yes - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element			1	1	R3 Residential	ROSALBA LEAL	Vacant Sites not included in previous Housing Elements
City of Moreno Valley	SE OF BAY AVE AND QUINCY ST	92555	478040031		R3 Residential	R3		0.72	Vacant	Yes - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant			1	1	R3 Residential	ALFONSO R GUZMAN	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	28179 BAY AVE	92555	478060004		R3 Residential	R3		0.53	Vacant	Yes - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element			1	1	R3 Residential	MORENO VALLEY HAMNER PROP	Vacant Sites not included in previous Housing Elements
City of Moreno Valley	28198 ALESSANDRO BLV	92555	478060009		R3 Residential	R3		4.52	Vacant	Yes - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element			9	9	R3 Residential	SU CHIN Y WU	Vacant Sites not included in previous Housing Elements
City of Moreno Valley	28471 BAY AVE	92555	478060011		R3 Residential	R3		3.90	Vacant	Yes - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element			8	8	R3 Residential	CHOI VAAI	Vacant Sites not included in previous Housing Elements
City of Moreno Valley	28114 CT	92555	478060013		R3 Residential	R3		1.16	Vacant	Yes - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant			2	1	R3 Residential	JOSE MERCADO MACIAS	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	SE OF BAY AVE AND MORENO BEACH DR	92555	478060017		R3 Residential	R3		3.43	Vacant	Yes - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant			7	7	R3 Residential	MORENO VALLEY HAMNER PROP	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	SE OF BAY AVE AND MORENO BEACH DR	92555	478060018		R3 Residential	R3		6.81	Vacant	Yes - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant			14	14	R3 Residential	MORENO VALLEY HAMNER PROP	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	ALESSANDRO BLVD	92555	478060020		R2 Residential	R3		1.20	Vacant	Yes - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant			4	4	R2 Residential	MORENO VALLEY HAMNER PROP	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	NW OF BRODIAEA AVE AND QUINCY ST	92555	478070019		R3 Residential	R3		1.26	Vacant	Yes - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant			2	2	R3 Residential	JAY MARQUN	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	NW OF BRODIAEA AVE AND QUINCY ST	92555	478070064		R3 Residential	R3		1.21	Vacant	Yes - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant			1	1	R3 Residential	JAY MARQUN	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	NW OF BRODIAEA AVE AND QUINCY ST	92555	478080002		R3 Residential	R3		5.87	Vacant	Yes - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant			12	12	R3 Residential	K & S DEV CO	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	NW OF BRODIAEA AVE AND QUINCY ST	92555	478080003		R3 Residential	R3		4.59	Vacant	Yes - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element			9	9	R3 Residential	MELVIN FRANKLIN PARKE	Vacant Sites not included in previous Housing Elements
City of Moreno Valley	NW OF BRODIAEA AVE AND QUINCY ST	92555	478080004		R3 Residential	R3		2.28	Vacant	Yes - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant			4	4	R3 Residential	JAY MARQUN	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	NW OF BRODIAEA AVE AND QUINCY ST	92555	478080005		R3 Residential	R3		7.35	Vacant	Yes - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant			5	5	R3 Residential	JAY MARQUN	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	NW OF BRODIAEA AVE AND QUINCY ST	92555	478080007		R3 Residential	R3		9.13	Vacant	Yes - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant			19	19	R3 Residential	TANCLAM LP	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	NW OF BRODIAEA AVE AND QUINCY ST	92555	478080008		R3 Residential	R3		3.97	Vacant	Yes - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant			5	5	R3 Residential	TANCLAM LP	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	NW OF BRODIAEA AVE AND QUINCY ST	92555	478080009		R3 Residential	R3		0.74	Vacant	Yes - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant			1	1	R3 Residential	JAMES S STAVROPOULOS	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	NW OF BRODIAEA AVE AND QUINCY ST	92555	478080010		R3 Residential	R3		0.75	Vacant	Yes - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant			1	1	R3 Residential	JAMES S STAVROPOULOS	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	NW OF BRODIAEA AVE AND QUINCY ST	92555	478080011		R3 Residential	R3		0.99	Vacant	Yes - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant			1	1	R3 Residential	JAMES S STAVROPOULOS	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	NW OF BRODIAEA AVE AND QUINCY ST	92555	478080014		R10 Residential	R4-20		5.75	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Elements - Vacant		45	45	R10 Residential	PH II	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	BRADSHAW CIR	92555	478080011		R5 Residential	R5		8.10	Vacant	Yes - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant			29	29	R5 Residential	ANDREWS STEPHEN V	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	BRADSHAW CIR	92555	478080012		R5 Residential	R5		2.35	Vacant	Yes - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant			8	8	R5 Residential	ARIS SARIGIANIDES	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	BRADSHAW CIR	92555	478080015		R5 Residential	R5		1.68	Vacant	Yes - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant			6	6	R5 Residential	ARIS SARIGIANIDES	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	BRADSHAW CIR	92555	478080016		R5 Residential	R5		3.07	Vacant	Yes - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element			11	11	R5 Residential	CORP OF PRES BISHOP CH OF JESUS CHRIST LDS	Vacant Sites not included in previous Housing Elements
City of Moreno Valley	BRADSHAW CIR	92555	478080019		R5 Residential	R5		2.22	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Elements - Vacant			6	6	R5 Residential	MICHAEL WILLIAM DELATORRE	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	28163 BRADSHAW CIR	92555	478080020		R5 Residential	R5		1.21	Vacant	Yes - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element			4	4	R5 Residential	WILLIAM DEWEY REDDEN	Vacant Sites not included in previous Housing Elements
City of Moreno Valley	BRADSHAW CIR	92555	478080022		R5 Residential	R5		1.11	Vacant	Yes - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant			3	3	R5 Residential	EDUARDO CATABAY VALENZUELA	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	BRADSHAW CIR	92555	478080024		R5 Residential	R5		0.90	Vacant	Yes - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element			3	3	R5 Residential	CORP OF PRES BISHOP CH OF JESUS CHRIST LDS	Vacant Sites not included in previous Housing Elements
City of Moreno Valley	BRADSHAW CIR	92555	478080025		R5 Residential	R5		0.75	Vacant	Yes - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element			2	2	R5 Residential	CORP OF PRES BISHOP CH OF JESUS CHRIST LDS	Vacant Sites not included in previous Housing Elements
City of Moreno Valley	MC CLOUD DR	92555	478080026		R10 Residential	R10		2.80	Vacant	Yes - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant		10		10	R10 Residential	STEVE SHIH TENG TSAI	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	MC CLOUD DR	92555	478080027		R10 Residential	R10		1.90	Vacant	Yes - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant		13		13	R10 Residential	STEVE SHIH TENG TSAI	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	MC CLOUD DR	92555	478080028		R10 Residential	R10		1.63	Vacant	Yes - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant		12		12	R10 Residential	STEVE SHIH TENG TSAI	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	MC CLOUD DR	92555	478080029		R10 Residential	R10		1.83	Vacant	Yes - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant		13		13	R10 Residential	STEVE SHIH TENG TSAI	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	28070 BRADSHAW CIR	92555	478080030		R5 Residential	R5		0.85	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Elements - Vacant			4	4	R5 Residential	HAKAN BUYAN	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	28070 BRADSHAW CIR	92555	478080031		R5 Residential	R5		1.08	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Elements - Vacant			4	4	R5 Residential	HAKAN BUYAN	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	NE OF BRODIAEA AVE AND QUINCY ST	92555	478100003		R3 Residential	R3		2.89	Vacant	Yes - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant			6	6	R3 Residential	GRACE HONG	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	NE OF BRODIAEA AVE AND QUINCY ST	92555	478100018		R3 Residential	R3		6.29	Vacant	Yes - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant			13	13	R3 Residential	STEPHEN H PARK	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	NE OF BRODIAEA AVE AND QUINCY ST	92555	478100019		R2 Residential	R3		1.86	Vacant	Yes - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant			4	4	R3 Residential	KEVIN THINH NGUYEN	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	NE OF BRODIAEA AVE AND QUINCY ST	92555	478100024		R3 Residential	R3		0.48	Vacant	Yes - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant			1	1	R3 Residential	KEVIN THINH NGUYEN	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	NE OF BRODIAEA AVE AND QUINCY ST	92555	478100025		R3 Residential	R3		1.17	Vacant	Yes - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant			2	2	R3 Residential	KEVIN THINH NGUYEN	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	NW OF CACTUS AVE AND REDLANDS BLVD	92555	478110001		R15 Residential	R15	15	8.08	Vacant	Yes - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element		87		87	R15 Residential	SP CO	Vacant Sites not included in previous Housing Elements
City of Moreno Valley	NW OF CACTUS AVE AND REDLANDS BLVD	92555	478110009		R20 Residential	R30	10	2.28	Vacant	Yes - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant		92		92	R20 Residential	MULTI VACINT	Vacant Sites included in 2008 and 2014 Housing Element

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Jurisdiction Name	Site Address/Intersection	Zip Code	Assessor Parcel Number	Consolidation Site	General Plan Designation (Current)	Zoning Designation (Current)	Minimum Density Allowed (units/acre)	Maximum Density Allowed (units/acre)	Parcel Size (Acres)	Existing Use	Infrastructure	Publicly-Owned	Site Status	Identified in Last/Last Two Housing Element(s)	Lower Income Capacity	Moderate Income Capacity	Above Moderate Income Capacity	Total Capacity	Proposed General Plan/GPA Designation	Ownership	Site Notes
City of Moreno Valley	NW OF CACTUS AVE AND REDLANDS BLVD	92555	478110004		P20 Residential	R20		20	1.34	Vacant	Yes - Current	NO - Privately Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant			18	18	R20 Residential	SP CO	Vacant Sites Included in 2008 and 2014 Housing Element
City of Moreno Valley	NW OF CACTUS AVE AND REDLANDS BLVD	92555	478110005		R20 Residential	R20		20	0.19	Vacant	Yes - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant			2	2	R20 Residential	SP CO	Vacant Sites Included in 2008 and 2014 Housing Element
City of Moreno Valley	NW OF CACTUS AVE AND REDLANDS BLVD	92555	478110006		R20 Residential	R20		20	1.34	Vacant	Yes - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant			28	28	R20 Residential	SP CO	Vacant Sites Included in 2008 and 2014 Housing Element
City of Moreno Valley	NW OF CACTUS AVE AND REDLANDS BLVD	92555	478110007		R20 Residential	R20		20	2.21	Vacant	Yes - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant			31	31	R20 Residential	MULTI VAC INC	Vacant Sites Included in 2008 and 2014 Housing Element
City of Moreno Valley	NE OF RICHARDS AVE AND WILMOT ST	92555	478120001		R5 Residential	R5		5	1.99	Vacant	Yes - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant			7	7	R5 Residential	MULTI VAC INC	Vacant Sites Included in 2008 and 2014 Housing Element
City of Moreno Valley	NE OF RICHARDS AVE AND WILMOT ST	92555	478120002		R5 Residential	R5		5	2.20	Vacant	Yes - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant			7	7	R5 Residential	MULTI VAC INC	Vacant Sites Included in 2008 and 2014 Housing Element
City of Moreno Valley	NE OF RICHARDS AVE AND WILMOT ST	92555	478120005		R10 Residential	R510		10	1.51	Vacant	Yes - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant			14	14	R10 Residential	MULTI VAC INC	Vacant Sites Included in 2008 and 2014 Housing Element
City of Moreno Valley	NE OF RICHARDS AVE AND WILMOT ST	92555	478120006		R10 Residential	R510		10	2.26	Vacant	Yes - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant			16	16	R10 Residential	MULTI VAC INC	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	NE OF RICHARDS AVE AND REDLANDS BLVD	92555	478120007		R5 Residential	R5		5	1.57	Vacant	Yes - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant			8	8	R5 Residential	MULTI VAC INC	Vacant Sites Included in 2008 and 2014 Housing Element
City of Moreno Valley	NE OF RICHARDS AVE AND REDLANDS BLVD	92555	478120008		R5 Residential	R5		5	2.19	Vacant	Yes - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant			7	7	R5 Residential	MULTI VAC INC	Vacant Sites Included in 2008 and 2014 Housing Element
City of Moreno Valley	NE OF RICHARDS AVE AND REDLANDS BLVD	92555	478120009		R10 Residential	R510		10	1.91	Vacant	Yes - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant			13	13	R10 Residential	MULTI VAC INC	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	NE OF RICHARDS AVE AND REDLANDS BLVD	92555	478120011		R10 Residential	R510		10	2.24	Vacant	Yes - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant			16	16	R10 Residential	MULTI VAC INC	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	NE OF RICHARDS AVE AND REDLANDS BLVD	92555	478120017		R5 Residential	R5		5	2.90	Vacant	Yes - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant			7	7	R5 Residential	MULTI VAC INC	Vacant Sites Included in 2008 and 2014 Housing Element
City of Moreno Valley	NE OF RICHARDS AVE AND REDLANDS BLVD	92555	478120018		R5 Residential	R5		5	1.24	Vacant	Yes - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant			8	8	R5 Residential	MULTI VAC INC	Vacant Sites Included in 2008 and 2014 Housing Element
City of Moreno Valley	NE OF RICHARDS AVE AND REDLANDS BLVD	92555	478120019		R10 Residential	R510		10	1.29	Vacant	Yes - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant			16	16	R10 Residential	MULTI VAC INC	Vacant Sites Included in 2008 and 2014 Housing Element
City of Moreno Valley	NE OF RICHARDS AVE AND REDLANDS BLVD	92555	478120020		R10 Residential	R510		10	2.05	Vacant	Yes - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant			14	14	R10 Residential	MULTI VAC INC	Vacant Sites Included in 2008 and 2014 Housing Element
City of Moreno Valley	NW OF CACTUS AVE AND MERWIN ST	92555	478120021		R10 Residential	R10		10	2.07	Vacant	Yes - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant			14	14	R10 Residential	MULTI VAC INC	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	NW OF CACTUS AVE AND MERWIN ST	92555	478120022		R10 Residential	R10		10	2.29	Vacant	Yes - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant			16	16	R10 Residential	MULTI VAC INC	Vacant Sites Included in 2008 and 2014 Housing Element
City of Moreno Valley	NW OF CACTUS AVE AND MERWIN ST	92555	478120023		R10 Residential	R10		10	2.10	Vacant	Yes - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant			15	15	R10 Residential	MULTI VAC INC	Vacant Sites Included in 2008 and 2014 Housing Element
City of Moreno Valley	NW OF CACTUS AVE AND MERWIN ST	92555	478120024		R10 Residential	R10		10	1.98	Vacant	Yes - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant			14	14	R10 Residential	MULTI VAC INC	Vacant Sites Included in 2008 and 2014 Housing Element
City of Moreno Valley	NW OF RICHARDS AVE AND REDLANDS BLVD	92555	478120025		R10 Residential	R510		10	0.94	Vacant	Yes - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element			4	4	R10 Residential	SP CO	Vacant Sites not included in previous Housing Elements
City of Moreno Valley	WILMOT ST	92555	478171010		R3 Residential	R3		3	0.73	Vacant	Yes - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant			1	1	R3 Residential	HENRI J RAHMON	Vacant Sites Included in 2008 and 2014 Housing Element
City of Moreno Valley	BRFORD AVE	92555	478202005		R2 Residential	R3		3	0.57	Vacant	Yes - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant			1	1	R3 Residential	JORGE CALDERON	Vacant Sites Included in 2008 and 2014 Housing Element
City of Moreno Valley	SW OF BRODIAEA AVE AND SINCLAIR ST	92555	478340012		R10 Residential	R5\R510		10	6.85	Vacant	Yes - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant			63	63	R10 Residential	SANDEEP GUPTA	Vacant Sites Included in 2008 and 2014 Housing Element
City of Moreno Valley	NE OF BAY AVE AND QUINCY ST	92555	478350001		R3 Residential	R3		7	17.55	Vacant	Yes - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant			67	67	R3 Residential	COTTONWOOD INV	Vacant Sites Included in 2008 and 2014 Housing Element
City of Moreno Valley	14271 QUINCY ST	92555	478440001		R5 Residential	R5		5	0.26	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Elements - Vacant			1	1	R5 Residential	KB HOME CALIF	Vacant Sites Included in 2008 and 2014 Housing Element
City of Moreno Valley	14281 QUINCY ST	92555	478440002		R5 Residential	R5		5	0.15	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Elements - Vacant			1	1	R5 Residential	KB HOME CALIF	Vacant Sites Included in 2008 and 2014 Housing Element
City of Moreno Valley	14291 QUINCY ST	92555	478440003		R5 Residential	R5		5	0.23	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Elements - Vacant			1	1	R5 Residential	KB HOME CALIF	Vacant Sites Included in 2008 and 2014 Housing Element
City of Moreno Valley	28464 PEONY DR	92555	478440004		R5 Residential	R5		5	0.21	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Elements - Vacant			1	1	R5 Residential	KB HOME CALIF	Vacant Sites Included in 2008 and 2014 Housing Element
City of Moreno Valley	28581 YAROW WAY	92555	478440005		R5 Residential	R5		5	0.21	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Elements - Vacant			1	1	R5 Residential	KB HOME CALIF	Vacant Sites Included in 2008 and 2014 Housing Element
City of Moreno Valley	28571 YAROW WAY	92555	478440006		R5 Residential	R5		5	0.18	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Elements - Vacant			1	1	R5 Residential	KB HOME CALIF	Vacant Sites Included in 2008 and 2014 Housing Element
City of Moreno Valley	28561 YAROW WAY	92555	478440007		R5 Residential	R5		5	0.15	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Elements - Vacant			1	1	R5 Residential	KB HOME CALIF	Vacant Sites Included in 2008 and 2014 Housing Element
City of Moreno Valley	14311 QUINCY ST	92555	478440008		R5 Residential	R5		5	0.14	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Elements - Vacant			1	1	R5 Residential	KB HOME CALIF	Vacant Sites Included in 2008 and 2014 Housing Element
City of Moreno Valley	14321 QUINCY ST	92555	478440009		R5 Residential	R5		5	0.14	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Elements - Vacant			1	1	R5 Residential	KB HOME CALIF	Vacant Sites Included in 2008 and 2014 Housing Element
City of Moreno Valley	14331 QUINCY ST	92555	478440010		R5 Residential	R5		5	0.14	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Elements - Vacant			1	1	R5 Residential	KB HOME CALIF	Vacant Sites Included in 2008 and 2014 Housing Element
City of Moreno Valley	14341 QUINCY ST	92555	478440011		R5 Residential	R5		5	0.15	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Elements - Vacant			1	1	R5 Residential	KB HOME CALIF	Vacant Sites Included in 2008 and 2014 Housing Element
City of Moreno Valley	28478 LARKSONG WAY	92555	478440012		R5 Residential	R5		5	0.20	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Elements - Vacant			1	1	R5 Residential	KB HOME CALIF	Vacant Sites Included in 2008 and 2014 Housing Element
City of Moreno Valley	28468 LARKSONG WAY	92555	478440013		R5 Residential	R5		5	0.21	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Elements - Vacant			1	1	R5 Residential	KB HOME CALIF	Vacant Sites Included in 2008 and 2014 Housing Element
City of Moreno Valley	14353 BOTTLEBRUSH WAY	92555	478440014		R5 Residential	R5		5	0.14	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant			1	1	R5 Residential	CYNTHIA B TORDAN	Non-Vacant Sites Included in 2008 and 2014 Housing Element
City of Moreno Valley	14363 BOTTLEBRUSH WAY	92555	478440015		R5 Residential	R5		5	0.14	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant			1	1	R5 Residential	REBECCA A CATANIA	Non-Vacant Sites Included in 2008 and 2014 Housing Element
City of Moreno Valley	14373 BOTTLEBRUSH WAY	92555	478440016		R5 Residential	R5		5	0.14	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant			1	1	R5 Residential	JERRY G ROMERO	Non-Vacant Sites Included in 2008 and 2014 Housing Element
City of Moreno Valley	14383 BOTTLEBRUSH WAY	92555	478440017		R5 Residential	R5		5	0.14	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant			1	1	R5 Residential	DAVE R GREEN	Non-Vacant Sites Included in 2008 and 2014 Housing Element
City of Moreno Valley	14393 BOTTLEBRUSH WAY	92555	478440018		R5 Residential	R5		5	0.15	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant			1	1	R5 Residential	KIMBERLY L	Non-Vacant Sites Included in 2008 and 2014 Housing Element
City of Moreno Valley	14319 BOTTLEBRUSH WAY	92555	478440019		R5 Residential	R5		5	0.16	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant			1	1	R5 Residential	LAWRENCE JOHN THOMAS	Non-Vacant Sites Included in 2008 and 2014 Housing Element
City of Moreno Valley	14303 BOTTLEBRUSH WAY	92555	478440020		R5 Residential	R5		5	0.16	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant			1	1	R5 Residential	JANET SPLEDAG	Non-Vacant Sites Included in 2008 and 2014 Housing Element
City of Moreno Valley	14299 BOTTLEBRUSH WAY	92555	478440021		R5 Residential	R5		5	0.15	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant			1	1	R5 Residential	VICTORIA Z PANGAN BAN MA	Non-Vacant Sites Included in 2008 and 2014 Housing Element
City of Moreno Valley	14289 BOTTLEBRUSH WAY	92555	478440022		R5 Residential	R5		5	0.14	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant			1	1	R5 Residential	SERGIO LOPEZ	Non-Vacant Sites Included in 2008 and 2014 Housing Element
City of Moreno Valley	14279 BOTTLEBRUSH WAY	92555	478440023		R5 Residential	R5		5	0.17	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant			1	1	R5 Residential	CHRISTOPHER EDWARD SEVILLA	Non-Vacant Sites Included in 2008 and 2014 Housing Element
City of Moreno Valley	14274 BOTTLEBRUSH WAY	92555	478440024		R5 Residential	R5		5	0.17	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant			1	1	R5 Residential	EDGAR BARROSO	Non-Vacant Sites Included in 2008 and 2014 Housing Element
City of Moreno Valley	14284 BOTTLEBRUSH WAY	92555	478440025		R5 Residential	R5		5	0.14	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant			1	1	R5 Residential	OSCAR J GUTIERREZ	Non-Vacant Sites Included in 2008 and 2014 Housing Element

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City of Moreno Valley	14304 BOTTLEBRUSH WAY	92555	478440027		RS Residential	RS		5	0.16	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant			1	1	RS Residential	ANTHONY LEDESMA ALBERTO	Non-Vacant Sites Included in 2008 and 2014 Housing Element
City of Moreno Valley	14314 BOTTLEBRUSH WAY	92555	478440028		RS Residential	RS		5	0.16	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant			1	1	RS Residential	NELLY DURAN	Non-Vacant Sites Included in 2008 and 2014 Housing Element
City of Moreno Valley	14324 BOTTLEBRUSH WAY	92555	478440029		RS Residential	RS		5	0.17	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant			1	1	RS Residential	DYNISHA M PEREZ	Non-Vacant Sites Included in 2008 and 2014 Housing Element
City of Moreno Valley	28560 YAROW WAY	92555	478440030		RS Residential	RS		5	0.16	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant			1	1	RS Residential	WA SERVICE	Non-Vacant Sites Included in 2008 and 2014 Housing Element
City of Moreno Valley	28570 YAROW WAY	92555	478440031		RS Residential	RS		5	0.14	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant			1	1	RS Residential	BISMARK A GRANJA	Non-Vacant Sites Included in 2008 and 2014 Housing Element
City of Moreno Valley	28580 YAROW WAY	92555	478440032		RS Residential	RS		5	0.14	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant			1	1	RS Residential	KB HOME CALIF	Non-Vacant Sites Included in 2008 and 2014 Housing Element
City of Moreno Valley	28590 YAROW WAY	92555	478440033		RS Residential	RS		5	0.15	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant			1	1	RS Residential	HAIMING HU	Non-Vacant Sites Included in 2008 and 2014 Housing Element
City of Moreno Valley	14325 BEGONIA LN	92555	478440034		RS Residential	RS		5	0.17	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant			1	1	RS Residential	RACHEL L MEETER	Non-Vacant Sites Included in 2008 and 2014 Housing Element
City of Moreno Valley	14315 BEGONIA LN	92555	478440035		RS Residential	RS		5	0.16	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant			1	1	RS Residential	CRAIG L WILCUTT	Non-Vacant Sites Included in 2008 and 2014 Housing Element
City of Moreno Valley	14305 BEGONIA LN	92555	478440036		RS Residential	RS		5	0.16	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant			1	1	RS Residential	PAUL JOSEPH YELLISH	Non-Vacant Sites Included in 2008 and 2014 Housing Element
City of Moreno Valley	14295 BEGONIA LN	92555	478440037		RS Residential	RS		5	0.16	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant			1	1	RS Residential	JOHNNY L PUGH	Non-Vacant Sites Included in 2008 and 2014 Housing Element
City of Moreno Valley	14285 BEGONIA LN	92555	478440038		RS Residential	RS		5	0.14	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant			1	1	RS Residential	JOHN BLACKBURN	Non-Vacant Sites Included in 2008 and 2014 Housing Element
City of Moreno Valley	14275 BEGONIA LN	92555	478440039		RS Residential	RS		5	0.17	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant			1	1	RS Residential	JULIO C ROSAS FLORES	Non-Vacant Sites Included in 2008 and 2014 Housing Element
City of Moreno Valley	14276 BEGONIA LN	92555	478440040		RS Residential	RS		5	0.16	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant			1	1	RS Residential	ORNEX GONZALEZ	Non-Vacant Sites Included in 2008 and 2014 Housing Element
City of Moreno Valley	14286 BEGONIA LN	92555	478440041		RS Residential	RS		5	0.14	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant			1	1	RS Residential	LUIS MARTINEZ	Non-Vacant Sites Included in 2008 and 2014 Housing Element
City of Moreno Valley	14296 BEGONIA LN	92555	478440042		RS Residential	RS		5	0.15	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant			1	1	RS Residential	DAVID BROWN	Non-Vacant Sites Included in 2008 and 2014 Housing Element
City of Moreno Valley	14306 BEGONIA LN	92555	478440043		RS Residential	RS		5	0.15	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant			1	1	RS Residential	RUBEN RODRIGUEZ	Non-Vacant Sites Included in 2008 and 2014 Housing Element
City of Moreno Valley	14316 BEGONIA LN	92555	478440044		RS Residential	RS		5	0.15	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant			1	1	RS Residential	GERARDO SALVADOR	Non-Vacant Sites Included in 2008 and 2014 Housing Element
City of Moreno Valley	14326 BEGONIA LN	92555	478440045		RS Residential	RS		5	0.15	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant			1	1	RS Residential	HECTOR H ALVAREZ-DURAN	Non-Vacant Sites Included in 2008 and 2014 Housing Element
City of Moreno Valley	14336 BEGONIA LN	92555	478440046		RS Residential	PS		5	0.20	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant			1	1	RS Residential	TIMOTHY ALAN BITTNER	Non-Vacant Sites Included in 2008 and 2014 Housing Element
City of Moreno Valley	BRODIAEA AVE	92555	478440047		RS Residential	RS		5	0.22	Greenways/Open Space	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant					RS Residential	BELLA CORTINA COMMUNITY ASSN	Non-Vacant Sites Included in 2008 and 2014 Housing Element
City of Moreno Valley	BRODIAEA AVE	92555	478440048		RS Residential	PS		5	0.96	Greenways/Open Space/Flood Control	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant					RS Residential	KB HOME CALIF	Non-Vacant Sites Included in 2008 and 2014 Housing Element
City of Moreno Valley	BRODIAEA AVE	92555	478440049		RS Residential	RS		5	0.06	Greenways/Open Space/Flood Control	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant					RS Residential	BELLA CORTINA COMMUNITY ASSN	Non-Vacant Sites Included in 2008 and 2014 Housing Element
City of Moreno Valley	BRODIAEA AVE	92555	478440050		RS Residential	PS		5	0.06	Greenways/Open Space/Flood Control	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant					RS Residential	BELLA CORTINA COMMUNITY ASSN	Non-Vacant Sites Included in 2008 and 2014 Housing Element
City of Moreno Valley	QUINCY ST	92555	478440051		RS Residential	RS		5	1.34	Greenways/Open Space	Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element					RS Residential	KB HOME CALIF	Non-Vacant Sites not Included in previous Housing Elements
City of Moreno Valley	28471 YAROW WAY	92555	478441000		RS Residential	PS		5	0.14	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant			1	1	RS Residential	ROGER R GUILLEN AYALA	Non-Vacant Sites Included in 2008 and 2014 Housing Element
City of Moreno Valley	28511 YAROW WAY	92555	478441002		RS Residential	RS		5	0.14	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant			1	1	RS Residential	KB HOME CALIF	Non-Vacant Sites Included in 2008 and 2014 Housing Element
City of Moreno Valley	28601 YAROW WAY	92555	478441003		RS Residential	RS		5	0.17	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant			1	1	RS Residential	MITCHELL E DRUMMOND	Non-Vacant Sites Included in 2008 and 2014 Housing Element
City of Moreno Valley	28591 YAROW WAY	92555	478441004		RS Residential	RS		5	0.14	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant			1	1	RS Residential	MUNG HUOT TAING	Non-Vacant Sites Included in 2008 and 2014 Housing Element
City of Moreno Valley	28581 YAROW WAY	92555	478441005		RS Residential	RS		5	0.14	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant			1	1	RS Residential	HAIMING HU	Non-Vacant Sites Included in 2008 and 2014 Housing Element
City of Moreno Valley	28571 YAROW WAY	92555	478441006		RS Residential	RS		5	0.14	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant			1	1	RS Residential	FAIZ A KHAN	Non-Vacant Sites Included in 2008 and 2014 Housing Element
City of Moreno Valley	28561 YAROW WAY	92555	478441007		RS Residential	RS		5	0.15	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant					RS Residential	MOLTA DAVID C & PAULA MOLTA DECLARATION OF TRUST 4/23/98	Non-Vacant Sites Included in 2008 and 2014 Housing Element
City of Moreno Valley	28497 LARKSONG WAY	92555	478450001		RS Residential	RS		5	0.15	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Elements - Vacant			1	1	RS Residential	KB HOME CALIF	Vacant Sites Included in 2008 and 2014 Housing Element
City of Moreno Valley	28487 LARKSONG WAY	92555	478450002		RS Residential	RS		5	0.14	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Elements - Vacant			1	1	RS Residential	KB HOME CALIF	Vacant Sites Included in 2008 and 2014 Housing Element
City of Moreno Valley	28477 LARKSONG WAY	92555	478450003		RS Residential	RS		5	0.14	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Elements - Vacant			1	1	RS Residential	KB HOME CALIF	Vacant Sites Included in 2008 and 2014 Housing Element
City of Moreno Valley	28467 LARKSONG WAY	92555	478450004		RS Residential	RS		5	0.14	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Elements - Vacant			1	1	RS Residential	KB HOME CALIF	Vacant Sites Included in 2008 and 2014 Housing Element
City of Moreno Valley	28457 LARKSONG WAY	92555	478450005		RS Residential	RS		5	0.14	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Elements - Vacant			1	1	RS Residential	KB HOME CALIF	Vacant Sites Included in 2008 and 2014 Housing Element
City of Moreno Valley	28447 LARKSONG WAY	92555	478450006		RS Residential	RS		5	0.14	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Elements - Vacant			1	1	RS Residential	KB HOME CALIF	Vacant Sites Included in 2008 and 2014 Housing Element
City of Moreno Valley	14387 ARBORGLENN DR	92555	478450007		RS Residential	RS		5	0.26	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Elements - Vacant			1	1	RS Residential	KB HOME CALIF	Vacant Sites Included in 2008 and 2014 Housing Element
City of Moreno Valley	14397 PEAR BLOSSOM LN	92555	478450008		RS Residential	PS		5	0.15	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Elements - Vacant			1	1	RS Residential	KB HOME CALIF	Vacant Sites Included in 2008 and 2014 Housing Element
City of Moreno Valley	14407 PEAR BLOSSOM LN	92555	478450009		RS Residential	RS		5	0.19	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Elements - Vacant			1	1	RS Residential	KB HOME CALIF	Vacant Sites Included in 2008 and 2014 Housing Element
City of Moreno Valley	14417 PEAR BLOSSOM LN	92555	478450010		RS Residential	RS		5	0.20	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Elements - Vacant					RS Residential	KB HOME CALIF	Vacant Sites Included in 2008 and 2014 Housing Element
City of Moreno Valley	14427 PEAR BLOSSOM LN	92555	478450011		RS Residential	RS		5	0.18	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Elements - Vacant			1	1	RS Residential	KB HOME CALIF	Vacant Sites Included in 2008 and 2014 Housing Element
City of Moreno Valley	14437 PEAR BLOSSOM LN	92555	478450012		RS Residential	RS		5	0.16	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Elements - Vacant			1	1	RS Residential	KB HOME CALIF	Vacant Sites Included in 2008 and 2014 Housing Element
City of Moreno Valley	14447 PEAR BLOSSOM LN	92555	478450013		RS Residential	RS		5	0.17	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Elements - Vacant			1	1	RS Residential	KB HOME CALIF	Vacant Sites Included in 2008 and 2014 Housing Element
City of Moreno Valley	14457 PEAR BLOSSOM LN	92555	478450014		RS Residential	RS		5	0.17	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Elements - Vacant			1	1	RS Residential	KB HOME CALIF	Vacant Sites Included in 2008 and 2014 Housing Element
City of Moreno Valley	28441 PEAR BLOSSOM LN	92555	478450015		RS Residential	RS		5	0.15	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Elements - Vacant			1	1	RS Residential	KB HOME CALIF	Vacant Sites Included in 2008 and 2014 Housing Element
City of Moreno Valley	28451 PEAR BLOSSOM LN	92555	478450016		RS Residential	RS		5	0.15	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Elements - Vacant			1	1	RS Residential	KB HOME CALIF	Vacant Sites Included in 2008 and 2014 Housing Element
City of Moreno Valley	28461 PEAR BLOSSOM LN	92555	478450017		RS Residential	RS		5	0.15	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Elements - Vacant			1	1	RS Residential	KB HOME CALIF	Vacant Sites Included in 2008 and 2014 Housing Element
City of Moreno Valley	28471 PEAR BLOSSOM LN	92555	478450018		RS Residential	RS		5	0.15	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Elements - Vacant			1	1	RS Residential	KB HOME CALIF	Vacant Sites Included in 2008 and 2014 Housing Element

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City of Moreno Valley	28491 PEAR BLOSSOM LN	92555	478450020		RS Residential	RS		5	0.15	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Elements - Vacant			1	1	RS Residential	KB HOME CALIF	Vacant Sites Included in 2008 and 2014 Housing Element
City of Moreno Valley	28492 PEAR BLOSSOM LN	92555	478450021		RS Residential	RS		5	0.16	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant			1	1	RS Residential	KB HOME CALIF	Non-Vacant Sites Included in 2008 and 2014 Housing Element
City of Moreno Valley	28482 PEAR BLOSSOM LN	92555	478450022		RS Residential	RS		5	0.15	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant			1	1	RS Residential	KB HOME CALIF	Non-Vacant Sites Included in 2008 and 2014 Housing Element
City of Moreno Valley	28472 PEAR BLOSSOM LN	92555	478450023		RS Residential	RS		5	0.15	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant			1	1	RS Residential	KB HOME CALIF	Non-Vacant Sites Included in 2008 and 2014 Housing Element
City of Moreno Valley	28462 PEAR BLOSSOM LN	92555	478450024		RS Residential	RS		5	0.14	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Elements - Vacant			1	1	RS Residential	KB HOME CALIF	Vacant Sites Included in 2008 and 2014 Housing Element
City of Moreno Valley	28452 PEAR BLOSSOM LN	92555	478450025		RS Residential	RS		5	0.14	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Elements - Vacant			1	1	RS Residential	KB HOME CALIF	Vacant Sites Included in 2008 and 2014 Housing Element
City of Moreno Valley	28442 PEAR BLOSSOM LN	92555	478450026		RS Residential	RS		5	0.17	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Elements - Vacant			1	1	RS Residential	KB HOME CALIF	Vacant Sites Included in 2008 and 2014 Housing Element
City of Moreno Valley	14428 PEAR BLOSSOM LN	92555	478450027		RS Residential	RS		5	0.26	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Elements - Vacant			1	1	RS Residential	KB HOME CALIF	Vacant Sites Included in 2008 and 2014 Housing Element
City of Moreno Valley	14418 PEAR BLOSSOM LN	92555	478450028		RS Residential	RS		5	0.23	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Elements - Vacant				1	RS Residential	KB HOME CALIF	Vacant Sites Included in 2008 and 2014 Housing Element
City of Moreno Valley	14408 PEAR BLOSSOM LN	92555	478450029		RS Residential	RS		5	0.28	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Elements - Vacant			1	1	RS Residential	KB HOME CALIF	Vacant Sites Included in 2008 and 2014 Housing Element
City of Moreno Valley	14411 QUINCY ST	92555	478450030		RS Residential	RS		5	0.32	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Elements - Vacant			1	1	RS Residential	KB HOME CALIF	Vacant Sites Included in 2008 and 2014 Housing Element
City of Moreno Valley	14421 QUINCY ST	92555	478450031		RS Residential	RS		5	0.29	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Elements - Vacant			1	1	RS Residential	KB HOME CALIF	Vacant Sites Included in 2008 and 2014 Housing Element
City of Moreno Valley	14431 QUINCY ST	92555	478450032		RS Residential	RS		5	0.25	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Elements - Vacant			1	1	RS Residential	KB HOME CALIF	Vacant Sites Included in 2008 and 2014 Housing Element
City of Moreno Valley	CACTUS AVE	92555	478450033		RS Residential	RS		5	0.14	Greenways/Open Space	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant					RS Residential	BELLA CORTINA COMM ASSN	Non-Vacant Sites Included in 2008 and 2014 Housing Element
City of Moreno Valley	PEAR BLOSSOM LN	92555	478450034		RS Residential	RS		5	0.94	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Elements - Vacant					RS Residential	BELLA CORTINA COMM ASSN	Vacant Sites Included in 2008 and 2014 Housing Element
City of Moreno Valley	14453 BOTTLEBRUSH WAY	92555	478451001		RS Residential	RS		5	0.19	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant			1	1	RS Residential	JAMIE A PEREZ	Non-Vacant Sites Included in 2008 and 2014 Housing Element
City of Moreno Valley	14443 BOTTLEBRUSH WAY	92555	478451002		RS Residential	RS		5	0.15	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant			1	1	RS Residential	YOLUNDA A CONNER	Non-Vacant Sites Included in 2008 and 2014 Housing Element
City of Moreno Valley	14433 BOTTLEBRUSH WAY	92555	478451003		RS Residential	RS		5	0.16	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant			1	1	RS Residential	NATASHIE BROWN	Non-Vacant Sites Included in 2008 and 2014 Housing Element
City of Moreno Valley	14423 BOTTLEBRUSH WAY	92555	478451004		RS Residential	RS		5	0.16	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant			1	1	RS Residential	ANTONIO PIMENTEL	Non-Vacant Sites Included in 2008 and 2014 Housing Element
City of Moreno Valley	14413 BOTTLEBRUSH WAY	92555	478451005		RS Residential	RS		5	0.16	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant			1	1	RS Residential	ENRIQUE ROSALES	Non-Vacant Sites Included in 2008 and 2014 Housing Element
City of Moreno Valley	14403 BOTTLEBRUSH WAY	92555	478451006		RS Residential	RS		5	0.15	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant			1	1	RS Residential	MITCHELLE L ROMPAGH	Non-Vacant Sites Included in 2008 and 2014 Housing Element
City of Moreno Valley	14393 BOTTLEBRUSH WAY	92555	478451007		RS Residential	RS		5	0.14	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant			1	1	RS Residential	JOSEPH GONZALEZ	Non-Vacant Sites Included in 2008 and 2014 Housing Element
City of Moreno Valley	14383 BOTTLEBRUSH WAY	92555	478451008		RS Residential	RS		5	0.16	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant			1	1	RS Residential	OSCAR CAZARES	Non-Vacant Sites Included in 2008 and 2014 Housing Element
City of Moreno Valley	14373 BOTTLEBRUSH WAY	92555	478451009		RS Residential	RS		5	0.14	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant			1	1	RS Residential	MARIE M MERIJUCE	Non-Vacant Sites Included in 2008 and 2014 Housing Element
City of Moreno Valley	CACTUS AVE	92555	478451010		RS Residential	RS		5	0.07	Greenways/Open Space	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant					RS Residential	BELLA CORTINA COMM ASSN	Non-Vacant Sites Included in 2008 and 2014 Housing Element
City of Moreno Valley	BRODIAEA AVE	92555	478451011		RS Residential	RS		5	0.16	Greenways/Open Space	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant					RS Residential	BELLA CORTINA COMMUNITY ASSN	Non-Vacant Sites Included in 2008 and 2014 Housing Element
City of Moreno Valley	QUINCY ST	92555	478451012		RS Residential	RS		5	1.31	Greenways/Open Space	Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element					RS Residential	KB HOME CALIF	Non-Vacant Sites not included in previous Housing Elements
City of Moreno Valley	CACTUS AVE	92555	478451013		RS Residential	RS		5	0.46	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Elements - Vacant					RS Residential	BELLA CORTINA COMM ASSN	Vacant Sites Included in 2008 and 2014 Housing Element
City of Moreno Valley	24567 BOTTLEBRUSH WAY	92555	478452000		RS Residential	RS		5	0.15	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant			1	1	RS Residential	JOSE B BRAVO ECHEVERRIA	Non-Vacant Sites Included in 2008 and 2014 Housing Element
City of Moreno Valley	28572 BUTTERCUP WAY	92555	478452002		RS Residential	RS		5	0.14	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant			1	1	RS Residential	JESSE ARREOLA	Non-Vacant Sites Included in 2008 and 2014 Housing Element
City of Moreno Valley	28582 BUTTERCUP WAY	92555	478452003		RS Residential	RS		5	0.14	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant			1	1	RS Residential	ZHENG FAN	Non-Vacant Sites Included in 2008 and 2014 Housing Element
City of Moreno Valley	28592 BUTTERCUP WAY	92555	478452004		RS Residential	RS		5	0.14	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant			1	1	RS Residential	VICTOR M OCASIO	Non-Vacant Sites Included in 2008 and 2014 Housing Element
City of Moreno Valley	28601 BUTTERCUP WAY	92555	478452005		RS Residential	RS		5	0.16	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant			1	1	RS Residential	RAMON PEREZ	Non-Vacant Sites Included in 2008 and 2014 Housing Element
City of Moreno Valley	28611 BUTTERCUP WAY	92555	478452006		RS Residential	RS		5	0.15	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant			1	1	RS Residential	JENIFER N MALBANDIAN	Non-Vacant Sites Included in 2008 and 2014 Housing Element
City of Moreno Valley	28613 BUTTERCUP WAY	92555	478452007		RS Residential	RS		5	0.15	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Elements - Vacant			1	1	RS Residential	KB HOME CALIF	Vacant Sites Included in 2008 and 2014 Housing Element
City of Moreno Valley	28608 BUTTERCUP WAY	92555	478452008		RS Residential	RS		5	0.18	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Elements - Vacant			1	1	RS Residential	KB HOME CALIF	Vacant Sites Included in 2008 and 2014 Housing Element
City of Moreno Valley	28593 BUTTERCUP WAY	92555	478452009		RS Residential	RS		5	0.15	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Elements - Vacant			1	1	RS Residential	KB HOME CALIF	Vacant Sites Included in 2008 and 2014 Housing Element
City of Moreno Valley	28583 BUTTERCUP WAY	92555	478452010		RS Residential	RS		5	0.18	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Elements - Vacant			1	1	RS Residential	KB HOME CALIF	Vacant Sites Included in 2008 and 2014 Housing Element
City of Moreno Valley	14404 BOTTLEBRUSH WAY	92555	478452011		RS Residential	RS		5	0.17	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant			1	1	RS Residential	ALEATHA NATASHA CORBETT	Non-Vacant Sites Included in 2008 and 2014 Housing Element
City of Moreno Valley	14414 BOTTLEBRUSH WAY	92555	478452012		RS Residential	RS		5	0.15	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant			1	1	RS Residential	DON A STOCKMAN	Non-Vacant Sites Included in 2008 and 2014 Housing Element
City of Moreno Valley	14424 BOTTLEBRUSH WAY	92555	478452013		RS Residential	RS		5	0.25	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Elements - Vacant			1	1	RS Residential	KB HOME CALIF	Vacant Sites Included in 2008 and 2014 Housing Element
City of Moreno Valley	14434 BOTTLEBRUSH WAY	92555	478452014		RS Residential	RS		5	0.15	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Elements - Vacant			1	1	RS Residential	KB HOME CALIF	Vacant Sites Included in 2008 and 2014 Housing Element
City of Moreno Valley	28584 TUBEROSE LN	92555	478452015		RS Residential	RS		5	0.17	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant			1	1	RS Residential	KB HOME CALIF	Non-Vacant Sites Included in 2008 and 2014 Housing Element
City of Moreno Valley	28594 TUBEROSE LN	92555	478452016		RS Residential	RS		5	0.17	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant			1	1	RS Residential	KB HOME CALIF	Non-Vacant Sites Included in 2008 and 2014 Housing Element
City of Moreno Valley	28604 TUBEROSE LN	92555	478452017		RS Residential	RS		5	0.15	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant			1	1	RS Residential	KB HOME CALIF	Non-Vacant Sites Included in 2008 and 2014 Housing Element
City of Moreno Valley	28614 TUBEROSE LN	92555	478452018		RS Residential	RS		5	0.15	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant			1	1	RS Residential	KB HOME CALIF	Non-Vacant Sites Included in 2008 and 2014 Housing Element
City of Moreno Valley	25615 TUBEROSE LN	92555	478452019		RS Residential	RS		5	0.17	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant			1		RS Residential	KB HOME CALIF	Non-Vacant Sites Included in 2008 and 2014 Housing Element
City of Moreno Valley	28605 TUBEROSE LN	92555	478452020		RS Residential	RS		5	0.15	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Elements - Vacant			1	1	RS Residential	KB HOME CALIF	Vacant Sites Included in 2008 and 2014 Housing Element
City of Moreno Valley	28595 TUBEROSE LN	92555	478452021		RS Residential	RS		5	0.16	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Elements - Vacant					RS Residential	KB HOME CALIF	Vacant Sites Included in 2008 and 2014 Housing Element
City of Moreno Valley	CACTUS AVE	92555	478452022		RS Residential	RS		5	0.12	Greenways/Open Space	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant					RS Residential	BELLA CORTINA COMM ASSN	Non-Vacant Sites Included in 2008 and 2014 Housing Element
City of Moreno Valley	14337 TANSY PD	92555	478460001		RS Residential	RS		5	0.16	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant			1	1	RS Residential	KB HOME CALIF	Non-Vacant Sites Included in 2008 and 2014 Housing Element

2021-29 Moreno Valley Housing Sites Inventory

Jurisdiction Name	Site Address/Intersection	Zip Code	Assessor Parcel Number	Consolidated Sites	General Plan Designation (Current)	Zoning Designation (Current)	Within Overlay Allowing Residential	Min. Density Allowed (units/acre)	Parcel Size (Acres)	Existing Use/Vacancy	Infrastructure	Publicly Owned	Site Status	Description (and/or Tax Planning Cycle)	Lower Income Capacity	Moderate Income Capacity	Above Moderate Income Capacity	Total Capacity	Proposed General Plan (GP) Designation	Ownership	Site Notes
City of Moreno Valley	14317 TANSY RD	92555	475480009		R5 Residential	R5		5	0.15	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Elements - Vacant			1	1	R5 Residential	KB HOME CALIF	Vacant Sites Included in 2008 and 2014 Housing Element
City of Moreno Valley	14307 TANSY RD	92555	475480004		R5 Residential	R5		5	0.14	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Elements - Vacant			1	1	R5 Residential	KB HOME CALIF	Vacant Sites Included in 2008 and 2014 Housing Element
City of Moreno Valley	14297 TANSY RD	92555	475480005		R5 Residential	R5		5	0.14	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Elements - Vacant			1	1	R5 Residential	KB HOME CALIF	Vacant Sites Included in 2008 and 2014 Housing Element
City of Moreno Valley	14287 TANSY RD	92555	475480006		R5 Residential	R5		5	0.14	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Elements - Vacant			1	1	R5 Residential	KB HOME CALIF	Vacant Sites Included in 2008 and 2014 Housing Element
City of Moreno Valley	14277 TANSY RD	92555	475480007		R5 Residential	R5		5	0.14	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Elements - Vacant			1	1	R5 Residential	KB HOME CALIF	Vacant Sites Included in 2008 and 2014 Housing Element
City of Moreno Valley	BRODIAEA AVE	92555	475480008		R5 Residential	R5		5	0.04	Greenways/Open Space/Flood Control	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant					R5 Residential	KB HOME CALIF	Non-Vacant Sites Included in 2008 and 2014 Housing Element
City of Moreno Valley	14278 TANSY RD	92555	475481001		R5 Residential	R5		5	0.16	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Elements - Vacant			1	1	R5 Residential	KB HOME CALIF	Vacant Sites Included in 2008 and 2014 Housing Element
City of Moreno Valley	14288 TANSY RD	92555	475481002		R5 Residential	R5		5	0.14	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Elements - Vacant			1	1	R5 Residential	KB HOME CALIF	Vacant Sites Included in 2008 and 2014 Housing Element
City of Moreno Valley	14298 TANSY RD	92555	475481003		R5 Residential	R5		5	0.14	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Elements - Vacant			1	1	R5 Residential	KB HOME CALIF	Vacant Sites Included in 2008 and 2014 Housing Element
City of Moreno Valley	14308 TANSY RD	92555	475481004		R5 Residential	R5		5	0.15	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Elements - Vacant			1	1	R5 Residential	KB HOME CALIF	Vacant Sites Included in 2008 and 2014 Housing Element
City of Moreno Valley	14318 TANSY RD	92555	475481005		R5 Residential	R5		5	0.14	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Elements - Vacant			1	1	R5 Residential	KB HOME CALIF	Vacant Sites Included in 2008 and 2014 Housing Element
City of Moreno Valley	14328 TANSY RD	92555	475481006		R5 Residential	R5		5	0.14	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Elements - Vacant			1	1	R5 Residential	KB HOME CALIF	Vacant Sites Included in 2008 and 2014 Housing Element
City of Moreno Valley	14338 TANSY RD	92555	475481007		R5 Residential	R5		5	0.15	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Elements - Vacant			1	1	R5 Residential	KB HOME CALIF	Vacant Sites Included in 2008 and 2014 Housing Element
City of Moreno Valley	14339 BLUE BONNET LN	92555	475481008		R5 Residential	R5		5	0.15	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant			1	1	R5 Residential	KB HOME CALIF	Non-Vacant Sites Included in 2008 and 2014 Housing Element
City of Moreno Valley	14329 BLUE BONNET LN	92555	475481009		R5 Residential	R5		5	0.15	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant			1	1	R5 Residential	KAMNA HUERTA	Non-Vacant Sites Included in 2008 and 2014 Housing Element
City of Moreno Valley	14319 BLUE BONNET LN	92555	475481010		R5 Residential	R5		5	0.14	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant			1	1	R5 Residential	KURT MARSHALL BARGER	Non-Vacant Sites Included in 2008 and 2014 Housing Element
City of Moreno Valley	14309 BLUE BONNET LN	92555	475481011		R5 Residential	R5		5	0.15	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant			4	4	R5 Residential	EDDY E DUARTE	Non-Vacant Sites Included in 2008 and 2014 Housing Element
City of Moreno Valley	14299 BLUE BONNET LN	92555	475481012		R5 Residential	R5		5	0.15	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Elements - Vacant			1	1	R5 Residential	MICHAEL JAMES FAUST	Vacant Sites Included in 2008 and 2014 Housing Element
City of Moreno Valley	14289 BLUE BONNET LN	92555	475481013		R5 Residential	R5		5	0.14	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Elements - Vacant			4	1	R5 Residential	DIANNA R NAVOR	Vacant Sites Included in 2008 and 2014 Housing Element
City of Moreno Valley	14279 BLUE BONNET LN	92555	475481014		R5 Residential	R5		5	0.17	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Elements - Vacant			1	1	R5 Residential	KB HOME CALIF	Vacant Sites Included in 2008 and 2014 Housing Element
City of Moreno Valley	14269 BLUE BONNET LN	92555	475481015		R5 Residential	R5		5	0.17	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Elements - Vacant			1	1	R5 Residential	KB HOME CALIF	Vacant Sites Included in 2008 and 2014 Housing Element
City of Moreno Valley	14259 BLUE BONNET LN	92555	475481016		R5 Residential	R5		5	0.14	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Elements - Vacant			1	1	R5 Residential	KB HOME CALIF	Vacant Sites Included in 2008 and 2014 Housing Element
City of Moreno Valley	14249 BLUE BONNET LN	92555	475481017		R5 Residential	R5		5	0.16	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Elements - Vacant			4	4	R5 Residential	KB HOME CALIF	Vacant Sites Included in 2008 and 2014 Housing Element
City of Moreno Valley	28702 ROSE ANGEL ST	92555	475481018		R5 Residential	R5		5	0.18	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Elements - Vacant			1	1	R5 Residential	KB HOME CALIF	Vacant Sites Included in 2008 and 2014 Housing Element
City of Moreno Valley	28713 ROSE ANGEL ST	92555	475481019		R5 Residential	R5		5	0.16	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Elements - Vacant			1	1	R5 Residential	KB HOME CALIF	Vacant Sites Included in 2008 and 2014 Housing Element
City of Moreno Valley	28722 ROSE ANGEL ST	92555	475481020		R5 Residential	R5		5	0.18	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Elements - Vacant			1	1	R5 Residential	KB HOME CALIF	Vacant Sites Included in 2008 and 2014 Housing Element
City of Moreno Valley	14301 WILMOT ST	92555	475481021		R5 Residential	R5		5	0.1	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Elements - Vacant			1	1	R5 Residential	KB HOME CALIF	Vacant Sites Included in 2008 and 2014 Housing Element
City of Moreno Valley	14291 WILMOT ST	92555	475481022		R5 Residential	R5		5	0.14	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Elements - Vacant			1	1	R5 Residential	KB HOME CALIF	Vacant Sites Included in 2008 and 2014 Housing Element
City of Moreno Valley	14281 WILMOT ST	92555	475481023		R5 Residential	R5		5	0.16	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Elements - Vacant			1	1	R5 Residential	KB HOME CALIF	Vacant Sites Included in 2008 and 2014 Housing Element
City of Moreno Valley	BRODIAEA AVE	92555	475481024		R5 Residential	R5		5	0.18	Greenways/Open Space/Flood Control	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant					R5 Residential	KB HOME CALIF	Non-Vacant Sites Included in 2008 and 2014 Housing Element
City of Moreno Valley	BRODIAEA AVE	92555	475481025		R5 Residential	R5		5	0.06	Greenways/Open Space/Flood Control	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant					R5 Residential	KB HOME CALIF	Non-Vacant Sites Included in 2008 and 2014 Housing Element
City of Moreno Valley	14371 WILMOT ST	92555	475481001		R5 Residential	R5		5	0.17	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Elements - Vacant			1	1	R5 Residential	KB HOME CALIF	Vacant Sites Included in 2008 and 2014 Housing Element
City of Moreno Valley	14361 WILMOT ST	92555	475481002		R5 Residential	R5		5	0.14	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Elements - Vacant			1	1	R5 Residential	KB HOME CALIF	Vacant Sites Included in 2008 and 2014 Housing Element
City of Moreno Valley	14351 WILMOT ST	92555	475481003		R5 Residential	R5		5	0.14	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Elements - Vacant			1	1	R5 Residential	KB HOME CALIF	Vacant Sites Included in 2008 and 2014 Housing Element
City of Moreno Valley	14341 WILMOT ST	92555	475481004		R5 Residential	R5		5	0.15	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Elements - Vacant			1	1	R5 Residential	KB HOME CALIF	Vacant Sites Included in 2008 and 2014 Housing Element
City of Moreno Valley	14340 BLUE BONNET LN	92555	475481005		R5 Residential	R5		5	0.16	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant			1	1	R5 Residential	KB HOME CALIF	Non-Vacant Sites Included in 2008 and 2014 Housing Element
City of Moreno Valley	14330 BLUE BONNET LN	92555	475481006		R5 Residential	R5		5	0.19	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant			1	1	R5 Residential	GERALD L MATTHEWS	Non-Vacant Sites Included in 2008 and 2014 Housing Element
City of Moreno Valley	28701 YAROW WAY	92555	475482007		R5 Residential	R5		5	0.30	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant			1	1	R5 Residential	ROY T GODSON	Non-Vacant Sites Included in 2008 and 2014 Housing Element
City of Moreno Valley	28691 YAROW WAY	92555	475482008		R5 Residential	R5		5	0.20	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant			1	1	R5 Residential	RYAN BAILEY	Non-Vacant Sites Included in 2008 and 2014 Housing Element
City of Moreno Valley	28681 YAROW WAY	92555	475481009		R5 Residential	R5		5	0.15	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant			1	1	R5 Residential	CRYSTAL JACKSON	Non-Vacant Sites Included in 2008 and 2014 Housing Element
City of Moreno Valley	28671 YAROW WAY	92555	475481010		R5 Residential	R5		5	0.16	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant			1	1	R5 Residential	JAMES HENRY WASHINGTON	Non-Vacant Sites Included in 2008 and 2014 Housing Element
City of Moreno Valley	28661 YAROW WAY	92555	475481011		R5 Residential	R5		5	0.16	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant			1	1	R5 Residential	JAGDISHBHAI P PATEL	Non-Vacant Sites Included in 2008 and 2014 Housing Element
City of Moreno Valley	28651 YAROW WAY	92555	475481012		R5 Residential	R5		5	0.16	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant			4	4	R5 Residential	CRISTINA TORRES	Non-Vacant Sites Included in 2008 and 2014 Housing Element
City of Moreno Valley	28641 YAROW WAY	92555	475481013		R5 Residential	R5		5	0.16	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant			1	1	R5 Residential	JULIAN KEITH WAITES	Non-Vacant Sites Included in 2008 and 2014 Housing Element
City of Moreno Valley	28631 YAROW WAY	92555	475481014		R5 Residential	R5		5	0.16	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant			4	4	R5 Residential	MANUEL ANTONIO CASTRO	Non-Vacant Sites Included in 2008 and 2014 Housing Element
City of Moreno Valley	SUNNYMEAD BLVD	92553	479050001		R15 Residential	R15		15	1.46	Vacant	Yes - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant		15		15	R15 Residential	DIM GROUP	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	23557 SUNNYMEAD BLVD	92553	479050002		R15 Residential	R15		15	0.93	Vacant	Yes - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant		10		10	R15 Residential	PALM INV GROUP	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	SUNNYMEAD BLVD	92553	479050004		R15 Residential	R15		15	0.88	Vacant	Yes - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant		9		9	R15 Residential	PALM INV GROUP	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	SUNNYMEAD BLVD	92553	479050010		R15 Residential	R15		15	4.94	Vacant	Yes - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element		46		46	R15 Residential	FURNITUREWALA LTD PARTNERSHIP	Vacant Sites not included in previous Housing Elements
City of Moreno Valley	ATWOOD AVE	92553	479030019		R15 Residential	R15		15	0.28	Vacant	Yes - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element		3		3	R15 Residential	LAVERNE PAYTON	Vacant Sites not included in previous Housing Elements
City of Moreno Valley	ATWOOD AVE	92553	479030021		R15 Residential	R15		15	0.34	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element		5		5	R15 Residential	ANOOP MAHESHWARI	Vacant Sites not included in previous Housing Elements

2021-29 Moreno Valley Housing Sites Inventory

Jurisdiction Name	Site Identifier	Type of Site	Assessor Parcel Number	Consistent Site	Address/Intersection/Zip Code	Zoning Designation (Current)	Vacant Site	Max Density Allowed	Parcel Size (Acres)	Existing Use	Vacant/Non-Vacant	Publicly-Owned	Site Status	Identify Sites Not Used in Prior Housing Element	Lower Income Capacity	Moderate Income Capacity	Above Moderate Income Capacity	Total Capacity	Zoning Description (Same as Previous Housing Element)	Property Name	Site Notes
City of Moreno Valley	[illegible]	[illegible]	[illegible]		Office						Yes - Current	[illegible]	[illegible]	Used in Prior Housing Element	21			21	Corridor Mixed Use	[illegible]	[illegible]
City of Moreno Valley	ATWOOD AVE	92555	479121027		R15 Residential	R15		15	0.23	Vacant		NO - Privately-Owned	Available	Not Used in Prior Housing Element		2		2	R15 Residential	ENRIQUE MORAN CEJA	Vacant Sites not included in previous Housing Elements
City of Moreno Valley	SE OF DRACAEA AVE AND PERRIS BLVD	92553	479131011		R/O Residential Office	OC		25	3.58	Vacant		Yes - Current	NO - Privately-Owned	Used in Two Consecutive Prior Housing Elements - Vacant	71			71	Corridor Mixed Use	YUM YUM DONUT SHOPS INC	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	COTTONWOOD AVE	92553	479140021		R10 Residential	R10		25	8.09	Vacant		Yes - Current	NO - Privately-Owned	Not Used in Prior Housing Element	181			181	Corridor Mixed Use	COTTONWOOD 999	Vacant Sites not included in previous Housing Elements
City of Moreno Valley	SE OF DRACAEA AVE AND PERRIS BLVD	92553	479140024		R/O Residential Office	OC		25	1.01	Vacant		Yes - Current	NO - Privately-Owned	Used in Two Consecutive Prior Housing Elements - Vacant	40			40	Corridor Mixed Use	YUM YUM DONUT SHOPS INC	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	DRACAEA AVE	92553	479150161		R5 Residential	R5		5	0.97	Vacant		Yes - Current	NO - Privately-Owned	Used in Two Consecutive Prior Housing Elements - Vacant			5	5	R5 Residential	PAUL SMITH	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	LASSELLE ST	92553	479170068		R5 Residential	R5		5	0.68	Vacant		Yes - Current	NO - Privately-Owned	Used in Two Consecutive Prior Housing Elements - Vacant			2	2	R5 Residential	SAIRA MUSTAFIZ	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	PERRIS BLVD	92552	479190002		R/O Residential Office	O		25	4.76	Vacant		Yes - Current	NO - Privately-Owned	Not Used in Prior Housing Element	55			55	Corridor Mixed Use	EASTERN MUNICIPAL WATER DIST	Vacant Sites not included in previous Housing Elements
City of Moreno Valley	25343 COTTONWOOD AVE	92553	479200002		R5 Residential	R5		25	2.78	Vacant		Yes - Current	NO - Privately-Owned	Not Used in Prior Housing Element	55			55	Corridor Mixed Use	ROY A BLECKERT	Vacant Sites not included in previous Housing Elements
City of Moreno Valley	ALESSANDRO BLVD	92553	479230001		R/O Residential Office	R15		25	2.58	Vacant		Yes - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Elements - Vacant		26	26	Corridor Mixed Use	L A LIFE	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	ALESSANDRO BLVD	92553	479230012		R/O Residential Office	R15		25	2.32	Vacant		Yes - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Elements - Vacant		26	26	Corridor Mixed Use	L A LIFE	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	ALESSANDRO BLVD	92555	479230027		R5 Residential	R15		5	0.90	Vacant		Yes - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Elements - Vacant		8	8	R5 Residential	L A LIFE	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	LAS PALOMAS DR	92557	479311068		R5 Residential	R5		5	4.16	Vacant		Yes - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element		14	14	R5 Residential	VISTA DEL VERDE HOMEOWNERS ASSN	Vacant Sites not included in previous Housing Elements
City of Moreno Valley	25421 FIR AVE	92554	479391021		R5 Residential	R5		5	2.85	Vacant		Yes - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element		10	10	R5 Residential	RBC DEV	Vacant Sites not included in previous Housing Elements
City of Moreno Valley	ABBEY LN	92557	479390029		R5 Residential	R5		5	0.34	Vacant		Yes - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element		1	1	R5 Residential	MORENO VALLEY HOMES INC ASSN	Vacant Sites not included in previous Housing Elements
City of Moreno Valley	24828 SUNNYMEAD BLV	92555	481070044		C Commercial	CC, SP 204		25	0.84	General/Retail Commercial		Yes - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element		13	13	Corridor Mixed Use	BRANDONS DINER INC	Non-Vacant Sites not included in previous Housing Elements
City of Moreno Valley	24524 SUNNYMEAD BLV	92555	481070049		C Commercial	CC, SP 204		25	2.15	General/Retail Commercial		Yes - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element		36	36	Corridor Mixed Use	TEMPLE DE MILAGROS INTERNATIONAL	Non-Vacant Sites not included in previous Housing Elements
City of Moreno Valley	INDIAN ST	92555	481070047		C Commercial	CC, SP 204		25	1.61	Vacant		Yes - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element		36	36	Corridor Mixed Use	ANTONIO FUENTES	Vacant Sites not included in previous Housing Elements
City of Moreno Valley	24750 SUNNYMEAD BLV	92555	481082005		C Commercial	CC, SP 204		25	1.00	General/Retail Commercial		Yes - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element		17	17	Corridor Mixed Use	MICHELLE I SIDNEY	Non-Vacant Sites not included in previous Housing Elements
City of Moreno Valley	24800 SUNNYMEAD BLV	92555	481083006		C Commercial	CC, SP 204		25	0.89	General/Retail Commercial		Yes - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element		16	16	Corridor Mixed Use	MORENO REYTAURANT SERVICES	Non-Vacant Sites not included in previous Housing Elements
City of Moreno Valley	24852 SUNNYMEAD BLV	92555	481083001		C Commercial	CC, SP 204		25	0.88	General/Retail Commercial		Yes - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element		16	16	Corridor Mixed Use	JAMES M JERPBAK	Non-Vacant Sites not included in previous Housing Elements
City of Moreno Valley	HEMLOCK AVE	92557	481090023		R1 Residential	R1, SP 205		1	0.16	Vacant		Yes - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant		1	1	R5 Residential	LOS MVD	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	24498 SUNNYMEAD BLV	92555	481101008		MU Mixed Use	VCR, SP 204		25	0.80	General/Retail Commercial		Yes - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element		16	16	Corridor Mixed Use	CHARLES MALCOM JAMES	Non-Vacant Sites not included in previous Housing Elements
City of Moreno Valley	24300 SUNNYMEAD BLV	92555	481102016		MU Mixed Use	VCR, SP 204		25	1.93	General/Retail Commercial		Yes - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element		71	71	Corridor Mixed Use	HMP PROP	Non-Vacant Sites not included in previous Housing Elements
City of Moreno Valley	24210 POSTAL AVE	92555	481111013		MU Mixed Use	VCR, SP 204		25	1.20	General/Retail Commercial		Yes - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element		19	19	Corridor Mixed Use	RAMIN BIAL	Non-Vacant Sites not included in previous Housing Elements
City of Moreno Valley	24240 SUNNYMEAD BLV	92553	481111008		MU Mixed Use	VCR, SP 204		75	0.61	Vacant		Yes - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element		16	16	Corridor Mixed Use	M J JUANG ENTERPRISES INC	Vacant Sites not included in previous Housing Elements
City of Moreno Valley	24170 SUNNYMEAD BLV	92555	481112013		MU Mixed Use	VCR, SP 204		25	0.80	General/Retail Commercial		Yes - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element		15	15	Corridor Mixed Use	COMMERCIAL ESSA INV	Non-Vacant Sites not included in previous Housing Elements
City of Moreno Valley	24150 SUNNYMEAD BLV	92553	481112014		MU Mixed Use	VCR, SP 204		25	0.81	General/Retail Commercial		Yes - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element		15	15	Corridor Mixed Use	HO JEONG KIM	Non-Vacant Sites not included in previous Housing Elements
City of Moreno Valley	POSTAL AVE	92553	481112041		MU Mixed Use	VCR, SP 204		25	0.57	General/Retail Commercial		Yes - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element		8	8	Corridor Mixed Use	WARREN L VANCE	Non-Vacant Sites not included in previous Housing Elements
City of Moreno Valley	24085 SUNNYMEAD BLV	92553	481120009		MU Mixed Use	VCR, SP 204		25	0.82	Vacant		Yes - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element		13	13	Corridor Mixed Use	MOVAL PROP	Vacant Sites not included in previous Housing Elements
City of Moreno Valley	24125 SUNNYMEAD BLV	92555	481120006		MU Mixed Use	VCR, SP 204		25	0.70	General/Retail Commercial		Yes - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element		12	12	Corridor Mixed Use	SUNNYMEAD BLV TRUST	Non-Vacant Sites not included in previous Housing Elements
City of Moreno Valley	24231 SUNNYMEAD BLV	92555	481120007		MU Mixed Use	VCR, SP 204		25	0.55	Office		Yes - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element		10	10	Corridor Mixed Use	STEVEN R KAY	Non-Vacant Sites not included in previous Housing Elements
City of Moreno Valley	SUNNYMEAD BLVD	92553	481120014		MU Mixed Use	VCR, SP 204		25	0.91	Vacant		Yes - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element		18	18	Corridor Mixed Use	24255 SUNNYMEAD BLV	Vacant Sites not included in previous Housing Elements
City of Moreno Valley	WEBSTER AVE	92553	481120020		R/O Residential Office	VOR, SP 204		10	0.59	Vacant		Yes - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant		11	11	R20 Residential	PI OFF FUND 1 LP	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	13598 HEACOCK ST	92555	481120027		C Commercial	CC, SP 204		25	0.54	General/Retail Commercial		Yes - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element		10	10	Corridor Mixed Use	WILLIAM H BANE	Non-Vacant Sites not included in previous Housing Elements
City of Moreno Valley	13578 HEACOCK ST	92555	481120036		C Commercial	CC, SP 204		25	0.62	General/Retail Commercial		Yes - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element		9	9	Corridor Mixed Use	JOHN DAVID MONIAZI	Non-Vacant Sites not included in previous Housing Elements
City of Moreno Valley	24244 FIR AVE	92553	481130030		R15 Residential	VR, SP 204		20	1.28	Vacant		Yes - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element		24	24	R20 Residential	HSIAO JEN LEE	Vacant Sites not included in previous Housing Elements
City of Moreno Valley	24325 SUNNYMEAD BLVD	92555	481140004		MU Mixed Use	VCR, SP 204		25	0.89	Vacant		Yes - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element		17	17	Corridor Mixed Use	ISAAC ZAHARONI	Vacant Sites not included in previous Housing Elements
City of Moreno Valley	24405 SUNNYMEAD BLV	92555	481140009		MU Mixed Use	VCR, SP 204		25	0.89	General/Retail Commercial		Yes - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element		17	17	Corridor Mixed Use	SAMIR SADIK	Non-Vacant Sites not included in previous Housing Elements
City of Moreno Valley	24975 WEBSTER AVE	92555	481140022		R/O Residential Office	VOR, SP 204		10	0.91	Vacant		Yes - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element		18	18	R20 Residential	LUVE CORP	Vacant Sites not included in previous Housing Elements
City of Moreno Valley	WEBSTER AVE	92555	481140024		R/O Residential Office	VOR, SP 204		20	0.91	Vacant		Yes - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Elements - Vacant		12	12	R20 Residential	MARTIN COBIAN	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	24299 WEBSTER AVE	92553	481140025		R/O Residential Office	VOR, SP 204		20	0.91	Vacant		Yes - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Elements - Vacant		20	20	R20 Residential	CALCHOICE INV INC	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	24437 SUNNYMEAD BLV	92553	481140031		MU Mixed Use	VCR, SP 204		25	2.63	General/Retail Commercial		Yes - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element		49	49	Corridor Mixed Use	SUNDANCE PLAZA	Non-Vacant Sites not included in previous Housing Elements
City of Moreno Valley	24884 FIR AVE	92553	481150024		R15 Residential	VR, SP 204		20	0.92	Vacant		Yes - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant		18	18	R20 Residential	DINESH CHAN & ZHOU PARTNERSHIP	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	24320 FIR AVE	92553	481150027		R15 Residential	VR, SP 204		20	0.91	Vacant		Yes - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant		18	18	R20 Residential	DINESH CHAN & ZHOU	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	24595 SUNNYMEAD BLV	92553	481161006		C Commercial	CC, SP 204		25	0.87	General/Retail Commercial		Yes - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element		17	17	Corridor Mixed Use	VICTOR M HERRERA	Non-Vacant Sites not included in previous Housing Elements
City of Moreno Valley	24619 SUNNYMEAD BLV	92553	481161010		C Commercial	CC, SP 204		25	0.89	General/Retail Commercial		Yes - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element		17	17	Corridor Mixed Use	MARIO N HERRERA	Non-Vacant Sites not included in previous Housing Elements
City of Moreno Valley	FIR AVE	92553	481171018		R15 Residential	VR, SP 204		20	0.78	Vacant		Yes - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Elements - Vacant		15	15	R20 Residential	M J RAHMANI NEVAD	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	24988 SUNNYMEAD BLV	92553	481180030		C Commercial	CC, SP 204		25	1.17	General/Retail Commercial		Yes - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element		21	21	Corridor Mixed Use	TALAT RADWAN	Non-Vacant Sites not included in previous Housing Elements
City of Moreno Valley	24799 SUNNYMEAD BLV	92553	481180045		C Commercial	CC, SP 204		25	1.20	General/Retail Commercial		Yes - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element		19	19	Corridor Mixed Use	MADER INV INC	Non-Vacant Sites not included in previous Housing Elements
City of Moreno Valley	24801 SUNNYMEAD BLV	92553	481180048		C Commercial	CC, SP 204		25	1.92	General/Retail Commercial		Yes - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element		34	34	Corridor Mixed Use	MADER INV INC	Non-Vacant Sites not included in previous Housing Elements
City of Moreno Valley	MYERS AVE	92555	481190039		R15 Residential	VR, SP 204		10	0.92	Vacant		Yes - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant		15	15	R20 Residential	MYERS PROP TASOM	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	24961 FIR AVE	92553	481200035		C Commercial	CC, SP 204		25	0.57	Vacant		Yes - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element		11	11	Corridor Mixed Use	NAYAT HADDAD	Vacant Sites not included in previous Housing Elements
City of Moreno Valley	EUCALYPTUS AVE	92555	481250052		R15 Residential	VR, SP 204		20	0.15	Vacant		Yes - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Elements - Vacant		1	1	R20 Residential	SAUL MENA	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	EUCALYPTUS AVE	92555	481250058		R15 Residential	VR, SP 204		20	0.14	Vacant		Yes - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Elements - Vacant		1	1	R20 Residential	RIVERA ABEL & FERNANDEZ CECILIA L 2016 REVOCABLE TRUST DATED 1/2	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	EUCALYPTUS AVE	92555	481250054		R15 Residential	VR, SP 204		20	0.14	Vacant		Yes - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Elements - Vacant		1	1	R20 Residential	BEATRIZ DE LA TORRE PENA	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	EUCALYPTUS AVE	92555	481250055		R15 Residential	VR, SP 204		20	0.14	Vacant		Yes - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Elements - Vacant		1	1	R20 Residential	LA TORRE PENA BEATRIZ DE	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	FIR AVE	92555	481240001		R15 Residential	VR, SP 204		20	0.91	Vacant		Yes - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant		18	18	R20 Residential	HEINLEIN WILLIAM ESTATE OF	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	24300 MYERS AVE	92555	481240035		R15 Residential	VR, SP 204		20	0.56	Vacant		Yes - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant		11	11	R20 Residential	YUET LING LEE	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	11800 HEACOCK ST	92557	481250048		R/O Residential Office	VOR, SP 204		25	1.50	Office		Yes - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element		26	26	Corridor Mixed Use	ARMANDO FRANCO	Non-Vacant Sites not included in previous Housing Elements
City of Moreno Valley	MYERS AVE	92555	481270055		R15 Residential	VR, SP 204		20	0.61	Vacant		Yes - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element		12	12	R20 Residential	TZENREN TARO HSU	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	MYERS AVE	92555	481270056		R15 Residential	VR, SP 204		10	0.61	Vacant		Yes - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant		11	11	R20 Residential	TZENREN TARO HSU	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	EUCALYPTUS AVE	92555	481270058		R15 Residential	VR, SP 204		20	1.40	Vacant		Yes - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant		27	27	R20 Residential	MORENO VALLEY HOUSING AUTHORITY	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	EUCALYPTUS AVE	92555	481270060		R/O Residential Office	VOR, SP 204		25	0.88	Vacant		Yes - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant		18	18	Corridor Mixed Use	ELYAHANY 1031 GROUP	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	24741 IRONWOOD AVE	92557	481341034		R5 Residential	R5		5	1.80	Vacant		Yes - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element		6	6	R5 Residential	REHAN QEDWAI	Vacant Sites not included in previous Housing Elements
City of Moreno Valley	IRONWOOD AVE	92557	481272091		R5 Residential	R5		5	0.49	Vacant		Yes - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Elements - Vacant		1	1	R5 Residential	MANUEL RUIZ	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	IRONWOOD AVE	92557	481342099		R5 Residential	R5		5	0.21	Vacant		Yes - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Elements - Vacant		1	1	R5 Residential	MANUEL RUIZ	Vacant Sites included in 2008 and 2014 Housing Element

2021-29 Moreno Valley Housing Sites Inventory

Jurisdiction Name	Site Address/Intersection	4 Digit Zip Code	Assessor Parcel Number	Consolidation Sites	General Plan Designation (Current)	Zoning Designation (Current)	Minimum Density Allowed (units/acre)	Maximum Density Allowed (units/acre)	Parcel Size (Acres)	Existing Use	Environmental Constraints	Publicly-Owned	Site Status	Identify if Used in Two Consecutive Prior Housing Elements (Vacant or Non-Vacant)	Lower Income Capacity	Moderate Income Capacity	Above Moderate Income Capacity	Total Capacity	Assessor Land Use Code Description	Owner	Comments
City of Moreno Valley	[illegible]	[illegible]	[illegible]		[illegible]	[illegible]			[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]					[illegible]	[illegible]	[illegible]
City of Moreno Valley	IRONWOOD AVE	92557	481142041		R5 Residential	R5		5	0.21	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Elements - Vacant			1	1	R5 Residential	MANUEL RUIZ	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	ATWOOD AVE	92555	481070014		R15 Residential	VR, SP 204		20	0.97	Vacant	Yes - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant	11			11	R20 Residential	KAREN PURCELL	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	ATWOOD AVE	92555	482020019		R15 Residential	VR, SP 204		20	0.50	Vacant	Yes - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant	10			10	R20 Residential	KAREN PURCELL	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	24087 EUCALYPTUS AVE	92553	482020020		R15 Residential	VR, SP 204		20	0.64	Vacant	Yes - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	12			12	R20 Residential	ANTHONY ALMEDA	Vacant Sites not included in previous Housing Elements
City of Moreno Valley	24276 ATWOOD AVE	92553	482020064		R15 Residential	VR, SP 204		20	1.32	Vacant	Yes - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant	26			26	R20 Residential	MORENO VALLEY HOUSING AUTHORITY	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	13055 INDIAN ST	92553	482180015		MU Mixed Use	VCR, SP 204		20	0.85	Vacant	Yes - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	13			13	R20 Residential	ALLOTY R E INC	Vacant Sites not included in previous Housing Elements
City of Moreno Valley	24849 EUCALYPTUS AVE	92553	482050005		R15 Residential	VR, SP 204		20	0.89	Vacant	Yes - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant	17			17	R20 Residential	ANU	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	24768 ATWOOD AVE	92553	482090025		R15 Residential	VR, SP 204		20	0.89	Vacant	Yes - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant	17			17	R20 Residential	ANU	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	13121 PERRIS BLV	92553	482050029		C Commercial	CC, SP 204		25	1.07	General/Retail Commercial	Yes - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	17			17	Corridor Mixed Use	ATHANASIOS ZOUNATIOTIS	Non-Vacant Sites not included in previous Housing Elements
City of Moreno Valley	24804 DRACAEA AVE	92553	482080041		R15 Residential	VR, SP 204		20	0.89	Vacant	Yes - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	17			17	R20 Residential	HANNETHA N MANSELL	Vacant Sites not included in previous Housing Elements
City of Moreno Valley	24564 DRACAEA AVE	92553	482090028		R15 Residential	VR, SP 204		20	0.93	Vacant	Yes - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	18			18	R20 Residential	PACIFIC SOUTHWEST DIST OF WESLEYAN CHURCH	Vacant Sites not included in previous Housing Elements
City of Moreno Valley	24765 ATWOOD AVE	92553	482090011		R15 Residential	VR, SP 204		20	0.84	Vacant	Yes - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant	16			16	R20 Residential	PACIFIC PLUS INV	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	ATWOOD AVE	92553	482080014		R15 Residential	VR, SP 204		20	0.61	Vacant	Yes - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant	12			12	R20 Residential	PACIFIC PLUS INV	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	13147 INDIAN ST	92553	482080023		R15 Residential	VR, SP 204		20	0.54	Vacant	Yes - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	10			10	R20 Residential	MARCELO CO	Vacant Sites not included in previous Housing Elements
City of Moreno Valley	13245 INDIAN ST	92553	482110001		R5 Residential	R5		5	4.19	Vacant	Yes - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant			15	15	R5 Residential	JACOB LOGAN	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	13373 PERRIS BLV	92553	482161038		C Commercial	CC		25	2.64	General/Retail Commercial	Yes - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	51			51	Corridor Mixed Use	FORMOSA RENTALS	Non-Vacant Sites not included in previous Housing Elements
City of Moreno Valley	13375 PERRIS BLV	92553	482152047		C Commercial	CC		25	2.94	General/Retail Commercial	Yes - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	55			55	Corridor Mixed Use	FORMOSA RENTALS	Non-Vacant Sites not included in previous Housing Elements
City of Moreno Valley	24540 COTTONWOOD AVE	92554	482161022		R10 Residential	R5		5	4.01	Vacant	Yes - Current	NO - Privately-Owned	Pending Projec	Used in Two Consecutive Prior Housing Elements - Vacant	32			32	R10 Residential	MORENO VALLEY HOUSING AUTHORITY	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	24580 COTTONWOOD AVE	92553	482161022		R10 Residential	R5		5	1.18	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Elements - Vacant	10			10	R10 Residential	MORENO VALLEY HOUSING AUTHORITY	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	COTTONWOOD AVE	92553	482161023		R10 Residential	R5		5	1.18	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Elements - Vacant	10			10	R10 Residential	MORENO VALLEY HOUSING AUTHORITY	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	24520 COTTONWOOD AVE	92553	482161024		R10 Residential	R5		5	2.30	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Elements - Vacant	22			22	R10 Residential	MORENO VALLEY HOUSING AUTHORITY	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	SW OF COTTONWOOD AVE AND INDIAN ST	92553	482170008		R5 Residential	R5		5	0.79	Vacant	Yes - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant			2	2	R5 Residential	JESUS MEJIA	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	SW OF COTTONWOOD AVE AND INDIAN ST	92553	482170011		R5 Residential	R5		5	0.40	Vacant	Yes - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant			1	1	R5 Residential	RAY MEADOR	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	SW OF COTTONWOOD AVE AND INDIAN ST	92553	482170041		R5 Residential	R5		5	0.91	Vacant	Yes - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant			1	1	R5 Residential	PARSHOTAM SAVLA	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	24050 ALESSANDRO BLV	92553	482180034		C Commercial	NC		25	2.05	General/Retail Commercial	Yes - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	32			32	Corridor Mixed Use	JEFFREY J STANSFIELD	Non-Vacant Sites not included in previous Housing Elements
City of Moreno Valley	NE OF ALESSANDRO BLVD AND INDIAN ST	92553	482190010		C Commercial	NC		15	0.91	General/Retail Commercial	Yes - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	17			17	Corridor Mixed Use	JOHN C TAYLOR	Non Vacant Sites not included in previous Housing Elements
City of Moreno Valley	NE OF ALESSANDRO BLVD AND INDIAN ST	92553	482190022		C Commercial	NC		25	2.98	Vacant	Yes - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	59			59	Corridor Mixed Use	VINOD KARDANI	Vacant Sites not included in previous Housing Elements
City of Moreno Valley	NW OF PERRIS BLVD AND BRODIAEA AVE	92553	482210095		R5 Residential	R5/CC		25	13.90	Vacant	Yes - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element			232	232	Corridor Mixed Use	WEAVER PARK	Vacant Sites not included in previous Housing Elements
City of Moreno Valley	NW OF PERRIS BLVD AND DELPHINIUM AVE	92553	482230024		R/O Residential Office	R10		25	8.02	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Elements - Vacant		60		60	Corridor Mixed Use	PERRIS CACTUS DEV	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	BOGUE ST	92553	482304037		R10 Residential	R510		10	0.25	Vacant	Yes - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant		1		1	R10 Residential	ISAAC GENAH	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	BOGUE ST	92553	482304038		R10 Residential	R510		10	0.20	Vacant	Yes - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant		1		1	R10 Residential	ISAAC GENAH	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	BOGUE ST	92553	482304039		R10 Residential	R510		10	0.21	Vacant	Yes - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant		1		1	R10 Residential	ISAAC GENAH	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	BOGUE ST	92553	482304040		R10 Residential	R510		10	0.22	Vacant	Yes - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant		1		1	R10 Residential	ISAAC GENAH	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	BOGUE ST	92553	482304041		R10 Residential	R510		10	0.19	Vacant	Yes - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant		1		1	R10 Residential	ISAAC GENAH	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	BOGUE ST	92553	482304042		R10 Residential	R510		10	0.20	Vacant	Yes - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant		1		1	R10 Residential	ISAAC GENAH	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	BOGUE ST	92553	482304043		R10 Residential	R510		10	0.28	Vacant	Yes - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant		1		1	R10 Residential	ISAAC GENAH	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	BOGUE ST	92553	482304044		R10 Residential	R510		10	0.17	Vacant	Yes - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant		1		1	R10 Residential	ISAAC GENAH	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	BOGUE ST	92553	482304045		R10 Residential	R510		10	0.17	Vacant	Yes - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant		1		1	R10 Residential	ISAAC GENAH	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	24021 ALESSANDRO BLV	92553	482461034		C Commercial	NC		25	4.44	General/Retail Commercial	Yes - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	73			73	Corridor Mixed Use	SOUTHPOINTE CENTRE LTD	Non-Vacant Sites not included in previous Housing Elements
City of Moreno Valley	14135 INDIAN ST	92581	487501043		C Commercial	NC		25	2.74	Light Industrial	Yes - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	54			54	Corridor Mixed Use	SUNNYMEAD SELF STORAGE	Non-Vacant Sites not included in previous Housing Elements
City of Moreno Valley	24091 INDIAN ST	92553	482500032		C Commercial	NC		25	1.91	General/Retail Commercial	Yes - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	32			32	Corridor Mixed Use	MORENO VIEW CENTER	Non-Vacant Sites not included in previous Housing Elements
City of Moreno Valley	24561 ALESSANDRO BLV	92553	482520007		C Commercial	CC		25	1.34	General/Retail Commercial	Yes - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	23			23	Corridor Mixed Use	AN TANG DAO	Non-Vacant Sites not included in previous Housing Elements
City of Moreno Valley	24525 ALESSANDRO BLV	92553	482520003		C Commercial	CC		25	0.53	General/Retail Commercial	Yes - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	9			9	Corridor Mixed Use	EDUARDO SALAS	Non-Vacant Sites not included in previous Housing Elements
City of Moreno Valley	24595 ALESSANDRO BLV	92553	482520004		C Commercial	CC		25	2.68	General/Retail Commercial	Yes - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	45			45	Corridor Mixed Use	K & R INV	Non-Vacant Sites not included in previous Housing Elements
City of Moreno Valley	24681 ALESSANDRO BLV	92553	482520005		C Commercial	CC		25	1.09	General/Retail Commercial	Yes - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	17			17	Corridor Mixed Use	AN TANG DAO	Non-Vacant Sites not included in previous Housing Elements
City of Moreno Valley	24525 ALESSANDRO BLV	92553	482520006		C Commercial	CC		25	0.71	General/Retail Commercial	Yes - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	11			11	Corridor Mixed Use	KRISTIE M PABST	Non-Vacant Sites not included in previous Housing Elements
City of Moreno Valley	24685 ALESSANDRO BLV	92553	482520012		C Commercial	CC		25	1.79	General/Retail Commercial	Yes - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	29			29	Corridor Mixed Use	THONG VAN TRAN	Non-Vacant Sites not included in previous Housing Elements
City of Moreno Valley	24725 ALESSANDRO BLV 106	92553	482520018		C Commercial	CC		25	6.14	General/Retail Commercial	Yes - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	98			98	Corridor Mixed Use	SUNG CHEOL BAE	Non-Vacant Sites not included in previous Housing Elements
City of Moreno Valley	24853 ALESSANDRO BLV	92553	482540004		C Commercial	CC		25	0.65	General/Retail Commercial	Yes - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	11			11	Corridor Mixed Use	BHULLAR INV	Non-Vacant Sites not included in previous Housing Elements
City of Moreno Valley	24775 ALESSANDRO BLV	92553	482540020		C Commercial	CC		25	0.65	General/Retail Commercial	Yes - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	13			13	Corridor Mixed Use	BHULLAR INV	Non-Vacant Sites not included in previous Housing Elements
City of Moreno Valley	24757 ALESSANDRO BLV	92553	482540021		C Commercial	CC		25	0.69	General/Retail Commercial	Yes - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	13			13	Corridor Mixed Use	BHULLAR INV	Non-Vacant Sites not included in previous Housing Elements
City of Moreno Valley	24825 ALESSANDRO BLV	92553	482540022		C Commercial	CC		25	0.65	General/Retail Commercial	Yes - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	10			10	Corridor Mixed Use	BHULLAR INV	Non-Vacant Sites not included in previous Housing Elements
City of Moreno Valley	ALESSANDRO BLVD	92553	482540023		C Commercial	CC		25	0.91	General/Retail Commercial	Yes - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	16			16	Corridor Mixed Use	BHULLAR INV	Non-Vacant Sites not included in previous Housing Elements
City of Moreno Valley	24631 ALESSANDRO BLV	92553	482540024		C Commercial	CC		25	0.76	General/Retail Commercial	Yes - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	12			12	Corridor Mixed Use	BHULLAR INV	Non-Vacant Sites not included in previous Housing Elements
City of Moreno Valley	24875 ALESSANDRO BLV	92553	482540025		C Commercial	CC		25	1.77	General/Retail Commercial	Yes - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	29			29	Corridor Mixed Use	BHULLAR INV	Non-Vacant Sites not included in previous Housing Elements
City of Moreno Valley	24805 ALESSANDRO BLV	92553	482540028		C Commercial	CC		25	3.39	General/Retail Commercial	Yes - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	55			55	Corridor Mixed Use	FORMOSA RENTALS	Non-Vacant Sites not included in previous Housing Elements
City of Moreno Valley	24991 ALESSANDRO BLV	92553	482540029		C Commercial	CC		25	1.66	General/Retail Commercial	Yes - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	25			25	Corridor Mixed Use	VALERI KARDELANOV	Non-Vacant Sites not included in previous Housing Elements
City of Moreno Valley	24939 CACTUS AVE	92553	482582038		R/O Residential Office	R10		25	0.19	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Two Consecutive Prior Housing Elements - Vacant				2	Corridor Mixed Use	PERRIS CACTUS DEV	Vacant Sites not included in previous Housing Element
City of Moreno Valley	24939 CACTUS AVE	92553	482582039		R/O Residential Office	R10		25	5.47	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Elements - Vacant		60		60	Corridor Mixed Use	PERRIS CACTUS DEV	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	NW OF PERRIS BLVD AND DELPHINIUM AVE	92553	482582040		R/O Residential Office	R10		25	1.93	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Elements - Vacant		24		24	Corridor Mixed Use	PERRIS CACTUS DEV	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	24480 ALESSANDRO BLV	92553	482700001		C Commercial	CC		25	1.96	General/Retail Commercial	Yes - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	35			35	Corridor Mixed Use	PERRY COOPER	Non-Vacant Sites not included in previous Housing Elements
City of Moreno Valley	NW OF ALESSANDRO BLVD AND INDIAN ST	92553	482700002		C Commercial	CC		25	1.50	Vacant	Yes - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	30			30	Corridor Mixed Use	OPT MORENO VALLEY	Vacant Sites not included in previous Housing Elements
City of Moreno Valley	24440 ALESSANDRO BLV A	92553	482700004		C Commercial	CC		25	0.79	General/Retail Commercial	Yes - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	15			15	Corridor Mixed Use	ERIC D COMER	Non-Vacant Sites not included in previous Housing Elements
City of Moreno Valley	NW OF ALESSANDRO BLVD AND INDIAN ST	92553	482700005		C Commercial	CC		25	1.60	Vacant	Yes - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	32			32	Corridor Mixed Use	OPT MORENO VALLEY	Vacant Sites not included in previous Housing Elements
City of Moreno Valley	NE OF PERRIS BLVD AND BRODIAEA AVE	92553	484020006		R15 Residential	R15		25	4.18	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element		60		60	Corridor Mixed Use	SPRINGS ON ALESSANDRO APARTMENTS	Vacant Sites not included in previous Housing Elements

2021-29 Moreno Valley Housing Sites Inventory

Jurisdiction Name	Site Address/Intersection	Zip Code	Assessor Parcel Number	Consolidated Sites	General Plan Designation (Current)	Zoning Designation (Current)	Minimum Density Allowed (units/acre)	Maximum Density Allowed (units/acre)	Parcel Size (Gross)	Existing Use	Infrastructure	Publicly-Owned	Site Status	Identified Current or Past Housing Element	Lower Income Capacity	Moderate Income Capacity	Above Moderate Income Capacity	Total Capacity	Project Name or Description	Owner	Site Status
City of Moreno Valley	[illegible]	[illegible]	[illegible]		R15 Residential	R15			[illegible]	Vacant	[illegible]	[illegible]	[illegible]	[illegible]			[illegible]	[illegible]	[illegible] APARTMENTS	[illegible]	[illegible]
City of Moreno Valley	25011 ALESSANDRO BLV	92553	484020019		C Commercial	CC		25	2.21	General/Retail Commercial	Yes - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	35			35	WALGREEN CO	WALGREEN CO	Non-Vacant Sites not included in previous Housing Elements
City of Moreno Valley	ALESSANDRO BLVD	92554	484020035		R15 Residential	R15		25	6.79	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element			90	90	SPRINGS ON ALESSANDRO APARTMENTS		Vacant Sites not included in previous Housing Elements
City of Moreno Valley	25539 ALESSANDRO BLV	92553	484030002		R/O Residential Office	O		25	0.77	Vacant	Yes - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant	15			15	Corridor Mixed Use	BORIS PIRIH	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	SE OF ALESSANDRO BLVD AND HITCHING ST	92553	484030007		R/O Residential Office	O		25	4.53	Vacant	Yes - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant	90			90	Corridor Mixed Use	PIRTH BORIS	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	25817 ALESSANDRO BLV	92553	484030013		R/O Residential Office	R15		25	1.67	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Elements - Vacant			20	20	Corridor Mixed Use	AMERICAN CHINESE DING CHEN DEV INC	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	COPPER COVE LN	92553	484030020		R15 Residential	R15		25	1.56	Vacant	Yes - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant	31			31	Corridor Mixed Use	M J RAHMANI INDIAD	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	25787 ALESSANDRO BLV	92553	484030022		R15 Residential	R15		25	0.54	Vacant	Yes - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	10			10	Corridor Mixed Use	M J RAHMANI INDIAD	Vacant Sites not included in previous Housing Elements
City of Moreno Valley	SE OF ALESSANDRO BLVD AND HITCHING ST	92553	484030025		R/O Residential Office	O		25	2.71	Vacant	Yes - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant	54			54	Corridor Mixed Use	JACOB LOEAP	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	25848 ALESSANDRO BLVD	92553	484030026		R/O Residential Office	R15		25	1.23	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Elements - Vacant			29	29	Corridor Mixed Use	AMERICAN CHINESE DING CHEN DEV INC	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	NW OF COPPER COVE LN AND LASSELLE ST	92557	484030028		C Commercial	NC		35	8.62	Vacant	Yes - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant	172			172	Corridor Mixed Use	GLENN A SERRE	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	ALESSANDRO BLVD	92553	484041029		R5 Residential	R5		5	0.48	Vacant	Yes - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element			1	1	R5 Residential	QUESTAR LNE 50 CO	Vacant Sites not included in previous Housing Elements
City of Moreno Valley	NE OF PERRIS BLVD AND DELPHINIUM AVE	92553	484231015		R/O Residential Office	R15		25	1.34	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Elements - Vacant			26	26	Corridor Mixed Use	AMAN CO INC	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	NE OF PERRIS BLVD AND DELPHINIUM AVE	92556	484231016		R/O Residential Office	R15		25	2.12	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Elements - Vacant			26	26	Corridor Mixed Use	AMAN CO INC	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	14910 PERRIS BLV K	92553	484253031		C Commercial	NC		25	1.84	General/Retail Commercial	Yes - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	25			25	Corridor Mixed Use	JFK PLAZA	Non-Vacant Sites not included in previous Housing Elements
City of Moreno Valley	14840 PERRIS BLV D	92553	484253035		C Commercial	NC		25	0.73	General/Retail Commercial	Yes - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	13			13	Corridor Mixed Use	JFK PLAZA	Non-Vacant Sites not included in previous Housing Elements
City of Moreno Valley	CLOVER AVE	92555	485090005		R5 Residential	R5		5	7.71	Vacant	Yes - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant			4	4	R5 Residential	TOWNE AVE PROP	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	CLOVER AVE	92551	485091001		R15 Residential	R15		15	0.18	Vacant	Yes - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant		1		1	R15 Residential	MARGARITA ISABEL ORTEGA	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	24437 JOHN F KENNEDY DR	92553	485091013		R15 Residential	R15		15	0.20	Vacant	Yes - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant		2		2	R15 Residential	MORENO VALLEY HOUSING AUTHORITY	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	24897 JOHN F KENNEDY	92551	485091037		C Commercial	NC		25	0.59	Vacant	Yes - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	11			11	Corridor Mixed Use	GOSSETT FAMILY TRUST DATED 6/16/2000	Vacant Sites not included in previous Housing Elements
City of Moreno Valley	15075 PERRIS BLVD	92551	485091095		C Commercial	NC		25	1.11	General/Retail Commercial	Yes - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	18			18	Corridor Mixed Use	FAMILY DOLLAR INC	Non-Vacant Sites not included in previous Housing Elements
City of Moreno Valley	PERRIS BLVD	92551	485091039		C Commercial	NC		25	0.60	General/Retail Commercial	Yes - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	10			10	Corridor Mixed Use	OREILLY AUTO ENTERPRISES	Non-Vacant Sites not included in previous Housing Elements
City of Moreno Valley	15135 PERRIS BLV	92551	485091041		C Commercial	NC		25	0.67	General/Retail Commercial	Yes - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	12			12	Corridor Mixed Use	MID KU LING	Non-Vacant Sites not included in previous Housing Elements
City of Moreno Valley	24897 JOHN F KENNEDY DR	92551	485091049		C Commercial	NC		25	3.91	Vacant	Yes - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	78			78	Corridor Mixed Use	GOSSETT FAMILY TRUST DATED 6/16/2000	Vacant Sites not included in previous Housing Elements
City of Moreno Valley	24813 PANITA CT	92551	485112078		R5 Residential	R5		5	0.20	Vacant	Yes - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant			1	1	R5 Residential	RSI COMMUNITIES CALIF	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	0	92551	485153027		R10 Residential	R10		10	0.32	Vacant	Yes - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element		2		2	R10 Residential	CECIL MACQUINTO	Vacant Sites not included in previous Housing Elements
City of Moreno Valley	EMMA LN	9255[illegible]	485220006		R30 Residential	R30		30	4.35	Vacant	Yes - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant	44			44	R30 Residential	PERRIS AT PENTECOSTAL	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	15924 EMMA LN	92551	485210007		R30 Residential	R30		30	2.23	Vacant	Yes - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant	44			44	R30 Residential	PERRIS AT PENTECOSTAL	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	24850 IRIS AVE	92553	485220009		R30 Residential	R30		30	2.59	Vacant	Yes - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant	50			50	R30 Residential	PERRIS AT PENTECOSTAL	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	15875 PERRIS BLV	92551	485220015		R30 Residential	R30		25	2.07	Vacant	Yes - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	41			41	Corridor Mixed Use	PERRIS AT PENTECOSTAL	Vacant Sites not included in previous Housing Elements
City of Moreno Valley	PERRIS BLVD	92551	485220026		R30 Residential	R30		25	0.52	Vacant	Yes - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	10			10	Corridor Mixed Use	PERRIS AT PENTECOSTAL	Vacant Sites not included in previous Housing Elements
City of Moreno Valley	15991 PERRIS BLV	92551	485220031		C Commercial	CC		25	0.84	General/Retail Commercial	Yes - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	16			16	Corridor Mixed Use	MDMC INC	Non-Vacant Sites not included in previous Housing Elements
City of Moreno Valley	SE OF GENTIAN AVE AND INDIAN ST	92551	485230002		R5 Residential	R5		5	19.46	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Elements - Vacant			75	75	R5 Residential	MPLC LEGACY 75 ASSOC	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	SW OF GENTIAN AVE AND PERRIS BLVD	92551	485230040		R5 Residential	R5		5	14.91	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Elements - Vacant			71	71	R5 Residential	MPLC LEGACY 75 ASSOC	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	SW OF GENTIAN AVE AND PERRIS BLVD	92557	485230041		C Commercial	CC		35	22.27	Vacant	Yes - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant			400	400	Corridor Mixed Use	WAL ART PEAL ESTATE BUSINESS TRUST	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	SE OF GENTIAN AVE AND INDIAN ST	92551	485230042		R5 Residential	R5		5	17.98	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Elements - Vacant			75	75	R5 Residential	MPLC LEGACY 75 ASSOC	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	PERRIS BLVD	92554	485230048		R30 Residential	R30		30	9.67	Vacant	Yes - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant	137			137	R30 Residential	PERRIS AT PENTECOSTAL	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	15030 PERRIS BLV	92551	486070010		C Commercial	NC		25	0.86	General/Retail Commercial	Yes - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	15			15	Corridor Mixed Use	YAEL ZUR	Non-Vacant Sites not included in previous Housing Elements
City of Moreno Valley	25002 FILAREE AVE	92551	486081006		C Commercial	CC		25	0.54	General/Retail Commercial	Yes - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	10			10	Corridor Mixed Use	CLARENCE ROMERO	Non-Vacant Sites not included in previous Housing Elements
City of Moreno Valley	15328 PERRIS BLV	92551	486211002		C Commercial	CC		25	2.99	General/Retail Commercial	Yes - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	56			56	Corridor Mixed Use	HOVANIAN SHAMMOUAN	Non-Vacant Sites not included in previous Housing Elements
City of Moreno Valley	ALESSANDRO BLVD	92555	486440057		R5 Residential	R5		5	9.11	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Elements - Vacant			64	64	R5 Residential	EQUITABLE MORENO VALLEY II PARTNERSHIP	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	BRODIAEA AVE	92555	486240011		R5 Residential	R5		5	17.25	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Elements - Vacant			32	32	R5 Residential	EQUITABLE MORENO VALLEY II PARTNERSHIP	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	WINDMILL LN	92555	486290005		R2 Residential	RA2		2	1.16	Vacant	Yes - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant			1	1	R2 Residential	HERMINIO S ACADEMI-	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	WINDMILL LN	92555	486290010		R2 Residential	RA2		2	1.16	Vacant	Yes - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant			1	1	R2 Residential	ADAN OLIVARES	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	OLIVER ST	92555	486310014		R5 Residential	R5		5	7.50	Vacant	Yes - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant			26	26	R5 Residential	T CAL REALTY II	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	27759 BRODIAEA AVE	92555	486542013		R5 Residential	R5		5	0.18	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant			1	1	R5 Residential	CARL VANCE SINGLETON	Non-Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	27773 BRODIAEA AVE	92555	486542014		R5 Residential	R5		5	0.17	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant			1	1	R5 Residential	FOK HO T ONG	Non-Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	27767 BRODIAEA AVE	92555	486542015		R5 Residential	R5		5	0.17	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant			1	1	R5 Residential	RICARDO MARTIN	Non-Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	27761 BRODIAEA AVE	92555	486542016		R5 Residential	R5		5	0.17	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant			1	1	R5 Residential	ROMONDALE REYNOLDS	Non-Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	27815 BRODIAEA AVE	92555	486542017		R5 Residential	R5		5	0.17	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant			1	1	R5 Residential	DONALD RAY SHEVALIER	Non-Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	27829 BRODIAEA AVE	92555	486542018		R5 Residential	R5		5	0.17	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant			1	1	R5 Residential	ALBERT EDWIN FERNANDEZ	Non-Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	27843 BRODIAEA AVE	92555	486542019		R5 Residential	R5		5	0.17	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant			1	1	R5 Residential	DAVID ANTHONY WRIGHT	Non-Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	27857 BRODIAEA AVE	92555	486542020		R5 Residential	R5		5	0.17	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant			1	1	R5 Residential	WILLIAM PAUL SUTTON	Non-Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	27871 BRODIAEA AVE	92555	486542021		R5 Residential	R5		5	0.18	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant			1	1	R5 Residential	EDWARD ESPARZA	Non-Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	27758 SAND DOLLAR WAY	92555	486542022		R5 Residential	R5		5	0.20	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant			1	1	R5 Residential	ARACELI PLACIDO LADINEZ	Non-Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	27772 SAND DOLLAR WAY	92555	486542023		R5 Residential	R5		5	0.18	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant			1	1	R5 Residential	EVELYN SALCEDO	Non-Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	27786 SAND DOLLAR WAY	92555	486542024		R5 Residential	R5		5	0.22	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant			1	1	R5 Residential	TATISHA E CARTER	Non-Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	27800 SAND DOLLAR WAY	92555	486542025		R5 Residential	R5		5	0.18	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant			1	1	R5 Residential	MARISOL ARIAS	Non-Vacant Sites included in 2008 and 2014 Housing Element

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[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
City of Moreno Valley	27826 SAND DOLLAR WAY	92555	486542027		RS Residential	RS		5	0.18	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant			1	1	RS Residential	XINXUAN QIU	Non-Vacant Sites Included in 2008 and 2014 Housing Element
City of Moreno Valley	27842 SAND DOLLAR WAY	92555	486542028		RS Residential	RS		5	0.23	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant			1	1	RS Residential	MARKEITH LAWRENCE SMITH	Non-Vacant Sites Included in 2008 and 2014 Housing Element
City of Moreno Valley	14316 LANDSDOWNE LN	92555	486542029		RS Residential	RS		5	0.30	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant			1	1	RS Residential	ROBERT V PARRA	Non-Vacant Sites Included in 2008 and 2014 Housing Element
City of Moreno Valley	14300 LANDSDOWNE LN	92555	486542030		RS Residential	RS		5	0.19	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant			1	1	RS Residential	BOBBY KEITH BURCH	Non-Vacant Sites Included in 2008 and 2014 Housing Element
City of Moreno Valley	14344 LANDSDOWNE LN	92555	486542031		RS Residential	RS		5	0.17	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant			1	1	RS Residential	JOSE MUNIZ	Non-Vacant Sites Included in 2008 and 2014 Housing Element
City of Moreno Valley	14359 LANDSDOWNE LN	92555	486543032		RS Residential	RS		5	0.17	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant			1	1	RS Residential	WEBINALD DONALD	Non-Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	14372 LANDSDOWNE LN	92555	486542033		RS Residential	RS		5	0.18	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant			1	1	RS Residential	ANTHONY PEREZ	Non-Vacant Sites Included in 2008 and 2014 Housing Element
City of Moreno Valley	14386 LANDSDOWNE LN	92555	486542034		RS Residential	RS		5	0.19	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant			1	1	RS Residential	ROBERT E ARNOLD	Non-Vacant Sites Included in 2008 and 2014 Housing Element
City of Moreno Valley	27817 BAHAMA BAY ST	92555	486542035		RS Residential	RS		5	0.18	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant			1	1	RS Residential	PAULA CHEN	Non-Vacant Sites Included in 2008 and 2014 Housing Element
City of Moreno Valley	27803 BAHAMA BAY ST	92555	486542036		RS Residential	RS		5	0.17	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant			1	1	RS Residential	EDUARDO MUNEZ	Non-Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	27789 BAHAMA BAY ST	92555	486542037		RS Residential	RS		5	0.17	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant			1	1	RS Residential	RUTH MWENDWA	Non-Vacant Sites Included in 2008 and 2014 Housing Element
City of Moreno Valley	27775 BAHAMA BAY ST	92555	486542038		RS Residential	RS		5	0.17	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant			1	1	RS Residential	TODD A REYNOLDS	Non-Vacant Sites Included in 2008 and 2014 Housing Element
City of Moreno Valley	27761 BAHAMA BAY ST	92555	486542039		RS Residential	RS		5	0.17	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant			1	1	RS Residential	DARON DOWART	Non-Vacant Sites Included in 2008 and 2014 Housing Element
City of Moreno Valley	27747 BAHAMA BAY ST	92555	486542040		RS Residential	RS		5	0.17	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant			1	1	RS Residential	ARTHUR B ADAME	Non-Vacant Sites Included in 2008 and 2014 Housing Element
City of Moreno Valley	TRADEWINDS PL	92555	486542041		RS Residential	RS		5	0.25	Greenways/Open Space	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant			1	1	RS Residential	ESTANCIA II COMMUNITY ASSN	Non-Vacant Sites Included in 2008 and 2014 Housing Element
City of Moreno Valley	27740 BAHAMA BAY ST	92555	486543001		RS Residential	RS		5	0.17	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant			1	1	RS Residential	ALFREDO ESPINOZA	Non-Vacant Sites Included in 2008 and 2014 Housing Element
City of Moreno Valley	27754 BAHAMA BAY ST	92555	486543002		RS Residential	RS		5	0.18	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant			1	1	RS Residential	RAYMOND BECK	Non-Vacant Sites Included in 2008 and 2014 Housing Element
City of Moreno Valley	27768 BAHAMA BAY ST	92555	486543003		RS Residential	RS		5	0.18	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant			1	1	RS Residential	JOSE CISNEROS	Non-Vacant Sites Included in 2008 and 2014 Housing Element
City of Moreno Valley	27782 BAHAMA BAY ST	92555	486543004		RS Residential	RS		5	0.18	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant			1	1	RS Residential	MANGAL CHEEMA	Non-Vacant Sites Included in 2008 and 2014 Housing Element
City of Moreno Valley	27796 BAHAMA BAY ST	92555	486543005		RS Residential	RS		5	0.18	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant			1	1	RS Residential	JUNXIAN REN	Non-Vacant Sites Included in 2008 and 2014 Housing Element
City of Moreno Valley	27810 BAHAMA BAY ST	92555	486543006		RS Residential	RS		5	0.18	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant			1	1	RS Residential	HUMBERTO SILVA	Non-Vacant Sites Included in 2008 and 2014 Housing Element
City of Moreno Valley	27807 SAND DOLLAR WAY	92555	486543007		RS Residential	RS		5	0.17	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant			1	1	RS Residential	HECTOR REYES	Non-Vacant Sites Included in 2008 and 2014 Housing Element
City of Moreno Valley	27793 SAND DOLLAR WAY	92555	486543008		RS Residential	RS		5	0.18	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant			1	1	RS Residential	CESAR CAZARES	Non-Vacant Sites Included in 2008 and 2014 Housing Element
City of Moreno Valley	27779 SAND DOLLAR WAY	92555	486543009		RS Residential	RS		5	0.17	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant			1	1	RS Residential	JORGE ALBERTO ENRIQUEZ	Non-Vacant Sites Included in 2008 and 2014 Housing Element
City of Moreno Valley	27765 SAND DOLLAR WAY	92555	486543010		RS Residential	RS		5	0.18	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant			1	1	RS Residential	MICHELLE BROWN	Non-Vacant Sites Included in 2008 and 2014 Housing Element
City of Moreno Valley	27751 SAND DOLLAR WAY	92555	486543011		RS Residential	RS		5	0.18	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant			1	1	RS Residential	REYNA ROMERO	Non-Vacant Sites Included in 2008 and 2014 Housing Element
City of Moreno Valley	27737 SAND DOLLAR WAY	92555	486543012		RS Residential	RS		5	0.18	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant			1	1	RS Residential	LADONNA LYNN CARTER RIDGWAY	Non-Vacant Sites Included in 2008 and 2014 Housing Element
City of Moreno Valley	DAMASCUS RD	92555	486570010		R2 Residential	RA2		2	9.48	Vacant	Yes - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant			17	33	R2 Residential	KUE SUNG LIN	Vacant Sites Included in 2008 and 2014 Housing Element
City of Moreno Valley	MORRISON ST	92555	487060006		RS Residential	RA2		5	0.85	Vacant	Yes - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant			3	3	RS Residential	ROSSER DAVID H REVOCABLE TRUST	Vacant Sites Included in 2008 and 2014 Housing Element
City of Moreno Valley	VISTA DE CERROS DR	92555	487090006		RS Residential	RA2		5	0.80	Vacant	Yes - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant			3	3	RS Residential	JESUS DURAN	Vacant Sites Included in 2008 and 2014 Housing Element
City of Moreno Valley	HEMLOCK AVE	92555	487150001		R2 Residential	RA2		2	0.80	Vacant	Yes - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant			1	1	R2 Residential	MICHAEL FANOUS	Vacant Sites Included in 2008 and 2014 Housing Element
City of Moreno Valley	HEMLOCK AVE	92555	487150014		R2 Residential	RA2		2	2.10	Vacant	Yes - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant			3	3	R2 Residential	CHARLOTTE SANTA	Vacant Sites Included in 2008 and 2014 Housing Element
City of Moreno Valley	IRONWOOD AVE	92555	487150015		R2 Residential	RA2		2	2.58	Vacant	Yes - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant			3	3	R2 Residential	GEORGE KEATING	Vacant Sites Included in 2008 and 2014 Housing Element
City of Moreno Valley	IRONWOOD AVE	92555	487150016		R2 Residential	RA2		2	2.30	Vacant	Yes - Current	NO - Privately-Owned	Available				3	3	R2 Residential	MICHAEL J KEATING	Vacant Sites Included in 2008 Housing Element
City of Moreno Valley	NASON ST	92555	487160001		R2 Residential	RA2		2	9.02	Vacant	Yes - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant			11	12	R2 Residential	DAVID L LANTZ	Vacant Sites Included in 2008 and 2014 Housing Element
City of Moreno Valley	NASON ST	92555	487160003		R2 Residential	RA2		2	5.8	Vacant	Yes - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element			7	8	R2 Residential	CAROLE LANTZ	Vacant Sites not included in previous Housing Elements
City of Moreno Valley	HEMLOCK AVE	92555	487170001		R2 Residential	RA2		2	6.05	Vacant	Yes - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant			8	8	R2 Residential	CAROLE LANTZ	Vacant Sites Included in 2008 and 2014 Housing Element
City of Moreno Valley	HEMLOCK AVE	92555	487170004		R2 Residential	RA2		2	4.45	Vacant	Yes - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant			6	6	R2 Residential	CAROLE LANTZ	Vacant Sites Included in 2008 and 2014 Housing Element
City of Moreno Valley	HEMLOCK AVE	92555	487170005		R2 Residential	RA2		2	4.89	Vacant	Yes - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant			7	7	R2 Residential	JOHN W LANTZ	Vacant Sites Included in 2008 and 2014 Housing Element
City of Moreno Valley	25686 GREEN MOUNTAIN DR	92555	487170007		RS Residential	RS		5	0.25	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant			1	1	RS Residential	CAROL A ALLEN	Non-Vacant Sites Included in 2008 and 2014 Housing Element
City of Moreno Valley	12567 SPRUCE HILL RD	92555	487242008		RS Residential	RS		5	0.32	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant			1	1	RS Residential	ROSSANA DECASTRO SANAGUSTIN	Non-Vacant Sites Included in 2008 and 2014 Housing Element
City of Moreno Valley	12579 SPRUCE HILL RD	92555	487243009		RS Residential	RS		5	0.22	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant			4	4	RS Residential	ENRIQUE ROSALES	Non-Vacant Sites Included in 2008 and 2014 Housing Element
City of Moreno Valley	12591 SPRUCE HILL RD	92555	487243010		RS Residential	RS		5	0.21	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant			1	1	RS Residential	KEITH BAKER	Non-Vacant Sites Included in 2008 and 2014 Housing Element
City of Moreno Valley	12603 SPRUCE HILL RD	92555	487243011		RS Residential	RS		5	0.20	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant			1	1	RS Residential	ROBIN PAREDES	Non-Vacant Sites Included in 2008 and 2014 Housing Element
City of Moreno Valley	26680 FIR AVE	92555	487243011		RS Residential	RS		5	0.17	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant			1	1	RS Residential	CHESTER FRANK	Non-Vacant Sites Included in 2008 Housing Element
City of Moreno Valley	26692 FIR AVE	92555	487243012		RS Residential	RS		5	0.17	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant			1	1	RS Residential	ZENY D LARIOZA	Non-Vacant Sites Included in 2008 Housing Element
City of Moreno Valley	26704 FIR AVE	92555	487243013		RS Residential	RS		5	0.17	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant			1	1	RS Residential	LESLIE R VASQUEZ	Non-Vacant Sites Included in 2008 Housing Element
City of Moreno Valley	26716 FIR AVE	92555	487243014		RS Residential	RS		5	0.17	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant			1	1	RS Residential	ANNA L ROMAN	Non-Vacant Sites Included in 2008 Housing Element
City of Moreno Valley	26728 FIR AVE	92555	487243015		RS Residential	RS		5	0.17	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant			1	1	RS Residential	LOUIS FINISTER	Non-Vacant Sites Included in 2008 Housing Element
City of Moreno Valley	12627 SPRUCE HILL RD	92555	487243016		RS Residential	RS		5	0.22	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant			1	1	RS Residential	CHERYONE RENEE CHRISTIAN LEWIS	Non-Vacant Sites Included in 2008 and 2014 Housing Element
City of Moreno Valley	12639 SPRUCE HILL RD	92555	487243017		RS Residential	RS		5	0.21	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant			1	1	RS Residential	GONG HUANG	Non-Vacant Sites Included in 2008 and 2014 Housing Element
City of Moreno Valley	12651 SPRUCE HILL RD	92555	487243018		RS Residential	RS		5	0.21	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant			1	1	RS Residential	MARCUS RICHARDSON	Non-Vacant Sites Included in 2008 and 2014 Housing Element
City of Moreno Valley	12663 SPRUCE HILL RD	92555	487243019		RS Residential	RS		5	0.21	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant			1	1	RS Residential	BHAGAT SADAL	Non-Vacant Sites Included in 2008 and 2014 Housing Element
City of Moreno Valley	12675 SPRUCE HILL RD	92555	487243020		RS Residential	RS		5	0.21	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant			1	1	RS Residential	PICHANAR-UN SILPE	Non-Vacant Sites Included in 2008 and 2014 Housing Element

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City of Moreno Valley	[illegible] SPRUCE HILL RD	92555	487243021		RS Residential	RS		5	0.24	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant			1	1	RS Residential	[illegible]	Non-Vacant Sites Included In 2008 and 2014 Housing Element
City of Moreno Valley	12699 SPRUCE HILL RD	92555	487243022		RS Residential	RS		5	0.24	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant			1	1	RS Residential	JOSE AGUILAR	Non-Vacant Sites Included In 2008 and 2014 Housing Element
City of Moreno Valley	12711 SPRUCE HILL RD	92555	487243023		RS Residential	RS		5	0.32	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant			1	1	RS Residential	RICHARD WEDIT	Non-Vacant Sites Included In 2008 Housing Element
City of Moreno Valley	26699 BUCKEYE TER	92555	487243024		RS Residential	RS		5	0.18	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant			1	1	RS Residential	KARLA SOLARES	Non-Vacant Sites Included In 2008 Housing Element
City of Moreno Valley	26711 BUCKEYE TER	92555	487243025		RS Residential	RS		5	0.18	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant			1	1	RS Residential	JOSE M PEREZ	Non-Vacant Sites Included In 2008 Housing Element
City of Moreno Valley	26723 BUCKEYE TER	92555	487243026		RS Residential	RS		5	0.18	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant			1	1	RS Residential	WILLIE JACKSON	Non-Vacant Sites Included In 2008 Housing Element
City of Moreno Valley	26735 BUCKEYE TER	92555	487243027		RS Residential	RS		5	0.18	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant			1	1	RS Residential	KATHLEEN B LIMA	Non-Vacant Sites Included In 2008 Housing Element
City of Moreno Valley	FIR AVE	92555	487243012		PS Residential	PS		5	0.21	Greenways/Open Space	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant					RS Residential	BEECHWOOD 100 HOMEOWNERS ASSN	Non-Vacant Sites Included In 2008 Housing Element
City of Moreno Valley	FIR AVE	92555	487260002		RS Residential	RS		5	2.29	Vacant	Yes - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant			8	8	RS Residential	OLYMPIC MEDICAL SUPPLY	Vacant Sites Included In 2008 and 2014 Housing Element
City of Moreno Valley	FIR AVE	92555	487260003		RS Residential	PS		5	2.35	Vacant	Yes - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant			8	8	RS Residential	OLYMPIC MEDICAL SUPPLY	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	26881 FIR AVE	92555	487260004		RS Residential	RS		5	1.73	Vacant	Yes - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element			6	6	RS Residential	OLYMPIC MEDICAL SUPPLY	Vacant Sites not included in previous Housing Elements
City of Moreno Valley	26721 FIR AVE	92555	487260005		RS Residential	RS		5	1.71	Vacant	Yes - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element			6	6	RS Residential	OLYMPIC MEDICAL SUPPLY	Vacant Sites not included in previous Housing Elements
City of Moreno Valley	ELICALYPTUS AVE	92555	487370001		R20 Residential	R20		20	9.38	Vacant	Yes - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant	185			185	R20 Residential	SANMEAD LTD PARTNERSHIP	Vacant Sites Included In 2008 and 2014 Housing Element
City of Moreno Valley	ORACEA AVE	92555	487370007		R20 Residential	R20		20	9.36	Vacant	Yes - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant	187			187	R20 Residential	SANMEAD LTD PARTNERSHIP	Vacant Sites Included In 2008 and 2014 Housing Element
City of Moreno Valley	SW OF COTTONWOOD AVE AND DARWIN DR	92555	487461006		RS Residential	RA2		5	9.48	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Elements - Vacant			31	31	RS Residential	MACIONES HOLDINGS	Vacant Sites Included In 2008 and 2014 Housing Element
City of Moreno Valley	SW OF COTTONWOOD AVE AND DARWIN DR	92555	487550001		RS Residential	RA2		5	0.55	Vacant	Yes - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant			1	1	RS Residential	SANTA RITA INV	Vacant Sites Included In 2008 and 2014 Housing Element
City of Moreno Valley	SW OF COTTONWOOD AVE AND DARWIN DR	92555	487550002		RS Residential	RA2		5	0.52	Vacant	Yes - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant			1	1	RS Residential	SANTA RITA INV	Vacant Sites Included In 2008 and 2014 Housing Element
City of Moreno Valley	SW OF COTTONWOOD AVE AND DARWIN DR	92555	487550003		RS Residential	RA2		5	0.57	Vacant	Yes - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant			1	1	RS Residential	SANTA RITA INV	Vacant Sites Included In 2008 and 2014 Housing Element
City of Moreno Valley	SW OF COTTONWOOD AVE AND DARWIN DR	92555	487550004		RS Residential	RA2		5	0.52	Vacant	Yes - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant			1	1	RS Residential	ANTHONY HALE	Vacant Sites Included In 2008 and 2014 Housing Element
City of Moreno Valley	SE OF COTTONWOOD AVE AND DARWIN DR	92555	487551001		RS Residential	RA2		5	0.55	Vacant	Yes - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant			1	1	RS Residential	SANTA RITA INV	Vacant Sites Included In 2008 and 2014 Housing Element
City of Moreno Valley	SE OF COTTONWOOD AVE AND DARWIN DR	92555	487551002		RS Residential	RA2		5	0.61	Vacant	Yes - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant			2	2	RS Residential	SANTA RITA INV	Vacant Sites Included In 2008 and 2014 Housing Element
City of Moreno Valley	SE OF COTTONWOOD AVE AND DARWIN DR	92555	487551003		RS Residential	RA2		5	0.58	Vacant	Yes - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant			3	2	RS Residential	JUAN HERNANDEZ	Vacant Sites Included In 2008 and 2014 Housing Element
City of Moreno Valley	SE OF COTTONWOOD AVE AND DARWIN DR	92555	487551004		RS Residential	RA2		5	0.57	Vacant	Yes - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant			2	2	RS Residential	SANTA RITA INV	Vacant Sites Included In 2008 and 2014 Housing Element
City of Moreno Valley	SE OF COTTONWOOD AVE AND DARWIN DR	92555	487551005		RS Residential	RA2		5	0.51	Vacant	Yes - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant			1	1	RS Residential	SANTA RITA INV	Vacant Sites Included In 2008 and 2014 Housing Element
City of Moreno Valley	COLLIE CT	92555	487551006		RS Residential	RA2		5	0.55	Vacant	Yes - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant			1	1	RS Residential	SANTA RITA INV	Vacant Sites Included In 2008 and 2014 Housing Element
City of Moreno Valley	COLLIE CT	92555	487551008		RS Residential	RA2		5	0.67	Vacant	Yes - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant			2	2	RS Residential	SANTA RITA INV	Vacant Sites Included In 2008 and 2014 Housing Element
City of Moreno Valley	26752 FIR AVE	92555	487560001		RS Residential	RS		5	0.19	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant			1	1	RS Residential	SOUNLEUA CHANSOMPHOU	Non-Vacant Sites Included In 2008 Housing Element
City of Moreno Valley	26766 FIR AVE	92555	487560002		RS Residential	RS		5	0.17	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant			1	1	RS Residential	LING CHI HSU	Non-Vacant Sites Included In 2008 Housing Element
City of Moreno Valley	26776 FIR AVE	92555	487560003		RS Residential	RS		5	0.17	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant			1	1	RS Residential	ERICO M DELACRUZ	Non-Vacant Sites Included In 2008 Housing Element
City of Moreno Valley	26786 FIR AVE	92555	487560004		RS Residential	RS		5	0.17	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant			1	1	RS Residential	RANJIT SINGH	Non-Vacant Sites Included In 2008 Housing Element
City of Moreno Valley	26800 FIR AVE	92555	487560005		RS Residential	RS		5	0.17	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant			1	1	RS Residential	VINCENT HUNG TIENH VO	Non-Vacant Sites Included In 2008 Housing Element
City of Moreno Valley	26812 FIR AVE	92555	487560006		RS Residential	RS		5	0.17	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant			1	1	RS Residential	CHI SU Y GONZALEZ	Non-Vacant Sites Included In 2008 Housing Element
City of Moreno Valley	26824 FIR AVE	92555	487560007		RS Residential	RS		5	0.17	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant			1	1	RS Residential	CARMELITA M DELSON	Non-Vacant Sites Included In 2008 Housing Element
City of Moreno Valley	26741 BUCKEYE TER	92555	487560008		RS Residential	PS		5	0.19	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant			1	1	PS Residential	MARIELLE BALAN	Non-Vacant Sites Included In 2008 and 2014 Housing Element
City of Moreno Valley	26769 BUCKEYE TER	92555	487560009		RS Residential	RS		5	0.17	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant			1	1	RS Residential	JUE FU YEN PAUL	Non-Vacant Sites Included In 2008 and 2014 Housing Element
City of Moreno Valley	26775 BUCKEYE TER	92555	487560010		RS Residential	RS		5	0.17	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant			1	1	RS Residential	REGINA FLEVEM	Non-Vacant Sites Included In 2008 and 2014 Housing Element
City of Moreno Valley	26787 BUCKEYE TER	92555	487560011		RS Residential	RS		5	0.17	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant			1	1	RS Residential	LIANYUAN SHA	Non-Vacant Sites Included In 2008 and 2014 Housing Element
City of Moreno Valley	26799 BUCKEYE TER	92555	487560012		RS Residential	RS		5	0.19	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant			1	1	RS Residential	GARY YOUNG	Non-Vacant Sites Included In 2008 and 2014 Housing Element
City of Moreno Valley	26811 BUCKEYE TER	92555	487560013		RS Residential	RS		5	0.27	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant			1	1	RS Residential	STEPHANIE L BAILEY	Non-Vacant Sites Included In 2008 and 2014 Housing Element
City of Moreno Valley	12704 LEMON TREE RD	92555	487560014		RS Residential	RS		5	0.24	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant			1	1	RS Residential	SERGIO MANCILLA	Non-Vacant Sites Included In 2008 and 2014 Housing Element
City of Moreno Valley	12692 LEMON TREE RD	92555	487560015		RS Residential	RS		5	0.19	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant			1	1	RS Residential	MARTHA GLASGOW	Non-Vacant Sites Included In 2008 and 2014 Housing Element
City of Moreno Valley	12680 LEMON TREE RD	92555	487560016		RS Residential	RS		5	0.20	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant			1	1	RS Residential	KIN TAI CHIEN	Non-Vacant Sites Included In 2008 and 2014 Housing Element
City of Moreno Valley	12668 LEMON TREE RD	92555	487560017		RS Residential	RS		5	0.20	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant			1	1	RS Residential	DALE PATRICK HALL	Non-Vacant Sites Included In 2008 and 2014 Housing Element
City of Moreno Valley	12656 LEMON TREE RD	92555	487560018		RS Residential	PS		5	0.19	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant			1	1	PS Residential	VICTOR O PRECIADO SALAZAR	Non-Vacant Sites Included In 2008 and 2014 Housing Element
City of Moreno Valley	12644 LEMON TREE RD	92555	487560019		RS Residential	RS		5	0.20	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant			1	1	RS Residential	MICHELLE REYNA	Non-Vacant Sites Included In 2008 and 2014 Housing Element
City of Moreno Valley	12632 LEMON TREE RD	92555	487560020		PS Residential	RS		5	0.21	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant			1	1	RS Residential	MELANIE TONG	Non-Vacant Sites Included In 2008 and 2014 Housing Element
City of Moreno Valley	12620 LEMON TREE RD	92555	487560021		RS Residential	RS		5	0.22	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant			1	1	RS Residential	HSIU YING CHEN KUO	Non-Vacant Sites Included In 2008 and 2014 Housing Element
City of Moreno Valley	12608 LEMON TREE RD	92555	487560022		RS Residential	RS		5	0.23	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant			1	1	RS Residential	GORDON FOX	Non-Vacant Sites Included In 2008 and 2014 Housing Element
City of Moreno Valley	12596 LEMON TREE RD	92555	487560023		RS Residential	RS		5	0.22	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant			1	1	RS Residential	MICHAEL J RODRIGUEZ	Non-Vacant Sites Included In 2008 and 2014 Housing Element
City of Moreno Valley	12584 LEMON TREE RD	92555	487560024		RS Residential	PS		5	0.21	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant			1	1	RS Residential	ANDREA FRANKS	Non-Vacant Sites Included In 2008 and 2014 Housing Element
City of Moreno Valley	12572 LEMON TREE RD	92555	487560025		RS Residential	RS		5	0.41	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant			1	1	RS Residential	DAVID GONZALEZ	Non-Vacant Sites Included In 2008 and 2014 Housing Element
City of Moreno Valley	26794 GREEN MOUNTAIN DR	92555	487560026		RS Residential	RS		5	0.21	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant			1	1	RS Residential	GERMAN FERRATT	Non-Vacant Sites Included In 2008 and 2014 Housing Element
City of Moreno Valley	26781 GREEN MOUNTAIN DR	92555	487560027		RS Residential	RS		5	0.22	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant			1	1	RS Residential	HUMBERTO FLORES	Non-Vacant Sites Included In 2008 and 2014 Housing Element
City of Moreno Valley	26770 GREEN MOUNTAIN DR	92555	487560028		RS Residential	RS		5	0.26	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant			1	1	RS Residential	YUTUNG THANG	Non-Vacant Sites Included In 2008 and 2014 Housing Element
City of Moreno Valley	26758 GREEN MOUNTAIN DR	92555	487560029		RS Residential	RS		5	0.19	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant			1	1	RS Residential	NASARIO LAURESUI	Non-Vacant Sites Included In 2008 and 2014 Housing Element
City of Moreno Valley	26746 GREEN MOUNTAIN DR	92555	487560030		PS Residential	RS		5	0.21	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant			1	1	RS Residential	GREGORY THORNTON	Non-Vacant Sites Included In 2008 and 2014 Housing Element
City of Moreno Valley	26734 GREEN MOUNTAIN DR	92555	487560031		RS Residential	RS		5	0.21	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant			1	1	RS Residential	QIN YANG	Non-Vacant Sites Included In 2008 and 2014 Housing Element
City of Moreno Valley	26722 GREEN MOUNTAIN DR	92555	487560032		RS Residential	RS		5	0.31	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant			1	1	RS Residential	VERONICA ZARATE	Non-Vacant Sites Included In 2008 and 2014 Housing Element

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City of Moreno Valley	29899 GREEN MOUNTAIN DR	92555	487560034		RS Residential	RS		S	0.27	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant			1	1	RS Residential	J JESUS ESTRADA	Non-Vacant Sites Included in 2008 and 2014 Housing Element
City of Moreno Valley	26702 BUCKEYE TER	92555	487561001		RS Residential	RS		S	0.25	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant			1	1	RS Residential	DONG FANG DU	Non-Vacant Sites Included in 2008 Housing Element
City of Moreno Valley	26714 BUCKEYE TER	92555	487561002		RS Residential	RS		S	0.33	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant			1	1	RS Residential	ANTONIO ACEVEDO ESTRADA	Non-Vacant Sites Included in 2008 Housing Element
City of Moreno Valley	26726 BUCKEYE TER	92555	487561003		RS Residential	RS		S	0.22	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant			1	1	RS Residential	RAMON MEZA ZAMORANO	Non-Vacant Sites Included in 2008 Housing Element
City of Moreno Valley	26738 BUCKEYE TER	92555	487561004		RS Residential	RS		S	0.22	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant			1	1	RS Residential	FRANK C PRATT	Non-Vacant Sites Included in 2008 Housing Element
City of Moreno Valley	26750 BUCKEYE TER	92555	487561005		RS Residential	RS		S	0.22	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant			1	1	RS Residential	CHT HOMES	Non-Vacant Sites Included in 2008 and 2014 Housing Element
City of Moreno Valley	26762 BUCKEYE TER	92555	487561006		RS Residential	RS		S	0.22	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant			1	1	RS Residential	WEN JU HSIAO	Non-Vacant Sites Included in 2008 and 2014 Housing Element
City of Moreno Valley	26774 BUCKEYE TERRACE	92555	487561007		RS Residential	RS		S	0.22	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant			1	1	RS Residential	JAY ORA GRIFFITH	Non-Vacant Sites Included in 2008 and 2014 Housing Element
City of Moreno Valley	26786 BUCKEYE TERRACE	92555	487561008		RS Residential	RS		S	0.22	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant			1	1	RS Residential	CHT HOMES	Non-Vacant Sites Included in 2008 and 2014 Housing Element
City of Moreno Valley	26798 BUCKEYE TER	92555	487561009		RS Residential	RS		S	0.23	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant			1	1	RS Residential	RONALD A KING	Non-Vacant Sites Included in 2008 and 2014 Housing Element
City of Moreno Valley	12677 LEMON TREE RD	92555	487561010		RS Residential	RS		S	0.20	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant			1	1	RS Residential	WALTER DAVIS SHAW	Non-Vacant Sites Included in 2008 and 2014 Housing Element
City of Moreno Valley	12665 LEMON TREE RD	92555	487561011		RS Residential	RS		S	0.20	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant			1	1	RS Residential	JOHN THORNTON	Non-Vacant Sites Included in 2008 and 2014 Housing Element
City of Moreno Valley	12653 LEMON TREE RD	92555	487561012		RS Residential	RS		S	0.16	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant			1	1	RS Residential	MARTHA P GUARNETT	Non-Vacant Sites Included in 2008 and 2014 Housing Element
City of Moreno Valley	12541 LEMON TREE RD	92555	487561013		RS Residential	RS		S	0.16	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant			1	1	RS Residential	OSKAR ROLANDO ZEPEDA	Non-Vacant Sites Included in 2008 and 2014 Housing Element
City of Moreno Valley	12629 LEMON TREE RD	92555	487561014		RS Residential	RS		S	0.18	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant			1	1	RS Residential	SAM LU	Non-Vacant Sites Included in 2008 and 2014 Housing Element
City of Moreno Valley	12617 LEMON TREE RD	92555	487561015		RS Residential	RS		S	0.18	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant			1	1	RS Residential	WEN YUAN HSIAO	Non-Vacant Sites Included in 2008 and 2014 Housing Element
City of Moreno Valley	12605 LEMON TREE RD	92555	487561016		RS Residential	RS		S	0.18	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant			1	1	RS Residential	JUAN CARLOS NUNEZ	Non-Vacant Sites Included in 2008 and 2014 Housing Element
City of Moreno Valley	26789 GREEN MOUNTAIN DR	92555	487561017		RS Residential	RS		S	0.18	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant			1	1	RS Residential	DORA HOGAN	Non-Vacant Sites Included in 2008 and 2014 Housing Element
City of Moreno Valley	26777 GREEN MOUNTAIN DR	92555	487561018		RS Residential	RS		S	0.18	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant			1	1	RS Residential	CORNELIOUS E LAMBERT	Non-Vacant Sites Included in 2008 and 2014 Housing Element
City of Moreno Valley	26765 GREEN MOUNTAIN DR	92555	487561019		RS Residential	RS		S	0.17	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant			1	1	RS Residential	TIFFANY LASALLE	Non-Vacant Sites Included in 2008 and 2014 Housing Element
City of Moreno Valley	26753 GREEN MOUNTAIN DR	92555	487561020		RS Residential	RS		S	0.17	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant			1	1	RS Residential	YUE YU	Non-Vacant Sites Included in 2008 and 2014 Housing Element
City of Moreno Valley	26741 GREEN MOUNTAIN DR	92555	487561021		RS Residential	RS		S	0.17	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant			1	1	RS Residential	STERLING J GREENE	Non-Vacant Sites Included in 2008 and 2014 Housing Element
City of Moreno Valley	26729 GREEN MOUNTAIN DR	92555	487561022		RS Residential	RS		S	0.17	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant			1	1	RS Residential	RUISHUN ZHUO	Non-Vacant Sites Included in 2008 and 2014 Housing Element
City of Moreno Valley	26717 GREEN MOUNTAIN DR	92555	487561023		RS Residential	RS		S	0.17	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant			1	1	RS Residential	SALLY TUYET VO	Non-Vacant Sites Included in 2008 and 2014 Housing Element
City of Moreno Valley	12592 SPRUCE HILL RD	92555	487561024		RS Residential	RS		S	0.26	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant			1	1	RS Residential	STEVEN EDWARD HICKETT	Non-Vacant Sites Included in 2008 and 2014 Housing Element
City of Moreno Valley	12604 SPRUCE HILL RD	92555	487561025		RS Residential	RS		S	0.21	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant			1	1	RS Residential	CAROLINE SONG	Non-Vacant Sites Included in 2008 and 2014 Housing Element
City of Moreno Valley	12616 SPRUCE HILL RD	92555	487561026		RS Residential	RS		S	0.21	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant			1	1	RS Residential	KENDRA DANFORD	Non-Vacant Sites Included in 2008 and 2014 Housing Element
City of Moreno Valley	12628 SPRUCE HILL RD	92555	487561027		RS Residential	RS		S	0.20	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant			1	1	RS Residential	DANIEL PEREYRA	Non-Vacant Sites Included in 2008 and 2014 Housing Element
City of Moreno Valley	26700 JADE TREE TER	92555	487561028		RS Residential	RS		S	0.25	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant			1	1	RS Residential	CURTIS E HAYES	Non-Vacant Sites Included in 2008 and 2014 Housing Element
City of Moreno Valley	26713 JADE TREE TER	92555	487561029		RS Residential	RS		S	0.22	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant			1	1	RS Residential	SHAUN HAYNES	Non-Vacant Sites Included in 2008 and 2014 Housing Element
City of Moreno Valley	26714 JADE TREE TER	92555	487561030		RS Residential	RS		S	0.17	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant			1	1	RS Residential	DEMETRIK J HEARD	Non-Vacant Sites Included in 2008 and 2014 Housing Element
City of Moreno Valley	26718 JADE TREE TER	92555	487561031		RS Residential	RS		S	0.25	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant			1	1	RS Residential	KEVIN MEDINA	Non-Vacant Sites Included in 2008 and 2014 Housing Element
City of Moreno Valley	12685 GARDENIA CIR	92555	487561032		RS Residential	RS		S	0.30	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant			1	1	RS Residential	CLIFFORD L ALLS	Non-Vacant Sites Included in 2008 and 2014 Housing Element
City of Moreno Valley	12629 GARDENIA CIR	92555	487561033		RS Residential	RS		S	0.46	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant			1	1	RS Residential	YING WANG	Non-Vacant Sites Included in 2008 and 2014 Housing Element
City of Moreno Valley	12641 GARDENIA CIR	92555	487561034		RS Residential	RS		S	0.46	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant			1	1	RS Residential	LOUIE A LACENA	Non-Vacant Sites Included in 2008 and 2014 Housing Element
City of Moreno Valley	12622 GARDENIA CIR	92555	487561035		RS Residential	RS		S	0.34	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant			1	1	RS Residential	ROSA VILMA RIVERA	Non-Vacant Sites Included in 2008 and 2014 Housing Element
City of Moreno Valley	12634 GARDENIA CIR	92555	487561036		RS Residential	RS		S	0.23	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant			1	1	RS Residential	YEN DANG THIEU	Non-Vacant Sites Included in 2008 and 2014 Housing Element
City of Moreno Valley	12646 GARDENIA CIR	92555	487561037		RS Residential	RS		S	0.25	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant			1	1	RS Residential	EDWARD A SERRANO	Non-Vacant Sites Included in 2008 and 2014 Housing Element
City of Moreno Valley	12658 GARDENIA CIR	92555	487561038		RS Residential	RS		S	0.26	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant			1	1	RS Residential	XUAT C HOENG	Non-Vacant Sites Included in 2008 and 2014 Housing Element
City of Moreno Valley	26761 JADE TREE TER	92555	487561039		RS Residential	RS		S	0.35	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant			1	1	RS Residential	FREDY RIVERA	Non-Vacant Sites Included in 2008 and 2014 Housing Element
City of Moreno Valley	26749 JADE TREE TER	92555	487561040		RS Residential	RS		S	0.19	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant			1	1	RS Residential	BERNABE VERCELES PIMENTEL	Non-Vacant Sites Included in 2008 and 2014 Housing Element
City of Moreno Valley	26737 JADE TREE TER	92555	487561041		RS Residential	RS		S	0.17	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant			1	1	RS Residential	EVAN D CALVIN	Non-Vacant Sites Included in 2008 and 2014 Housing Element
City of Moreno Valley	26725 JADE TREE TER	92555	487561042		RS Residential	RS		S	0.42	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant			1	1	RS Residential	KERRIE MAYER	Non-Vacant Sites Included in 2008 and 2014 Housing Element
City of Moreno Valley	26713 JADE TREE TER	92555	487561043		RS Residential	RS		S	0.18	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant			1	1	RS Residential	ROSA VILMA RIVERA	Non-Vacant Sites Included in 2008 and 2014 Housing Element
City of Moreno Valley	26701 JADE TREE TER	92555	487561044		RS Residential	RS		S	0.20	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant			1	1	RS Residential	RICHARD SCHWARZ	Non-Vacant Sites Included in 2008 and 2014 Housing Element
City of Moreno Valley	26910 CLAYSTONE DR	92555	487580001		RS Residential	RS		S	0.18	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element			1	1	RS Residential	BERNICE WILSON	Non-Vacant Sites not Included in previous Housing Elements
City of Moreno Valley	26924 CLAYSTONE DR	92555	487580002		RS Residential	RS		S	0.18	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element			1	1	RS Residential	NORMAN FERNANDEZ	Non-Vacant Sites not Included in previous Housing Elements
City of Moreno Valley	26938 CLAYSTONE DR	92555	487580003		RS Residential	RS		S	0.18	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element			1	1	RS Residential	BARBARA ACOSTA	Non-Vacant Sites not Included in previous Housing Elements
City of Moreno Valley	26952 CLAYSTONE DR	92555	487580004		RS Residential	RS		S	0.18	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element			1	1	RS Residential	ERIC CHAMBERS	Non-Vacant Sites not Included in previous Housing Elements
City of Moreno Valley	26968 CLAYSTONE DR	92555	487580005		RS Residential	RS		S	0.17	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element			1	1	RS Residential	DIANA SANTILLANES	Non-Vacant Sites not Included in previous Housing Elements
City of Moreno Valley	26980 CLAYSTONE DR	92555	487580006		RS Residential	RS		S	0.24	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element			1	1	RS Residential	JULIO CESAR CARMONA	Non-Vacant Sites not Included in previous Housing Elements
City of Moreno Valley	26994 CLAYSTONE DR	92555	487580007		RS Residential	RS		S	0.28	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element			1	1	RS Residential	GABRIEL SANTANA	Non-Vacant Sites not Included in previous Housing Elements
City of Moreno Valley	12806 WAINWRIGHT LN	92555	487580008		RS Residential	RS		S	0.19	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element			1	1	RS Residential	WILLIAM MOONEY	Non-Vacant Sites not Included in previous Housing Elements
City of Moreno Valley	12820 WAINWRIGHT LN	92555	487580009		RS Residential	RS		S	0.19	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element			1	1	RS Residential	FARHOD MOSHIRI	Non-Vacant Sites not Included in previous Housing Elements
City of Moreno Valley	12834 WAINWRIGHT LN	92555	487580010		RS Residential	RS		S	0.22	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element			1	1	RS Residential	PING SHENG ZHAO	Non-Vacant Sites not Included in previous Housing Elements
City of Moreno Valley	12848 WAINWRIGHT LN	92555	487580011		RS Residential	RS		S	0.19	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element			1	1	RS Residential	ROSA I GONZALEZ	Non-Vacant Sites not Included in previous Housing Elements
City of Moreno Valley	12862 WAINWRIGHT LN	92555	487580012		RS Residential	RS		S	0.20	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element			1	1	RS Residential	EDUARDO RODRIGUEZ	Non-Vacant Sites not Included in previous Housing Elements
City of Moreno Valley	12876 WAINWRIGHT LN	92555	487580013		RS Residential	RS		S	0.20	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element			1	1	RS Residential	LATRICE J REED	Non-Vacant Sites not Included in previous Housing Elements

2021-29 Moreno Valley Housing Sites Inventory

Jurisdiction Name	Site Address/Intersection Street	Assessor Parcel Number	Consolidated Sites	General Plan Designation (Current)	Zoning Designation (Current)	Minimum Density Allowed	Maximum Density Allowed	Parcel Size (Acres)	Existing Use	Infrastructure	Publicly-Owned	Site Status	Suitability/Realistic Capacity Deduction	Lower Income Capacity	Moderate Income Capacity	Above Moderate Income Capacity	Total Capacity	Potential Annexation Area (City Designation)	Ownership	Site Notes
City of Moreno Valley	[illegible]	[illegible]		[illegible]	[illegible]		5	[illegible]	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element						GONZALES	[illegible]
City of Moreno Valley	13904 WAINWRIGHT LN	92555	487580015		RS Residential	RS		5	0.20	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element			1	1	RS Residential	PROJECT ROYAL	Non-Vacant Sites not included in previous Housing Elements
City of Moreno Valley	13918 WAINWRIGHT LN	92555	487580016		RS Residential	RS		5	0.20	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element			1	1	RS Residential	GERALD F MILLER	Non-Vacant Sites not included in previous Housing Elements
City of Moreno Valley	26816 TWIN HILLS CIR	92555	487581001		RS Residential	RS		5	0.21	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element			1	1	RS Residential	ROSAS LINA MARIE MARCU	Non-Vacant Sites not included in previous Housing Elements
City of Moreno Valley	26840 TWIN HILLS CIR	92555	487581002		RS Residential	RS		5	0.18	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element			1	1	RS Residential	XIN XU	Non-Vacant Sites not included in previous Housing Elements
City of Moreno Valley	26844 TWIN HILLS CIR	92555	487581003		RS Residential	RS		5	0.20	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element			1	1	RS Residential	PATROCINIO LUNA	Non-Vacant Sites not included in previous Housing Elements
City of Moreno Valley	26852 TWIN HILLS CIR	92555	487581004		RS Residential	RS		5	0.20	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element			1	1	RS Residential	CAPTAIN KAO LIMITED PARTNERSHIP	Non-Vacant Sites not included in previous Housing Elements
City of Moreno Valley	26872 TWIN HILLS CIR	92555	487581005		RS Residential	RS		5	0.20	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element			1	1	RS Residential	JEREMY GOMER	Non-Vacant Sites not included in previous Housing Elements
City of Moreno Valley	26886 TWIN HILLS CIR	92555	487581006		RS Residential	RS		5	0.20	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element			1	1	RS Residential	CYNTHIA VASQUEZ	Non-Vacant Sites not included in previous Housing Elements
City of Moreno Valley	26900 TWIN HILLS CIR	92555	487581007		RS Residential	RS		5	0.21	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element			1	1	RS Residential	ANABELLE E UNTAG	Non-Vacant Sites not included in previous Housing Elements
City of Moreno Valley	26912 SUGARCANE DR	92555	487582001		RS Residential	RS		5	0.22	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element			1	1	RS Residential	LEE JORUNG	Non-Vacant Sites not included in previous Housing Elements
City of Moreno Valley	26926 SUGARCANE DR	92555	487582002		RS Residential	RS		5	0.22	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element			1	1	RS Residential	SHENHUA HU	Non-Vacant Sites not included in previous Housing Elements
City of Moreno Valley	26940 SUGARCANE DR	92555	487582003		RS Residential	RS		5	0.51	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element			1	1	RS Residential	MAKE RIVERA	Non-Vacant Sites not included in previous Housing Elements
City of Moreno Valley	26960 SUGARCANE DR	92555	487582004		RS Residential	RS		5	0.25	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element			1	1	RS Residential	DAVID A DE LA MANCHA	Non-Vacant Sites not included in previous Housing Elements
City of Moreno Valley	12960 LARKDALE LN	92555	487582005		RS Residential	RS		5	0.17	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element			1	1	RS Residential	JOANN LORI WATSON	Non-Vacant Sites not included in previous Housing Elements
City of Moreno Valley	12974 LARKDALE LN	92555	487583005		RS Residential	RS		5	0.18	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element			1	1	RS Residential	RAINIER DIONE LATAP	Non-Vacant Sites not included in previous Housing Elements
City of Moreno Valley	12988 LARKDALE LN	92555	487583006		RS Residential	RS		5	0.18	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element			1	1	RS Residential	GODFREY NISBY	Non-Vacant Sites not included in previous Housing Elements
City of Moreno Valley	13002 LARKDALE LN	92555	487582007		RS Residential	RS		5	0.18	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element			1	1	RS Residential	PROJECT ROYAL	Non-Vacant Sites not included in previous Housing Elements
City of Moreno Valley	13908 WAINWRIGHT LN	92555	487582008		RS Residential	RS		5	0.17	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element			1	1	RS Residential	ARTHUR RUELAS	Non-Vacant Sites not included in previous Housing Elements
City of Moreno Valley	13899 WAINWRIGHT LN	92555	487582009		RS Residential	RS		5	0.17	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element			1	1	RS Residential	MUHAMMAD IBRAHIM KHAN	Non-Vacant Sites not included in previous Housing Elements
City of Moreno Valley	13875 WAINWRIGHT LN	92555	487582010		RS Residential	RS		5	0.17	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element			1	1	RS Residential		
City of Moreno Valley	13861 WAINWRIGHT LN	92555	487582011		RS Residential	RS		5	0.17	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element			1	1	RS Residential	ARTURO LOPEZ	Non-Vacant Sites not included in previous Housing Elements
City of Moreno Valley	13847 WAINWRIGHT LN	92555	487582012		RS Residential	RS		5	0.17	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element			1	1	RS Residential	RSI COMMUNITIES-CALIF	Non-Vacant Sites not included in previous Housing Elements
City of Moreno Valley	13833 WAINWRIGHT LN	92555	487582013		RS Residential	RS		5	0.17	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element			1	1	RS Residential	MARIA JEAN MEZELL	Non-Vacant Sites not included in previous Housing Elements
City of Moreno Valley	13819 WAINWRIGHT LN	92555	487582014		RS Residential	RS		5	0.18	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element			1	1	RS Residential	AMRIK SANDHU	Non-Vacant Sites not included in previous Housing Elements
City of Moreno Valley	13805 WAINWRIGHT LN	92555	487582015		RS Residential	RS		5	0.19	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element			1	1	RS Residential	SUREY CORNEJO	Non-Vacant Sites not included in previous Housing Elements
City of Moreno Valley	26819 CLAYSTONE DR	92555	487582016		RS Residential	RS		5	0.17	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element			1	1	RS Residential	DANIEL GUTIERREZ	Non-Vacant Sites not included in previous Housing Elements
City of Moreno Valley	26825 CLAYSTONE DR	92555	487582017		RS Residential	RS		5	0.17	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element			1	1	RS Residential	MISSUMI SOTO	Non-Vacant Sites not included in previous Housing Elements
City of Moreno Valley	26831 CLAYSTONE DR	92555	487582018		RS Residential	RS		5	0.17	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element			1	1	RS Residential	MANNY SINGH	Non-Vacant Sites not included in previous Housing Elements
City of Moreno Valley	26911 CLAYSTONE DR	92555	487582019		RS Residential	RS		5	0.17	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element			1	1	RS Residential	SUSAN MARIE CARLIN	Non-Vacant Sites not included in previous Housing Elements
City of Moreno Valley	13932 WAINWRIGHT LN	92555	487590001		RS Residential	RS		5	0.19	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element			1	1	RS Residential	PROJECT ROYAL	Non-Vacant Sites not included in previous Housing Elements
City of Moreno Valley	13946 WAINWRIGHT LN	92555	487590002		RS Residential	RS		5	0.19	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element			1	1	RS Residential	GERARDO PUENTE	Non-Vacant Sites not included in previous Housing Elements
City of Moreno Valley	13960 WAINWRIGHT LN	92555	487590003		RS Residential	RS		5	0.19	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element			1	1	RS Residential	PROJECT ROYAL	Non-Vacant Sites not included in previous Housing Elements
City of Moreno Valley	13974 WAINWRIGHT LN	92555	487590004		RS Residential	RS		5	0.18	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element			1	1	RS Residential	PROJECT ROYAL	Non-Vacant Sites not included in previous Housing Elements
City of Moreno Valley	26987 REGENCY WAY	92555	487590005		RS Residential	RS		5	0.24	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element			1	1	RS Residential	PROJECT ROYAL	Non-Vacant Sites not included in previous Housing Elements
City of Moreno Valley	26973 REGENCY WAY	92555	487590006		RS Residential	RS		5	0.26	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element			1	1	RS Residential	RICARDO E MARQUEZ	Non-Vacant Sites not included in previous Housing Elements
City of Moreno Valley	26945 REGENCY WAY	92555	487590007		RS Residential	RS		5	0.21	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element			1	1	RS Residential	RSI COMMUNITIES CALIF	Non-Vacant Sites not included in previous Housing Elements
City of Moreno Valley	26931 REGENCY WAY	92555	487590008		RS Residential	RS		5	0.21	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element			1	1	RS Residential	ROBERTO SALAS	Non-Vacant Sites not included in previous Housing Elements
City of Moreno Valley	26917 REGENCY WAY	92555	487590009		RS Residential	RS		5	0.21	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element			1	1	RS Residential	ARJUN AMARA	Non-Vacant Sites not included in previous Housing Elements
City of Moreno Valley	26903 REGENCY WAY	92555	487590010		RS Residential	RS		5	0.20	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element			1	1	RS Residential	SONIA M VILLAFANE	Non-Vacant Sites not included in previous Housing Elements
City of Moreno Valley	26889 REGENCY WAY	92555	487590011		RS Residential	RS		5	0.20	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element			1	1	RS Residential	TOMOYA ITAGAKI	Non-Vacant Sites not included in previous Housing Elements
City of Moreno Valley	26875 REGENCY WAY	92555	487590012		RS Residential	RS		5	0.21	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element			1	1	RS Residential	PATRICK SWINEFORD	Non-Vacant Sites not included in previous Housing Elements
City of Moreno Valley	26861 REGENCY WAY	92555	487590013		RS Residential	RS		5	0.23	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element			1	1	RS Residential	MARY PAIGE	Non-Vacant Sites not included in previous Housing Elements
City of Moreno Valley	26847 REGENCY WAY	92555	487590014		RS Residential	RS		5	0.22	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element			1	1	RS Residential	TERRELL FARLEY	Non-Vacant Sites not included in previous Housing Elements
City of Moreno Valley	26833 REGENCY WAY	92555	487590015		RS Residential	RS		5	0.22	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element			1	1	RS Residential	RSI COMMUNITIES-CALIFORNIA	Non-Vacant Sites not included in previous Housing Elements
City of Moreno Valley	26819 REGENCY WAY	92555	487590016		RS Residential	RS		5	0.26	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element			1	1	RS Residential		
City of Moreno Valley	REGENCY WAY	92555	487590017		RS Residential	RS		5	0.30	Greenbelt/Open Space	Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element				1	RS Residential	SAVANNAH AT MORENO VALLEY HOMEOWNERS ASSN	Non-Vacant Sites not included in previous Housing Elements
City of Moreno Valley	26752 REGENCY WAY	92555	487591001		RS Residential	RS		5	0.32	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element			1	1	RS Residential	PROJECT ROYAL	Non-Vacant Sites not included in previous Housing Elements
City of Moreno Valley	26775 REGENCY WAY	92555	487591002		RS Residential	RS		5	0.20	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element			1	1	RS Residential	PROJECT ROYAL	Non-Vacant Sites not included in previous Housing Elements
City of Moreno Valley	26790 REGENCY WAY	92555	487591003		RS Residential	RS		5	0.21	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element			1	1	RS Residential	PROJECT ROYAL	Non-Vacant Sites not included in previous Housing Elements
City of Moreno Valley	26804 REGENCY WAY	92555	487591004		RS Residential	RS		5	0.79	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element			1	1	RS Residential	RSI COMMUNITIES CALIFORNIA	Non-Vacant Sites not included in previous Housing Elements
City of Moreno Valley	26816 REGENCY WAY	92555	487591005		RS Residential	RS		5	0.21	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element			1	1	RS Residential	RSI COMMUNITIES-CALIFORNIA	Non-Vacant Sites not included in previous Housing Elements
City of Moreno Valley	26832 REGENCY WAY	92555	487591006		RS Residential	RS		5	0.22	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element			1	1	RS Residential	RODNEY SHANNON	Non-Vacant Sites not included in previous Housing Elements
City of Moreno Valley	26846 REGENCY WAY	92555	487591007		RS Residential	RS		5	0.23	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element			1	1	RS Residential	PAULO FABIAN	Non-Vacant Sites not included in previous Housing Elements
City of Moreno Valley	26860 REGENCY WAY	92555	487591008		RS Residential	RS		5	0.23	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element			1	1	RS Residential	ROBERT LANSLEY	Non-Vacant Sites not included in previous Housing Elements
City of Moreno Valley	26874 REGENCY WAY	92555	487591009		RS Residential	RS		5	0.23	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element			1	1	RS Residential	ALLEN JAMES A SR & CECILY O REVOCABLE TRUST DATED 01/10/2003	Non-Vacant Sites not included in previous Housing Elements
City of Moreno Valley	12957 LARKDALE LN	92555	487591010		RS Residential	RS		5	0.20	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element			1	1	RS Residential	EMMANUEL D MORRIS	Non-Vacant Sites not included in previous Housing Elements
City of Moreno Valley	12943 LARKDALE LN	92555	487591011		RS Residential	RS		5	0.18	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element			1	1	RS Residential	ROSALIO HERNANDEZ	Non-Vacant Sites not included in previous Housing Elements
City of Moreno Valley	12929 LARKDALE LN	92555	487591012		RS Residential	RS		5	0.17	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element			1	1	RS Residential	ANDY AMAYA	Non-Vacant Sites not included in previous Housing Elements
City of Moreno Valley	12915 LARKDALE LN	92555	487591013		RS Residential	RS		5	0.17	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element			1	1	RS Residential	FRANK SALAS LOPEZ	Non-Vacant Sites not included in previous Housing Elements
City of Moreno Valley	26857 TWIN HILLS CIR	92555	487591014		RS Residential	RS		5	0.23	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element			1	1	RS Residential	ROBERT VARRAS	Non-Vacant Sites not included in previous Housing Elements
City of Moreno Valley	26873 TWIN HILLS CIR	92555	487591015		RS Residential	RS		5	0.23	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element			1	1	RS Residential	RICHARD BROWN	Non-Vacant Sites not included in previous Housing Elements
City of Moreno Valley	26889 TWIN HILLS CIR	92555	487591016		RS Residential	RS		5	0.22	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element			1	1	RS Residential	MINH HA	Non-Vacant Sites not included in previous Housing Elements
City of Moreno Valley	26845 TWIN HILLS CIR	92555	487591017		RS Residential	RS		5	0.21	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element			1	1	RS Residential	TAEHO LEE	Non-Vacant Sites not included in previous Housing Elements
City of Moreno Valley	26831 TWIN HILLS CIR	92555	487591018		RS Residential	RS		5	0.18	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element			1	1	RS Residential	PERCY L VIDAL	Non-Vacant Sites not included in previous Housing Elements
City of Moreno Valley	26817 TWIN HILLS CIR	92555	487591019		RS Residential	RS		5	0.26	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element			1	1	RS Residential	LETS CAL INV	Non-Vacant Sites not included in previous Housing Elements
City of Moreno Valley	12978 ZALDA ST	92555	487591020		RS Residential	RS		5	0.19	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element				1	RS Residential	RSI COMMUNITIES CALIFORNIA	Non-Vacant Sites not included in previous Housing Elements
City of Moreno Valley	12916 LARKDALE LN	92555	487591001		RS Residential	RS		5	0.18	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element			1	1	RS Residential	JESSE KILGORE	Non-Vacant Sites not included in previous Housing Elements
City of Moreno Valley	12930 LARKDALE LN	92555	487592002		RS Residential	RS		5	0.18	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element			1	1	RS Residential	ROBERT DAVID	Non-Vacant Sites not included in previous Housing Elements
City of Moreno Valley	12944 LARKDALE LN	92555	487592003		RS Residential	RS		5	0.19	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element			1	1	RS Residential	STERLING SAINT JAMES BYRD	Non-Vacant Sites not included in previous Housing Elements
City of Moreno Valley	26924 REGENCY WAY	92555	487592004		RS Residential	RS		5	0.16	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element			1	1	RS Residential	RSI COMMUNITIES CALIF	Non-Vacant Sites not included in previous Housing Elements
City of Moreno Valley	26918 REGENCY WAY	92555	487592005		RS Residential	RS		5	0.17	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element			1	1	RS Residential	RICARDO R RIVERA	Non-Vacant Sites not included in previous Housing Elements
City of Moreno Valley	26952 REGENCY WAY	92555	487592006		RS Residential	RS		5	0.20	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element			1	1	RS Residential	PROJECT ROYAL	Non-Vacant Sites not included in previous Housing Elements
City of Moreno Valley	12945 WAINWRIGHT LN	92555	487592007		RS Residential	RS		5	0.17	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element			1	1	RS Residential	ANTHONY D WILLIAMS	Non-Vacant Sites not included in previous Housing Elements
City of Moreno Valley	13931 WAINWRIGHT LN	92555	487592008		RS Residential	RS		5	0.17	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element			1	1	RS Residential	ELMER ROBBIN THOMAS	Non-Vacant Sites not included in previous Housing Elements
City of Moreno Valley	12917 WAINWRIGHT LN	92555	487592009		RS Residential	RS		5	0.17	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element			1	1	RS Residential	RSI COMMUNITIES CALIFORNIA	Non-Vacant Sites not included in previous Housing Elements
City of Moreno Valley	SW OF IRONWOOD AVE AND MORENO BEACH DR	92555	488080005		R2 Residential	RA2		10	8.58	Vacant	Yes - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant			86	86	R10 Residential	LCTH INV	Vacant Sites Included in 2008 and 2014 Housing Element
City of Moreno Valley	SE OF IRONWOOD AVE AND MORENO BEACH DR	92555	488080006		R2 Residential	RA2		10	8.35	Vacant	Yes - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant			60	60	R10 Residential	LCTH INV	Vacant Sites Included in 2008 and 2014 Housing Element
City of Moreno Valley	SE OF IRONWOOD AVE AND MORENO BEACH DR	92555	488080007		R2 Residential	RA2		10	8.55	Vacant	Yes - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant			61	61	R10 Residential	BORIS PIPIH	Vacant Sites Included in 2008 and 2014 Housing Element
City of Moreno Valley	SW OF IRONWOOD AVE AND MORENO BEACH DR	92555	488080008		R2 Residential	RA2		10	8.54	Vacant	Yes - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant			61	61	R10 Residential	LCTH INV	Vacant Sites Included in 2008 and 2014 Housing Element
City of Moreno Valley	SE OF IRONWOOD AVE AND MORENO BEACH DR	92555	488080009		R2 Residential	RA2		10	8.54	Vacant	Yes - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant			69	69	R10 Residential	PIONSTAR INV CORP	Vacant Sites Included in 2008 and 2014 Housing Element
City of Moreno Valley	SE OF IRONWOOD AVE AND MORENO BEACH DR	92555	488080010		R2 Residential	RA2		10	8.85	Vacant	Yes - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant			83	83	R10 Residential	JACOB LOGAR	Vacant Sites Included in 2008 and 2014 Housing Element
City of Moreno Valley	OLIVER ST	92555	488080019		R3 Residential	R3		10	9.00	Vacant	Yes - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant			84	84	R10 Residential	LCTH INV	Vacant Sites Included in 2008 and 2014 Housing Element
City of Moreno Valley	OLIVER ST	92555	488080021		R2 Residential	R2		10	16.91	Vacant	Yes - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant			121	121	R10 Residential	LCTH INV	Vacant Sites Included in 2008 and 2014 Housing Element
City of Moreno Valley	OLIVER ST	92555	488080023		R2 Residential	R2		10	7.51	Vacant	Yes - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant			54	54	R10 Residential	LCTH INV	Vacant Sites Included in 2008 and 2014 Housing Element

2021-29 Moreno Valley Housing Sites Inventory

Jurisdiction Name	Site Address/Intersection	5 Digit ZIP Code	Assessor Parcel Number	Consolidation Site	General Plan Designation (Current)	Zoning Designation (Current)	Minimum Density Allowed	Maximum Density Allowed	Parcel Size (Acres)	Existing Use	Infrastructure	Publicly Owned	Site Status	Identified in Last/Last Two Housing Element(s)	Lower Income Capacity	Moderate Income Capacity	Above Moderate Income Capacity	Total Capacity	Planned General Plan (GP) Designation	Owner Name	Site Notes
City of Moreno Valley	MORENO BEACH DR	92555	481160026		R2 Residential	RA2		20	10.72	Vacant	Yes - Current	NO - Privately Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant			215	215	R2 Residential	[illegible]	Vacant Sites Included in 2008 and 2014 Housing Element
City of Moreno Valley	COTTONWOOD AVE	92555	481160025		R2 Residential	RA2		7	9.50	Vacant	Yes - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant			13	13	R2 Residential	PEW INV	Vacant Sites Included in 2008 and 2014 Housing Element
City of Moreno Valley	COTTONWOOD AVE	92555	481160027		R2 Residential	RA2		2	10.30	Vacant	Yes - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant			14	14	R2 Residential	PEW INV	Vacant Sites Included in 2008 and 2014 Housing Element
City of Moreno Valley	COTTONWOOD AVE	92555	481160028		R2 Residential	RA2		3	18.35	Vacant	Yes - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant			26	26	R2 Residential	LIANG CHYR CHANG	Vacant Sites Included in 2008 and 2014 Housing Element
City of Moreno Valley	COTTONWOOD AVE	92555	481160024		R3 Residential	R3		5	6.87	Vacant	Yes - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant			14	14	R3 Residential	PLYMOUTH FOUNDATION	Vacant Sites Included in 2008 and 2014 Housing Element
City of Moreno Valley	BAY AVE	92555	488190005		R3 Residential	R3		5	9.95	Vacant	Yes - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant			20	20	R3 Residential	DF PARK PROP	Vacant Sites Included in 2008 and 2014 Housing Element
City of Moreno Valley	BAY AVE	92555	488190031		HR Hillside Residential	HR/R3		1	1.74	Vacant	Yes - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant			1	1	HR Hillside Residential	WILLIAM RASMUSSEN	Vacant Sites Included in 2008 and 2014 Housing Element
City of Moreno Valley	BAY AVE	92555	488190035		HR Hillside Residential	HR		1	2.78	Vacant	Yes - Current	NO - Privately Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant			1	1	HR Hillside Residential	RASMUSSEN WILLIAM T	Vacant Sites Included in 2008 and 2014 Housing Element
City of Moreno Valley	NE OF BAY AVE AND OLIVER ST	92555	488200012		R3 Residential	R3		3	2.09	Vacant	Yes - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant			4	4	R3 Residential	COBRA 26 NO 5 LTD PARTNERSHIP	Vacant Sites Included in 2008 and 2014 Housing Element
City of Moreno Valley	BAY AVE	92555	488200015		HR Hillside Residential	HR/R3		1	2.45	Vacant	Yes - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant			1	1	HR Hillside Residential	PASMUSSEN WILLIAM T	Vacant Sites Included in 2008 and 2014 Housing Element
City of Moreno Valley	NE OF BAY AVE AND OLIVER ST	92555	488200021		R3 Residential	R3		5	1.84	Vacant	Yes - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element			3	3	R3 Residential	MORENO VALLEY CHURCH OF CHRIST	Vacant Sites not included in previous Housing Elements
City of Moreno Valley	NE OF BAY AVE AND OLIVER ST	92555	488200022		R3 Residential	R3		5	1.33	Vacant	Yes - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant			3	3	R3 Residential	AVTAR K DHANJAL	Vacant Sites Included in 2008 and 2014 Housing Element
City of Moreno Valley	NE OF BAY AVE AND OLIVER ST	92555	488200023		R3 Residential	R3		5	1.45	Vacant	Yes - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant			3	3	R3 Residential	JUAN RAMIRO HERNANDEZ	Vacant Sites Included in 2008 and 2014 Housing Element
City of Moreno Valley	NE OF BAY AVE AND OLIVER ST	92555	488200024		R3 Residential	R3		5	2.79	Vacant	Yes - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element			7	7	R3 Residential	MORENO VALLEY CHURCH OF CHRIST	Vacant Sites not included in previous Housing Elements
City of Moreno Valley	NE OF BAY AVE AND MORENO BEACH DR	92555	488200025		R3 Residential	R3		5	27.63	Vacant	Yes - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant			59	59	R3 Residential	CHARLES F MOOTHART	Vacant Sites Included in 2008 and 2014 Housing Element
City of Moreno Valley	NW OF ALESSANDRO BLVD AND OLIVER ST	92555	488220001		HR Hillside Residential	HR/R3		1	14.89	Vacant	Yes - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element			11	11	HR Hillside Residential	CHARLES F MOOTHART	Vacant Sites not included in previous Housing Elements
City of Moreno Valley	NE OF ALESSANDRO BLVD AND OLIVER ST	92555	488220005		R3 Residential	R3		5	3.19	Vacant	Yes - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant			6	6	R3 Residential	HELEN M H UN	Vacant Sites Included in 2008 and 2014 Housing Element
City of Moreno Valley	NE OF ALESSANDRO BLVD AND OLIVER ST	92555	488220006		R3 Residential	R3		5	2.68	Vacant	Yes - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant			5	5	R3 Residential	IDON HO KIM	Vacant Sites Included in 2008 and 2014 Housing Element
City of Moreno Valley	NE OF ALESSANDRO BLVD AND OLIVER ST	92555	488220007		R3 Residential	R3		3	3.12	Light Industrial	Yes - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant			6	6	R3 Residential	HENRY RAMIRO	Non-Vacant Sites Included in 2008 Housing Element
City of Moreno Valley	NE OF ALESSANDRO BLVD AND OLIVER ST	92555	488220011		R3 Residential	R3		5	0.87	Vacant	Yes - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant			1	1	R3 Residential	ROBERT K YUN	Vacant Sites Included in 2008 and 2014 Housing Element
City of Moreno Valley	NE OF ALESSANDRO BLVD AND OLIVER ST	92555	488220012		R3 Residential	R3		5	1.06	Vacant	Yes - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant			2	2	R3 Residential	GRACE LINK	Vacant Sites Included in 2008 and 2014 Housing Element
City of Moreno Valley	SE OF BAY AVE AND OLIVER ST	92555	488270014		R3 Residential	R3		5	6.90	Vacant	Yes - Current	NO - Privately Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant			13	13	R3 Residential	MORENO VALLEY INDY ASSOC	Vacant Sites Included in 2008 and 2014 Housing Element
City of Moreno Valley	SW OF IRONWOOD AVE AND QUINCY ST	92555	488280001		R2 Residential	RA2		1	9.61	Vacant	Yes - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant			13	13	R2 Residential	CHIU HUA CHANG	Vacant Sites Included in 2008 and 2014 Housing Element
City of Moreno Valley	SW OF IRONWOOD AVE AND QUINCY ST	92555	488280001		R2 Residential	RA2		2	9.0	Vacant	Yes - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant			12	12	R2 Residential	CHIU HUA CHANG	Vacant Sites Included in 2008 and 2014 Housing Element
City of Moreno Valley	23521 IRONWOOD AVE	92555	488280003		R1 Residential	R1		1	8.88	Vacant	Yes - Current	NO - Privately-Owned	Available				8	8	R1 Residential	CHUL HEE HWANG	Vacant Sites Included in 2008 Housing Element
City of Moreno Valley	SE OF IRONWOOD AVE AND QUINCY ST	92555	488280004		R1 Residential	R1		1	9.55	Vacant	Yes - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant			6	6	R1 Residential	LINDA CHANG	Vacant Sites Included in 2008 and 2014 Housing Element
City of Moreno Valley	SE OF IRONWOOD AVE AND QUINCY ST	92555	488280005		R1 Residential	R1		1	9.57	Vacant	Yes - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant			6	6	R1 Residential	REDLANDS 8 PROP	Vacant Sites Included in 2008 and 2014 Housing Element
City of Moreno Valley	SE OF IRONWOOD AVE AND QUINCY ST	92555	488280006		R1 Residential	R1		1	8.29	Vacant	Yes - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant			5	5	R1 Residential	REDLANDS 8 PROP	Vacant Sites Included in 2008 and 2014 Housing Element
City of Moreno Valley	12181 REDLANDS BLV	92555	488280008		R1 Residential	R1		1	8.42	Vacant	Yes - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant			6	6	R1 Residential	REDLANDS 8 PROP	Vacant Sites Included in 2008 and 2014 Housing Element
City of Moreno Valley	SE OF IRONWOOD AVE AND QUINCY ST	92555	488280009		R1 Residential	P1		1	9.80	Vacant	Yes - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant			8	8	R1 Residential	REDLANDS 8 PROP	Vacant Sites Included in 2008 and 2014 Housing Element
City of Moreno Valley	SE OF IRONWOOD AVE AND QUINCY ST	92555	488280010		R1 Residential	R1		1	9.45	Vacant	Yes - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant			6	6	R1 Residential	LINDA CHANG	Vacant Sites Included in 2008 and 2014 Housing Element
City of Moreno Valley	SE OF IRONWOOD AVE AND QUINCY ST	92555	488280011		R1 Residential	R1		1	0.71	Vacant	Yes - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant			6	6	R1 Residential	AHMAD NINA REVOCABLE TRUST DATED 3/31/2010	Vacant Sites Included in 2008 and 2014 Housing Element
City of Moreno Valley	SW OF IRONWOOD AVE AND QUINCY ST	92555	488280013		R2 Residential	RA2		2	8.89	Vacant	Yes - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant			12	12	R2 Residential	CHIU HUA CHANG	Vacant Sites Included in 2008 and 2014 Housing Element
City of Moreno Valley	SW OF IRONWOOD AVE AND QUINCY ST	92555	488280014		R2 Residential	RA2		2	9.40	Vacant	Yes - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant			13	13	R2 Residential	CHIU HUA CHANG	Vacant Sites Included in 2008 and 2014 Housing Element
City of Moreno Valley	IRONWOOD AVE	92555	488280001		R1 Residential	R1		1	2.10	Vacant	Yes - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant			1	1	R1 Residential	ROMAN CATHOLIC BISHOP OF SAN BERNARDINO	Vacant Sites Included in 2008 and 2014 Housing Element
City of Moreno Valley	IRONWOOD AVE	92555	488280002		R1 Residential	R1		1	2.17	Vacant	Yes - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant			1	1	R1 Residential	ROMAN CATHOLIC BISHOP OF SAN BERNARDINO	Vacant Sites Included in 2008 and 2014 Housing Element
City of Moreno Valley	13212 REDLANDS BLV	92555	488280005		R1 Residential	R1		1	12.85	Vacant	Yes - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element			9	9	R1 Residential	ROMAN CATHOLIC BISHOP OF SAN BERNARDINO	Vacant Sites not included in previous Housing Elements
City of Moreno Valley	NW OF HEMLOCK AVE AND SINCLAIR ST	92555	488280006		R1 Residential	R1		1	9.47	Vacant	Yes - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element			8	8	R1 Residential	TRINITY BAPTIST CHURCH OF SUN VALLEY	Vacant Sites not included in previous Housing Elements
City of Moreno Valley	NW OF HEMLOCK AVE AND SINCLAIR ST	92555	488280007		R1 Residential	R1		1	4.84	Vacant	Yes - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant			3	3	R1 Residential	MING HONG HSU	Vacant Sites Included in 2008 and 2014 Housing Element
City of Moreno Valley	NW OF HEMLOCK AVE AND SINCLAIR ST	92555	488280008		R1 Residential	R1		1	4.79	Vacant	Yes - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant			3	3	R1 Residential	BC MV LAND	Vacant Sites Included in 2008 and 2014 Housing Element
City of Moreno Valley	NW OF HEMLOCK AVE AND SINCLAIR ST	92555	488280009		R1 Residential	R1		1	9.09	Vacant	Yes - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant			6	6	R1 Residential	LCTH INV	Vacant Sites Included in 2008 and 2014 Housing Element
City of Moreno Valley	NW OF HEMLOCK AVE AND SINCLAIR ST	92555	488280010		R1 Residential	P1		1	9.03	Vacant	Yes - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant			6	6	R1 Residential	LCTH INV	Vacant Sites Included in 2008 and 2014 Housing Element
City of Moreno Valley	NE OF HEMLOCK AVE AND SINCLAIR ST	92555	488280029		R1 Residential	R1		1	9.24	Vacant	Yes - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant			6	6	R1 Residential	IRONWOOD PROP PARTNERS	Vacant Sites Included in 2008 and 2014 Housing Element
City of Moreno Valley	NE OF HEMLOCK AVE AND SINCLAIR ST	92555	488280024		P1 Residential	R1		1	9.21	Vacant	Yes - Current	NO - Privately Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant			6	6	R1 Residential	IRONWOOD PROP PARTNERS	Vacant Sites Included in 2008 and 2014 Housing Element
City of Moreno Valley	NE OF HEMLOCK AVE AND SINCLAIR ST	92555	488280025		R1 Residential	R1		1	7.54	Vacant	Yes - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant			5	5	R1 Residential	IRONWOOD PROP PARTNERS	Vacant Sites Included in 2008 and 2014 Housing Element
City of Moreno Valley	NE OF HEMLOCK AVE AND SINCLAIR ST	92555	488280026		R1 Residential	R1		1	0.17	Vacant	Yes - Current	NO - Privately Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant			1	1	R1 Residential	IRONWOOD PROP PARTNERS	Vacant Sites Included in 2008 and 2014 Housing Element
City of Moreno Valley	NE OF HEMLOCK AVE AND SINCLAIR ST	92555	488280027		R1 Residential	R1		1	2.57	Vacant	Yes - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant			1	1	R1 Residential	LCTH INV	Vacant Sites Included in 2008 and 2014 Housing Element
City of Moreno Valley	ENCELIA AVE	92555	488330051		RS Residential R2 Residential BP Business Park/Light Industrial	RS		5	36.94	Vacant	Yes - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant			132	132	RA Residential	PROLOGIS PARK MORENO VALLEY EUCALYPTUS	Vacant Sites Included in 2008 and 2014 Housing Element
City of Moreno Valley	ENCELIA AVE	92555	488330052		R5 Residential	R5		5	2.96	Vacant	Yes - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant			10	10	R5 Residential	PROLOGIS PARK MORENO VALLEY EUCALYPTUS	Vacant Sites Included in 2008 and 2014 Housing Element
City of Moreno Valley	13850 BETHANY RD	92555	488370001		R3 Residential	R3		3	0.24	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant			1	1	R3 Residential	KURT WARD	Non-Vacant Sites Included in 2008 and 2014 Housing Elemon.

2021-29 Moreno Valley Housing Sites Inventory

Jurisdiction Name	Site Address/Intersection	5 Digit ZIP Code	Assessor Parcel Number	Consolidated Sites	General Plan Designation (Current)	Zoning Designation (Current)	Minimum Density Allowed (units/acre)	Maximum Density Allowed (units/acre)	Vacant or Non-Vacant	Description of Non-Vacant Use	Infrastructure	Publicly-Owned	Site Status	Identified in Last/Last Two Housing Elements	Lower Income Capacity	Moderate Income Capacity	Above Moderate Income Capacity	Total Capacity	Current Zoning	Zoning Description	Owner	Site Notes
City of Moreno Valley	18792 BETHANY RD	92555	486370002		R3 Residential	R3		2	0.15	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant			1	1	R3 Residential		BRENDA FLOREZ	Non-Vacant Sites included in 2008 and 2014 Housing Elements
City of Moreno Valley	18872 BETHANY RD	92555	486370004		R3 Residential	R3		3	0.25	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant			1	1	R3 Residential		ANDERSON JONES	Non-Vacant Sites included in 2008 and 2014 Housing Elements
City of Moreno Valley	27778 BAY AVE	92555	486370005		R3 Residential	R3		3	0.37	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant			1	1	R3 Residential		SHELEMIAH GADIANE	Non-Vacant Sites included in 2008 and 2014 Housing Elements
City of Moreno Valley	27793 BAY AVE	92555	486370006		R3 Residential	R3		3	0.23	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant			1	1	R3 Residential		MARIA D LUNA	Non-Vacant Sites included in 2008 and 2014 Housing Elements
City of Moreno Valley	27811 BAY AVE	92555	486370007		R3 Residential	R3		3	0.22	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant			1	1	R3 Residential		ALEXANDER F REYES	Non-Vacant Sites included in 2008 and 2014 Housing Elements
City of Moreno Valley	27829 BAY AVE	92555	486370008		R3 Residential	R3		3	0.23	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant			1	1	R3 Residential		HECTOR R ARJAYO	Non-Vacant Sites included in 2008 and 2014 Housing Elements
City of Moreno Valley	27847 BAY AVE	92555	486370009		R3 Residential	R3		3	0.23	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant			1	1	R3 Residential		CORNELIO XIMIL GRANDE	Non-Vacant Sites included in 2008 and 2014 Housing Elements
City of Moreno Valley	27865 BAY AVE	92555	486370010		R3 Residential	R3		3	0.23	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant			1	1	R3 Residential		CHANNON RAQUEL THOMPSON	Non-Vacant Sites included in 2008 and 2014 Housing Elements
City of Moreno Valley	27883 BAY AVE	92555	486370011		R3 Residential	R3		3	0.23	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant			1	1	R3 Residential		HENRY GUZMAN	Non-Vacant Sites included in 2008 and 2014 Housing Elements
City of Moreno Valley	27901 BAY AVE	92555	486370012		R3 Residential	R3		3	0.23	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant			1	1	R3 Residential		THEODORE RICHEY CATHEY	Non-Vacant Sites included in 2008 and 2014 Housing Elements
City of Moreno Valley	13771 NICHOLAS WAY	92555	486370013		R3 Residential	R3		3	0.19	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant			1	1	R3 Residential		ELIAS LARA CHAVEZ	Non-Vacant Sites included in 2008 and 2014 Housing Elements
City of Moreno Valley	13787 NICHOLAS WAY	92555	486370014		R3 Residential	R3		3	0.23	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant			1	1	R3 Residential		MICHAEL YOUNG	Non-Vacant Sites included in 2008 and 2014 Housing Elements
City of Moreno Valley	13803 NICHOLAS WAY	92555	486370015		R3 Residential	R3		3	0.25	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant			1	1	R3 Residential		JOSE DANIEL MIAS	Non-Vacant Sites included in 2008 and 2014 Housing Elements
City of Moreno Valley	13819 NICHOLAS WAY	92555	486370016		R3 Residential	R3		3	0.23	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant			1	1	R3 Residential		LANNETTE MONIQUE PAULK	Non-Vacant Sites included in 2008 and 2014 Housing Elements
City of Moreno Valley	13835 NICHOLAS WAY	92555	486370017		R3 Residential	R3		3	0.23	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant			1	1	R3 Residential		MRITYUNJOY ROY	Non-Vacant Sites included in 2008 and 2014 Housing Elements
City of Moreno Valley	13834 JEANETTE CT	92555	486370018		R3 Residential	R3		3	0.26	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant			1	1	R3 Residential		JEANINE W JACKMAN	Non-Vacant Sites included in 2008 and 2014 Housing Elements
City of Moreno Valley	13818 JEANETTE CT	92555	486370019		R3 Residential	R3		3	0.26	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant			1	1	R3 Residential		FIBANEZ NIETO OMAR	Non-Vacant Sites included in 2008 and 2014 Housing Elements
City of Moreno Valley	13802 JEANETTE CT	92555	486370020		R3 Residential	R3		3	0.29	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant			1	1	R3 Residential		SHAWENTI SHEATS	Non-Vacant Sites included in 2008 and 2014 Housing Elements
City of Moreno Valley	13786 JEANETTE CT	92555	486370021		R3 Residential	R3		3	0.30	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant			1	1	R3 Residential		ADRIAN CFARIC	Non-Vacant Sites included in 2008 and 2014 Housing Elements
City of Moreno Valley	13785 JEANETTE CT	92555	486370022		R3 Residential	R3		3	0.30	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant			1	1	R3 Residential		RICARDO GOMEZ	Non-Vacant Sites included in 2008 and 2014 Housing Elements
City of Moreno Valley	13801 JEANETTE CT	92555	486370023		R3 Residential	R3		3	0.29	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant			1	1	R3 Residential		RICARDO RAMIREZ	Non-Vacant Sites included in 2008 and 2014 Housing Elements
City of Moreno Valley	13817 JEANETTE CT	92555	486370024		R3 Residential	R3		3	0.26	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant			1	1	R3 Residential		WILFRIDO VICENTE	Non-Vacant Sites included in 2008 and 2014 Housing Elements
City of Moreno Valley	13833 JEANETTE CT	92555	486370025		R3 Residential	R3		3	0.27	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant			1	1	R3 Residential		RODOLFO D ESTRELLA	Non-Vacant Sites included in 2008 and 2014 Housing Elements
City of Moreno Valley	13832 NATHAN PL	92555	486370026		R3 Residential	R3		3	0.27	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant			1	1	R3 Residential		ALTHIA CREE DOUGLAS	Non-Vacant Sites included in 2008 and 2014 Housing Elements
City of Moreno Valley	13816 NATHAN PL	92555	486370027		R3 Residential	R3		3	0.26	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant			1	1	R3 Residential		FAZAL ANSARI	Non-Vacant Sites included in 2008 and 2014 Housing Elements
City of Moreno Valley	13800 NATHAN PL	92555	486370028		R3 Residential	R3		3	0.29	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant			1	1	R3 Residential		KATRICE LESHON FALCONER	Non-Vacant Sites included in 2008 and 2014 Housing Elements
City of Moreno Valley	13784 NATHAN PL	92555	486370029		R3 Residential	R3		3	0.30	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant			1	1	R3 Residential		MICHAEL LEE KELLY	Non-Vacant Sites included in 2008 and 2014 Housing Elements
City of Moreno Valley	13783 NATHAN PL	92555	486370030		R3 Residential	R3		3	0.30	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant			1	1	R3 Residential		JOHNNY JASON BARCENAS	Non-Vacant Sites included in 2008 and 2014 Housing Elements
City of Moreno Valley	13799 NATHAN PL	92555	486370031		R3 Residential	R3		3	0.28	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant			1	1	R3 Residential		TARA MARIE LAMBERT	Non-Vacant Sites included in 2008 and 2014 Housing Elements
City of Moreno Valley	13815 NATHAN PL	92555	486370032		R3 Residential	R3		3	0.26	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant			1	1	R3 Residential		KEITH M HAUFFEN	Non-Vacant Sites included in 2008 and 2014 Housing Elements
City of Moreno Valley	13831 NATHAN PL	92555	486370033		R3 Residential	R3		3	0.27	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant			1	1	R3 Residential		NOEL JEROME JOYNER	Non-Vacant Sites included in 2008 and 2014 Housing Elements
City of Moreno Valley	27797 OWEN DR	92555	486371001		R3 Residential	R3		3	0.23	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant			1	1	R3 Residential		MICHAEL MARSHALL	Non-Vacant Sites included in 2008 and 2014 Housing Elements
City of Moreno Valley	27815 OWEN DR	92555	486371002		R3 Residential	R3		3	0.23	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant			1	1	R3 Residential		ROBERT N COX	Non-Vacant Sites included in 2008 and 2014 Housing Elements
City of Moreno Valley	27833 OWEN DR	92555	486371003		R3 Residential	R3		3	0.23	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant			1	1	R3 Residential		KRISTINA LOPEZ	Non-Vacant Sites included in 2008 and 2014 Housing Elements
City of Moreno Valley	27851 OWEN DR	92555	486371004		R3 Residential	R3		3	0.23	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant			1	1	R3 Residential		JUAN M ANDRADE	Non-Vacant Sites included in 2008 and 2014 Housing Elements
City of Moreno Valley	27869 OWEN DR	92555	486371005		R3 Residential	R3		3	0.23	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant			1	1	R3 Residential		SABINA FELIX	Non-Vacant Sites included in 2008 and 2014 Housing Elements
City of Moreno Valley	27887 OWEN DR	92555	486371006		R3 Residential	R3		3	0.23	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant			1	1	R3 Residential		JOSE L HERNANDEZ	Non-Vacant Sites included in 2008 and 2014 Housing Elements
City of Moreno Valley	27905 OWEN DR	92555	486371007		R3 Residential	R3		3	0.23	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant			1	1	R3 Residential		JUAN CARLOS RODRIGUEZ	Non-Vacant Sites included in 2008 and 2014 Housing Elements
City of Moreno Valley	27923 OWEN DR	92555	486371008		R3 Residential	R3		3	0.25	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant			1	1	R3 Residential		ERNESTO R ARENZANA AGUILA	Non-Vacant Sites included in 2008 and 2014 Housing Elements
City of Moreno Valley	27941 OWEN DR	92555	486371009		R3 Residential	R3		3	0.29	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant			1	1	R3 Residential		ROBERT JULIAN DURAN	Non-Vacant Sites included in 2008 and 2014 Housing Elements
City of Moreno Valley	27959 OWEN DR	92555	486371010		R3 Residential	R3		3	0.23	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant			1	1	R3 Residential		WILLIAM ORLANDO BERMUDEZ	Non-Vacant Sites included in 2008 and 2014 Housing Elements
City of Moreno Valley	27977 OWEN DR	92555	486371011		R3 Residential	R3		3	0.23	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant			1	1	R3 Residential		GARY RAMIREZ	Non-Vacant Sites included in 2008 and 2014 Housing Elements
City of Moreno Valley	27995 OWEN DR	92555	486371012		R3 Residential	R3		3	0.23	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant			1	1	R3 Residential		ADAN ORTEZ	Non-Vacant Sites included in 2008 and 2014 Housing Elements
City of Moreno Valley	27978 OWEN DR	92555	486371013		R3 Residential	R3		3	0.32	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant			1	1	R3 Residential		TOMMY JOHNSON	Non-Vacant Sites included in 2008 and 2014 Housing Elements
City of Moreno Valley	27962 OWEN DR	92555	486371014		R3 Residential	R3		3	0.19	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant			1	1	R3 Residential		CARLTON ARMSTRONG	Non-Vacant Sites included in 2008 and 2014 Housing Elements
City of Moreno Valley	27944 OWEN DR	92555	486371015		R3 Residential	R3		3	0.23	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant			1	1	R3 Residential		JOSE P LASTRA	Non-Vacant Sites included in 2008 and 2014 Housing Elements
City of Moreno Valley	27948 AIDAN CIR	92555	486371016		R3 Residential	R3		3	0.26	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant			1	1	R3 Residential		FRANCINEL PRAPIM	Non-Vacant Sites included in 2008 and 2014 Housing Elements
City of Moreno Valley	27963 AIDAN CIR	92555	486371017		R3 Residential	R3		3	0.23	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant			1	1	R3 Residential		SERGIO OMAR GUTIERREZ AGUIRRE	Non-Vacant Sites included in 2008 and 2014 Housing Elements
City of Moreno Valley	27977 AIDAN CIR	92555	486371018		R3 Residential	R3		3	0.31	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant			1	1	R3 Residential		KATELYN D AUGUSTINE	Non-Vacant Sites included in 2008 and 2014 Housing Elements
City of Moreno Valley	AIDAN CIR	92555	486371019		R3 Residential	R3		3	0.23	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant			1	1	R3 Residential		ISAAC AGUIRRE	Non-Vacant Sites included in 2008 and 2014 Housing Elements

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City of Moreno Valley	27960 AIDAN CIR	92555	486371021		R3 Residential	R3		3	0.25	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant			1	1	R3 Residential	MICHAEL A THOMAS	Non-Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	27942 AIDAN CIR	92555	486371013		R3 Residential	R3		3	0.27	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant			1	1	R3 Residential	LINDA CHONIPPE ROBINSON	Non-Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	OWEN DR	92555	486371023		R3 Residential	R3		3	0.23	Utilities	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant			1	1	R3 Residential	ESTANCIA MORENO VALLEY ASSN	Non-Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	27147 CANYON ROCK CT	92555	486410004		R15 Residential	R15		15	0.07	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element		1		1	R15 Residential	BEAZER HOMES HOLDINGS CORP	Vacant Sites not included in previous Housing Elements
City of Moreno Valley	27155 CANYON ROCK CT	92555	486410002		R15 Residential	R15		15	0.06	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element					R15 Residential	BEAZER HOMES HOLDINGS CORP	Vacant Sites not included in previous Housing Elements
City of Moreno Valley	27163 CANYON ROCK CT	92555	486410003		R15 Residential	R15		15	0.06	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element					R15 Residential	BEAZER HOMES HOLDINGS CORP	Vacant Sites not included in previous Housing Elements
City of Moreno Valley	27171 CANYON ROCK CT	92555	486410004		R15 Residential	R15		15	0.06	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element					R15 Residential	BEAZER HOMES HOLDINGS CORP	Vacant Sites not included in previous Housing Elements
City of Moreno Valley	27179 CANYON ROCK CT	92555	486410005		R15 Residential	R15		15	0.06	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element					R15 Residential	BEAZER HOMES HOLDINGS CORP	Vacant Sites not included in previous Housing Elements
City of Moreno Valley	27182 CANYON ROCK CT	92555	486410006		R15 Residential	R15		15	0.05	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element		1		1	R15 Residential	BEAZER HOMES HOLDINGS CORP	Vacant Sites not included in previous Housing Elements
City of Moreno Valley	27174 CANYON ROCK CT	92555	486410007		R15 Residential	R15		15	0.06	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element		1		1	R15 Residential	BEAZER HOMES HOLDINGS CORP	Vacant Sites not included in previous Housing Elements
City of Moreno Valley	27166 CANYON ROCK CT	92555	486410008		R15 Residential	R15		15	0.05	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element		1		1	R15 Residential	BEAZER HOMES HOLDINGS CORP	Vacant Sites not included in previous Housing Elements
City of Moreno Valley	27158 CANYON ROCK CT	92555	486410009		R15 Residential	R15		15	0.06	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element		1		1	R15 Residential	BEAZER HOMES HOLDINGS CORP	Vacant Sites not included in previous Housing Elements
City of Moreno Valley	27150 CANYON ROCK CT	92555	486410010		R15 Residential	R15		15	0.07	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element		1		1	R15 Residential	BEAZER HOMES HOLDINGS CORP	Vacant Sites not included in previous Housing Elements
City of Moreno Valley	27149 GILDED WAY	92555	486410011		R15 Residential	R15		15	0.07	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element				1	R15 Residential	BEAZER HOMES HOLDINGS CORP	Vacant Sites not included in previous Housing Elements
City of Moreno Valley	27157 GILDED WAY	92555	486410012		R15 Residential	R15		15	0.06	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element		1		1	R15 Residential	BEAZER HOMES HOLDINGS CORP	Vacant Sites not included in previous Housing Elements
City of Moreno Valley	27165 GILDED WAY	92555	486410013		R15 Residential	R15		15	0.05	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element		1		1	R15 Residential	BEAZER HOMES HOLDINGS CORP	Vacant Sites not included in previous Housing Elements
City of Moreno Valley	27173 GILDED WAY	92555	486410014		R15 Residential	R15		15	0.05	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element		1		1	R15 Residential	BEAZER HOMES HOLDINGS CORP	Vacant Sites not included in previous Housing Elements
City of Moreno Valley	27181 GILDED WAY	92555	486410015		R15 Residential	R15		15	0.05	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element		1		1	R15 Residential	BEAZER HOMES HOLDINGS CORP	Vacant Sites not included in previous Housing Elements
City of Moreno Valley	27184 GILDED WAY	92555	486410016		R15 Residential	R15		15	0.05	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element		1		1	R15 Residential	BEAZER HOMES HOLDINGS CORP	Vacant Sites not included in previous Housing Elements
City of Moreno Valley	27176 GILDED WAY	92555	486410017		R15 Residential	R15		15	0.06	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element				1	R15 Residential	BEAZER HOMES HOLDINGS CORP	Vacant Sites not included in previous Housing Elements
City of Moreno Valley	27168 GILDED WAY	92555	486410018		R15 Residential	R15		15	0.06	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element		1		1	R15 Residential	BEAZER HOMES HOLDINGS CORP	Vacant Sites not included in previous Housing Elements
City of Moreno Valley	27160 GILDED WAY	92555	486410019		R15 Residential	R15		15	0.06	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element		1		1	R15 Residential	BEAZER HOMES HOLDINGS CORP	Vacant Sites not included in previous Housing Elements
City of Moreno Valley	27152 GILDED WAY	92555	486410020		R15 Residential	R15		15	0.07	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element		1		1	R15 Residential	BEAZER HOMES HOLDINGS CORP	Vacant Sites not included in previous Housing Elements
City of Moreno Valley	27151 STEATITE CT	92555	486410021		R15 Residential	R15		15	0.07	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element		1		1	R15 Residential	BEAZER HOMES HOLDINGS CORP	Vacant Sites not included in previous Housing Elements
City of Moreno Valley	27159 STEATITE CT	92555	486410022		R15 Residential	R15		15	0.06	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element		1		1	R15 Residential	BEAZER HOMES HOLDINGS CORP	Vacant Sites not included in previous Housing Elements
City of Moreno Valley	27167 STEATITE CT	92555	486410023		R15 Residential	R15		15	0.06	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element		1		1	R15 Residential	BEAZER HOMES HOLDINGS CORP	Vacant Sites not included in previous Housing Elements
City of Moreno Valley	27175 STEATITE CT	92555	486410024		R15 Residential	R15		15	0.05	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element		1		1	R15 Residential	BEAZER HOMES HOLDINGS CORP	Vacant Sites not included in previous Housing Elements
City of Moreno Valley	27183 STEATITE CT	92555	486410025		R15 Residential	R15		15	0.05	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element		1		1	R15 Residential	BEAZER HOMES HOLDINGS CORP	Vacant Sites not included in previous Housing Elements
City of Moreno Valley	27191 STEATITE CT	92555	486410026		R15 Residential	R15		15	0.05	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element		1		1	R15 Residential	BEAZER HOMES HOLDINGS CORP	Vacant Sites not included in previous Housing Elements
City of Moreno Valley	27194 STEATITE CT	92555	486410027		R15 Residential	R15		15	0.06	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element				1	R15 Residential	BEAZER HOMES HOLDINGS CORP	Vacant Sites not included in previous Housing Elements
City of Moreno Valley	27178 STEATITE CT	92555	486410028		R15 Residential	R15		15	0.05	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element		1		1	R15 Residential	BEAZER HOMES HOLDINGS CORP	Vacant Sites not included in previous Housing Elements
City of Moreno Valley	27170 STEATITE CT	92555	486410029		R15 Residential	R15		15	0.05	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element		1		1	R15 Residential	BEAZER HOMES HOLDINGS CORP	Vacant Sites not included in previous Housing Elements
City of Moreno Valley	27162 STEATITE CT	92555	486410030		R15 Residential	R15		15	0.05	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element		1		1	R15 Residential	BEAZER HOMES HOLDINGS CORP	Vacant Sites not included in previous Housing Elements
City of Moreno Valley	27154 STEATITE CT	92555	486410031		R15 Residential	R15		15	0.07	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element		1		1	R15 Residential	BEAZER HOMES HOLDINGS CORP	Vacant Sites not included in previous Housing Elements
City of Moreno Valley	12808 CROWN HILL WAY	92555	486410032		R15 Residential	R15		15	0.06	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element		1		1	R15 Residential	BEAZER HOMES HOLDINGS CORP	Vacant Sites not included in previous Housing Elements
City of Moreno Valley	12816 CROWN HILL WAY	92555	486410033		R15 Residential	R15		15	0.05	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element		1		1	R15 Residential	BEAZER HOMES HOLDINGS CORP	Vacant Sites not included in previous Housing Elements
City of Moreno Valley	12824 CROWN HILL WAY	92555	486410034		R15 Residential	R15		15	0.05	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element		1		1	R15 Residential	BEAZER HOMES HOLDINGS CORP	Vacant Sites not included in previous Housing Elements
City of Moreno Valley	12832 CROWN HILL WAY	92555	486410035		R15 Residential	R15		15	0.06	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element		1		1	R15 Residential	BEAZER HOMES HOLDINGS CORP	Vacant Sites not included in previous Housing Elements
City of Moreno Valley	12840 CROWN HILL WAY	92555	486410036		R15 Residential	R15		15	0.05	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element		1		1	R15 Residential	BEAZER HOMES HOLDINGS CORP	Vacant Sites not included in previous Housing Elements
City of Moreno Valley	12848 CROWN HILL WAY	92555	486410037		R15 Residential	R15		15	0.06	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element		1		1	R15 Residential	BEAZER HOMES HOLDINGS CORP	Vacant Sites not included in previous Housing Elements
City of Moreno Valley	12856 CROWN HILL WAY	92555	486410038		R15 Residential	R15		15	0.06	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element		1		1	R15 Residential	BEAZER HOMES HOLDINGS CORP	Vacant Sites not included in previous Housing Elements
City of Moreno Valley	12864 CROWN HILL WAY	92555	486410039		R15 Residential	R15		15	0.06	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element		1		1	R15 Residential	BEAZER HOMES HOLDINGS CORP	Vacant Sites not included in previous Housing Elements
City of Moreno Valley	12872 CROWN HILL WAY	92555	486410040		R15 Residential	R15		15	0.06	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element		1		1	R15 Residential	BEAZER HOMES HOLDINGS CORP	Vacant Sites not included in previous Housing Elements
City of Moreno Valley	12880 CROWN HILL WAY	92555	486410041		R15 Residential	R15		15	0.06	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element		1		1	R15 Residential	BEAZER HOMES HOLDINGS CORP	Vacant Sites not included in previous Housing Elements
City of Moreno Valley	12888 CROWN HILL WAY	92555	486410042		R15 Residential	R15		15	0.06	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element		1		1	R15 Residential	BEAZER HOMES HOLDINGS CORP	Vacant Sites not included in previous Housing Elements
City of Moreno Valley	12896 CROWN HILL WAY	92555	486410043		R15 Residential	R15		15	0.05	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element		1		1	R15 Residential	BEAZER HOMES HOLDINGS CORP	Vacant Sites not included in previous Housing Elements
City of Moreno Valley	12904 CROWN HILL WAY	92555	486410044		R15 Residential	R15		15	0.06	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element		1		1	R15 Residential	BEAZER HOMES HOLDINGS CORP	Vacant Sites not included in previous Housing Elements
City of Moreno Valley	12912 CROWN HILL WAY	92555	486410045		R15 Residential	R15		15	0.06	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element		1		1	R15 Residential	BEAZER HOMES HOLDINGS CORP	Vacant Sites not included in previous Housing Elements
City of Moreno Valley	12920 CROWN HILL WAY	92555	486410046		R15 Residential	R15		15	0.06	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element		1		1	R15 Residential	BEAZER HOMES HOLDINGS CORP	Vacant Sites not included in previous Housing Elements
City of Moreno Valley	12928 CROWN HILL WAY	92555	486410047		R15 Residential	R15		15	0.06	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element		1		1	R15 Residential	BEAZER HOMES HOLDINGS CORP	Vacant Sites not included in previous Housing Elements

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City of Moreno Valley	[illegible] HILL WAY	[illegible]	[illegible]		[illegible]	[illegible]				[illegible]	[illegible]	[illegible]	[illegible]						[illegible]	[illegible]	[illegible]
City of Moreno Valley	12893 BRECCIA WAY	92555	484410042		R15 Residential	R15			15	0.05	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element				1	1	R15 Residential	BEAZER HOMES HOLDINGS CORP	Vacant Sites not included in previous Housing Elements
City of Moreno Valley	12885 BRECCIA WAY	92555	484410043		R15 Residential	R15			15	0.05	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element				1	1	R15 Residential	BEAZER HOMES HOLDINGS CORP	Vacant Sites not included in previous Housing Elements
City of Moreno Valley	12877 BRECCIA WAY	92555	484410051		R15 Residential	R15			15	0.05	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element				1	1	R15 Residential	BEAZER HOMES HOLDINGS CORP	Vacant Sites not included in previous Housing Elements
City of Moreno Valley	12868 BRECCIA WAY	92555	484410052		R15 Residential	R15			15	0.05	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element				1	1	R15 Residential	BEAZER HOMES HOLDINGS CORP	Vacant Sites not included in previous Housing Elements
City of Moreno Valley	12861 BRECCIA WAY	92555	484410053		R15 Residential	R15			15	0.05	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element				1	1	R15 Residential	BEAZER HOMES HOLDINGS CORP	Vacant Sites not included in previous Housing Elements
City of Moreno Valley	12849 BRECCIA WAY	92555	484410054		R15 Residential	R15			15	0.05	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element				1	1	R15 Residential	BEAZER HOMES HOLDINGS CORP	Vacant Sites not included in previous Housing Elements
City of Moreno Valley	12841 BRECCIA WAY	92555	484410055		R15 Residential	R15			15	0.05	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element				1	1	R15 Residential	BEAZER HOMES HOLDINGS CORP	Vacant Sites not included in previous Housing Elements
City of Moreno Valley	12833 BRECCIA WAY	92555	484410056		R15 Residential	R15			15	0.05	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element				1	1	R15 Residential	BEAZER HOMES HOLDINGS CORP	Vacant Sites not included in previous Housing Elements
City of Moreno Valley	12825 BRECCIA WAY	92555	484410057		R15 Residential	R15			15	0.05	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element				1	1	R15 Residential	BEAZER HOMES HOLDINGS CORP	Vacant Sites not included in previous Housing Elements
City of Moreno Valley	12817 BRECCIA WAY	92555	484410058		R15 Residential	R15			15	0.05	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element				1	1	R15 Residential	BEAZER HOMES HOLDINGS CORP	Vacant Sites not included in previous Housing Elements
City of Moreno Valley	12809 BRECCIA WAY	92555	484410059		R15 Residential	R15			15	0.09	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element						R15 Residential	BEAZER HOMES HOLDINGS CORP	Vacant Sites not included in previous Housing Elements
City of Moreno Valley	CROWN HILL WAY	92555	484410060		R15 Residential	R15			15	0.08	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element						R15 Residential	BEAZER HOMES HOLDINGS CORP	Vacant Sites not included in previous Housing Elements
City of Moreno Valley	CROWN HILL WAY	92555	484410061		R15 Residential	R15			15	0.02	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element						R15 Residential	BEAZER HOMES HOLDINGS CORP	Vacant Sites not included in previous Housing Elements
City of Moreno Valley	CROWN HILL WAY	92555	484410062		R15 Residential	R15			15	0.05	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element						R15 Residential	BEAZER HOMES HOLDINGS CORP	Vacant Sites not included in previous Housing Elements
City of Moreno Valley	CROWN HILL WAY	92555	484410063		R15 Residential	R15			15	0.01	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element						R15 Residential	BEAZER HOMES HOLDINGS CORP	Vacant Sites not included in previous Housing Elements
City of Moreno Valley	EUCALYPTUS AVE	92555	486410064		R15 Residential	R15			15	0.13	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element						R15 Residential	BEAZER HOMES HOLDINGS CORP	Vacant Sites not included in previous Housing Elements
City of Moreno Valley	CROWN HILL WAY	92555	486410065		R15 Residential	R15			15	0.06	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element						R15 Residential	BEAZER HOMES HOLDINGS CORP	Vacant Sites not included in previous Housing Elements
City of Moreno Valley	CROWN HILL WAY	92555	486410066		R15 Residential	R15			15	0.03	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element				1	1	R15 Residential	BEAZER HOMES HOLDINGS CORP	Vacant Sites not included in previous Housing Elements
City of Moreno Valley	EUCALYPTUS AVE	92555	486410067		R15 Residential	R15			15	0.08	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element						R15 Residential	BEAZER HOMES HOLDINGS CORP	Vacant Sites not included in previous Housing Elements
City of Moreno Valley	STONEBURN WAY	92555	486410068		R15 Residential	R15			15	0.02	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element						R15 Residential	BEAZER HOMES HOLDINGS CORP	Vacant Sites not included in previous Housing Elements
City of Moreno Valley	CROWN HILL WAY	92555	486410069		R15 Residential	R15			15	1.01	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element						R15 Residential	BEAZER HOMES HOLDINGS CORP	Vacant Sites not included in previous Housing Elements
City of Moreno Valley	12874 BRECCIA WAY	92555	486420001		R15 Residential	R15			15	0.05	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element				1	1	R15 Residential	BEAZER HOMES HOLDINGS CORP	Vacant Sites not included in previous Housing Elements
City of Moreno Valley	12862 BRECCIA WAY	92555	486420002		R15 Residential	R15			15	0.05	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element				1	1	R15 Residential	BEAZER HOMES HOLDINGS CORP	Vacant Sites not included in previous Housing Elements
City of Moreno Valley	12863 GREENSTONE WAY	92555	486420003		R15 Residential	R15			15	0.05	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element				1	1	R15 Residential	BEAZER HOMES HOLDINGS CORP	Vacant Sites not included in previous Housing Elements
City of Moreno Valley	12875 GREENSTONE WAY	92555	486420004		R15 Residential	R15			15	0.05	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element				1	1	R15 Residential	BEAZER HOMES HOLDINGS CORP	Vacant Sites not included in previous Housing Elements
City of Moreno Valley	12891 GREENSTONE WAY	92555	486420005		R15 Residential	R15			15	0.05	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element				1	1	R15 Residential	BEAZER HOMES HOLDINGS CORP	Vacant Sites not included in previous Housing Elements
City of Moreno Valley	12843 GREENSTONE WAY	92555	486420006		R15 Residential	R15			15	0.05	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element				1	1	R15 Residential	BEAZER HOMES HOLDINGS CORP	Vacant Sites not included in previous Housing Elements
City of Moreno Valley	12835 GREENSTONE WAY	92555	486420007		R15 Residential	R15			15	0.05	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element				1	1	R15 Residential	BEAZER HOMES HOLDINGS CORP	Vacant Sites not included in previous Housing Elements
City of Moreno Valley	12827 GREENSTONE WAY	92555	486420008		R15 Residential	R15			15	0.05	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element				1	1	R15 Residential	BEAZER HOMES HOLDINGS CORP	Vacant Sites not included in previous Housing Elements
City of Moreno Valley	12819 GREENSTONE WAY	92555	486420009		R15 Residential	R15			15	0.05	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element				1	1	R15 Residential	BEAZER HOMES HOLDINGS CORP	Vacant Sites not included in previous Housing Elements
City of Moreno Valley	12811 GREENSTONE WAY	92555	486420010		R15 Residential	R15			15	0.05	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element				1	1	R15 Residential	BEAZER HOMES HOLDINGS CORP	Vacant Sites not included in previous Housing Elements
City of Moreno Valley	12814 GREENSTONE WAY	92555	486420011		R15 Residential	R15			15	0.05	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element				1	1	R15 Residential	BEAZER HOMES HOLDINGS CORP	Vacant Sites not included in previous Housing Elements
City of Moreno Valley	12822 GREENSTONE WAY	92555	4[illegible]0012		R15 Residential	R15			15	0.05	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element				1	1	R15 Residential	BEAZER HOMES HOLDINGS CORP	Vacant Sites not included in previous Housing Elements
City of Moreno Valley	12830 GREENSTONE WAY	92555	486420013		R15 Residential	R15			15	0.05	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element				1	1	R15 Residential	BEAZER HOMES HOLDINGS CORP	Vacant Sites not included in previous Housing Elements
City of Moreno Valley	12838 GREENSTONE WAY	92555	486420014		R15 Residential	R15			15	0.05	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element				1	1	R15 Residential	BEAZER HOMES HOLDINGS CORP	Vacant Sites not included in previous Housing Elements
City of Moreno Valley	12846 GREENSTONE WAY	92555	486420015		R15 Residential	R15			15	0.05	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element				1	1	R15 Residential	BEAZER HOMES HOLDINGS CORP	Vacant Sites not included in previous Housing Elements
City of Moreno Valley	12854 GREENSTONE WAY	92555	486420016		R15 Residential	R15			15	0.05	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element				1	1	R15 Residential	BEAZER HOMES HOLDINGS CORP	Vacant Sites not included in previous Housing Elements
City of Moreno Valley	12862 GREENSTONE WAY	92555	486420017		R15 Residential	R15			15	0.05	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element				1	1	R15 Residential	BEAZER HOMES HOLDINGS CORP	Vacant Sites not included in previous Housing Elements
City of Moreno Valley	12870 GREENSTONE WAY	92555	486420018		R15 Residential	R15			15	0.05	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element				1	1	R15 Residential	BEAZER HOMES HOLDINGS CORP	Vacant Sites not included in previous Housing Elements
City of Moreno Valley	12878 GREENSTONE WAY	92555	486420019		R15 Residential	R15			15	0.05	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element				1	1	R15 Residential	BEAZER HOMES HOLDINGS CORP	Vacant Sites not included in previous Housing Elements
City of Moreno Valley	12886 GREENSTONE WAY	92555	486420020		R15 Residential	R15			15	0.05	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element				1	1	R15 Residential	BEAZER HOMES HOLDINGS CORP	Vacant Sites not included in previous Housing Elements
City of Moreno Valley	17337 CAPROCK WAY	92555	486420021		R15 Residential	R15			15	0.05	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element				1	1	R15 Residential	BEAZER HOMES HOLDINGS CORP	Vacant Sites not included in previous Housing Elements
City of Moreno Valley	17329 CAPROCK WAY	92555	486420022		R15 Residential	R15			15	0.05	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element				1	1	R15 Residential	BEAZER HOMES HOLDINGS CORP	Vacant Sites not included in previous Housing Elements
City of Moreno Valley	17321 CAPROCK WAY	92555	486420023		R15 Residential	R15			15	0.05	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element				1	1	R15 Residential	BEAZER HOMES HOLDINGS CORP	Vacant Sites not included in previous Housing Elements
City of Moreno Valley	17313 CAPROCK WAY	92555	486420024		R15 Residential	R15			15	0.05	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element				1	1	R15 Residential	BEAZER HOMES HOLDINGS CORP	Vacant Sites not included in previous Housing Elements
City of Moreno Valley	17305 CAPROCK WAY	92555	486420025		R15 Residential	R15			15	0.05	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element				1	1	R15 Residential	BEAZER HOMES HOLDINGS CORP	Vacant Sites not included in previous Housing Elements
City of Moreno Valley	17297 CAPROCK WAY	92555	486420026		R15 Residential	R15			15	0.05	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element				1	1	R15 Residential	BEAZER HOMES HOLDINGS CORP	Vacant Sites not included in previous Housing Elements
City of Moreno Valley	17289 CAPROCK WAY	92555	486420027		R15 Residential	R15			15	0.05	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element				1	1	R15 Residential	BEAZER HOMES HOLDINGS CORP	Vacant Sites not included in previous Housing Elements
City of Moreno Valley	17281 CAPROCK WAY	92555	486420028		R15 Residential	R15			15	0.05	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element				1	1	R15 Residential	BEAZER HOMES HOLDINGS CORP	Vacant Sites not included in previous Housing Elements
City of Moreno Valley	12752 GREENSTONE WAY	92555	486420029		R15 Residential	R15			15	0.05	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element				1	1	R15 Residential	BEAZER HOMES HOLDINGS CORP	Vacant Sites not included in previous Housing Elements

2021-29 Moreno Valley Housing Sites Inventory

Jurisdiction Name	Site Address/Intersection	Assessor Parcel Number	Consolidation Sites	General Plan Designation (Current)	Zoning Designation (Current)	Minimum Density Allowed (units/acre)	Max Density Allowed (units/acre)	Parcel Size (Acres)	Existing Uses	Infrastructure	Publicly-Owned	Site Status	Description of Constraints and Typical Density Assumptions	Lower Income Capacity	Moderate Income Capacity	Above Moderate Income Capacity	Total Capacity	Proposed General Plan/SP Designation	Ownership	Site Number
City of Moreno Valley	12768 GREENSTONE WAY	92555	486420281		R15 Residential	R15		15	0.05	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Not Used In Prior Housing Element		1		1	R15 Residential	BEAZER HOMES HOLDINGS CORP	Vacant Sites not Included in previous Housing Elements
City of Moreno Valley	12760 RED ROCK RD	92555	486420282		R15 Residential	R15		15	0.05	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element		1		1	R15 Residential	BEAZER HOMES HOLDINGS CORP	Vacant Sites not Included in previous Housing Elements
City of Moreno Valley	27328 RED ROCK RD	92555	486420033		R15 Residential	R15		15	0.05	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element		1		1	R15 Residential	BEAZER HOMES HOLDINGS CORP	Vacant Sites not Included in previous Housing Elements
City of Moreno Valley	27336 RED ROCK RD	92555	486420034		R15 Residential	R15		15	0.05	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element		1		1	R15 Residential	BEAZER HOMES HOLDINGS CORP	Vacant Sites not Included in previous Housing Elements
City of Moreno Valley	27344 RED ROCK RD	92555	486420035		R15 Residential	R15		15	0.05	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element		1		1	R15 Residential	BEAZER HOMES HOLDINGS CORP	Vacant Sites not Included in previous Housing Elements
City of Moreno Valley	27352 RED ROCK RD	92555	486420036		R15 Residential	R15		15	0.05	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element		1		1	R15 Residential	BEAZER HOMES HOLDINGS CORP	Vacant Sites not Included in previous Housing Elements
City of Moreno Valley	27331 RED ROCK RD	92555	486420037		R15 Residential	R15		15	0.05	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element		1		1	R15 Residential	BEAZER HOMES HOLDINGS CORP	Vacant Sites not Included in previous Housing Elements
City of Moreno Valley	27339 RED ROCK RD	92555	486420038		R15 Residential	R15		15	0.05	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element		1		1	R15 Residential	BEAZER HOMES HOLDINGS CORP	Vacant Sites not Included in previous Housing Elements
City of Moreno Valley	27347 RED ROCK RD	92555	486420039		R15 Residential	R15		15	0.05	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element		1		1	R15 Residential	BEAZER HOMES HOLDINGS CORP	Vacant Sites not Included in previous Housing Elements
City of Moreno Valley	27326 BASALT WAY	92555	486420040		R15 Residential	R15		15	0.05	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element		1		1	R15 Residential	BEAZER HOMES HOLDINGS CORP	Vacant Sites not Included in previous Housing Elements
City of Moreno Valley	27334 BASALT WAY	92555	486420041		R15 Residential	R15		15	0.05	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element		1		1	R15 Residential	BEAZER HOMES HOLDINGS CORP	Vacant Sites not Included in previous Housing Elements
City of Moreno Valley	27342 BASALT WAY	92555	486420042		R15 Residential	R15		15	0.05	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element		1		1	R15 Residential	BEAZER HOMES HOLDINGS CORP	Vacant Sites not Included in previous Housing Elements
City of Moreno Valley	27350 BASALT WAY	92555	486420043		R15 Residential	R15		15	0.05	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element		1		1	R15 Residential	BEAZER HOMES HOLDINGS CORP	Vacant Sites not Included in previous Housing Elements
City of Moreno Valley	GREENSTONE WAY	92555	486420046		P15 Residential	R15		15	0.13	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element					R15 Residential	BEAZER HOMES HOLDINGS CORP	Vacant Sites not Included in previous Housing Elements
City of Moreno Valley	BRECCIA WAY	92555	486420047		R15 Residential	R15		15	0.08	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element		1		1	R15 Residential	BEAZER HOMES HOLDINGS CORP	Vacant Sites not Included in previous Housing Elements
City of Moreno Valley	GREENSTONE WAY	92555	486420048		R15 Residential	R15		15	0.04	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element					R15 Residential	BEAZER HOMES HOLDINGS CORP	Vacant Sites not Included in previous Housing Elements
City of Moreno Valley	GREENSTONE WAY	92555	486420049		R15 Residential	R15		15	0.01	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element					R15 Residential	BEAZER HOMES HOLDINGS CORP	Vacant Sites not Included in previous Housing Elements
City of Moreno Valley	GREENSTONE WAY	92555	486420050		R15 Residential	R15		15	0.93	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element					R15 Residential	BEAZER HOMES HOLDINGS CORP	Vacant Sites not Included in previous Housing Elements
City of Moreno Valley	SCREE WAY AND RED ROCK RD	92555	486420051		R15 Residential	R15		15	0.20	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element					R15 Residential	BEAZER HOMES HOLDINGS CORP	Vacant Sites not Included in previous Housing Elements
City of Moreno Valley	SCREE WAY AND RED ROCK RD	92555	486420052		R15 Residential	R15		15	0.09	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Elements - Vacant					R15 Residential	BEAZER HOMES HOLDINGS CORP	Vacant Sites Included in 2008 and 2014 Housing Elements
City of Moreno Valley	GREENSTONE WAY	92555	486420053		R15 Residential	R15		15	0.71	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element					R15 Residential	BEAZER HOMES HOLDINGS CORP	Vacant Sites not Included in previous Housing Elements
City of Moreno Valley	SCREE WAY AND RED ROCK RD	92555	486420054		R15 Residential	R15		15	0.90	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element					R15 Residential	BEAZER HOMES HOLDINGS CORP	Vacant Sites not Included in previous Housing Elements
City of Moreno Valley	EUCALYPTUS AVE	92555	488430001		R15 Residential	R15		15	0.18	Utilities	Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element					R15 Residential	EASTERN MUNICIPAL WATER DIST	Non-Vacant Sites not Included in previous Housing Elements
City of Moreno Valley	27571 EUCALYPTUS AVE	92555	488430002		R15 Residential	R15		15	0.16	Utilities	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non Vacant					R15 Residential	EASTERN MUNICIPAL WATER DIST	Non-Vacant Sites Included in 2008 and 2014 Housing Elements
City of Moreno Valley	12712 GREENSTONE WAY	92555	488430003		R15 Residential	R15		15	0.07	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element					R15 Residential	BEAZER HOMES HOLDINGS CORP	Vacant Sites not Included in previous Housing Elements
City of Moreno Valley	12720 GREENSTONE WAY	92555	488430004		R15 Residential	R15		15	0.05	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element				1	R15 Residential	BEAZER HOMES HOLDINGS CORP	Vacant Sites not Included in previous Housing Elements
City of Moreno Valley	12728 GREENSTONE WAY	92555	488430005		R15 Residential	R15		15	0.05	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element		1		1	R15 Residential	BEAZER HOMES HOLDINGS CORP	Vacant Sites not Included in previous Housing Elements
City of Moreno Valley	12736 GREENSTONE WAY	92555	488430006		R15 Residential	R15		15	0.09	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element		1		1	R15 Residential	BEAZER HOMES HOLDINGS CORP	Vacant Sites not Included in previous Housing Elements
City of Moreno Valley	12744 GREENSTONE WAY	92555	488430007		R15 Residential	R15		15	0.05	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element		1		1	R15 Residential	BEAZER HOMES HOLDINGS CORP	Vacant Sites not Included in previous Housing Elements
City of Moreno Valley	12727 MICA PL	92555	488430008		R15 Residential	R15		15	0.05	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element				1	R15 Residential	BEAZER HOMES HOLDINGS CORP	Vacant Sites not Included in previous Housing Element
City of Moreno Valley	12729 MICA PL	92555	488430009		R15 Residential	R15		15	0.05	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element		1		1	R15 Residential	BEAZER HOMES HOLDINGS CORP	Vacant Sites not Included in previous Housing Elements
City of Moreno Valley	12729 MICA PL	92555	488430010		R15 Residential	R15		15	0.05	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element		1		1	R15 Residential	BEAZER HOMES HOLDINGS CORP	Vacant Sites not Included in previous Housing Elements
City of Moreno Valley	12715 MICA PL	92555	488430011		R15 Residential	R15		15	0.05	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element		1		1	R15 Residential	BEAZER HOMES HOLDINGS CORP	Vacant Sites not Included in previous Housing Elements
City of Moreno Valley	12705 MICA PL	92555	488430012		R15 Residential	R15		15	0.06	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element				1	R15 Residential	BEAZER HOMES HOLDINGS CORP	Vacant Sites not Included in previous Housing Elements
City of Moreno Valley	12703 MICA PL	92555	488430013		R15 Residential	R15		15	0.06	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element		1		1	R15 Residential	BEAZER HOMES HOLDINGS CORP	Vacant Sites not Included in previous Housing Elements
City of Moreno Valley	12710 MICA PL	92555	488430014		R15 Residential	R15		15	0.05	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element				1	R15 Residential	BEAZER HOMES HOLDINGS CORP	Vacant Sites not Included in previous Housing Elements
City of Moreno Valley	12718 MICA PL	92555	488430015		R15 Residential	R15		15	0.05	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element		1		1	R15 Residential	BEAZER HOMES HOLDINGS CORP	Vacant Sites not Included in previous Housing Elements
City of Moreno Valley	12726 MICA PL	92555	488430016		R15 Residential	R15		15	0.05	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element		1		1	R15 Residential	BEAZER HOMES HOLDINGS CORP	Vacant Sites not Included in previous Housing Elements
City of Moreno Valley	12734 MICA PL	92555	488430017		R15 Residential	R15		15	0.05	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element		1		1	R15 Residential	BEAZER HOMES HOLDINGS CORP	Vacant Sites not Included in previous Housing Elements
City of Moreno Valley	12737 SCREE WAY	92555	488430018		R15 Residential	R15		15	0.05	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element		1		1	R15 Residential	BEAZER HOMES HOLDINGS CORP	Vacant Sites not Included in previous Housing Elements
City of Moreno Valley	12719 SCREE WAY	92555	488430019		R15 Residential	R15		15	0.05	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element		1		1	R15 Residential	BEAZER HOMES HOLDINGS CORP	Non-Vacant Sites not Included in previous Housing Elements
City of Moreno Valley	12711 SCREE WAY	92555	488430020		R15 Residential	R15		15	0.05	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element				1	R15 Residential	BEAZER HOMES HOLDINGS CORP	Non-Vacant Sites not Included in previous Housing Elements
City of Moreno Valley	12703 SCREE WAY	92555	488430021		R15 Residential	R15		15	0.05	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element		1		1	R15 Residential	BEAZER HOMES HOLDINGS CORP	Non-Vacant Sites not Included in previous Housing Elements
City of Moreno Valley	12695 SCREE WAY	92555	488430022		R15 Residential	R15		15	0.08	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element		1			R15 Residential	BEAZER HOMES HOLDINGS CORP	Vacant Sites not Included in previous Housing Elements
City of Moreno Valley	12692 SCREE WAY	92555	488430023		R15 Residential	R15		15	0.06	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element		1		1	R15 Residential	BEAZER HOMES HOLDINGS CORP	Vacant Sites not Included in previous Housing Elements
City of Moreno Valley	12700 SCREE WAY	92555	488430024		R15 Residential	R15		15	0.05	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element		1		1	R15 Residential	BEAZER HOMES HOLDINGS CORP	Vacant Sites not Included in previous Housing Elements
City of Moreno Valley	12708 SCREE WAY	92555	488430025		R15 Residential	R15		15	0.05	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element		1		1	R15 Residential	BEAZER HOMES HOLDINGS CORP	Vacant Sites not Included in previous Housing Elements
City of Moreno Valley	12716 SCREE WAY	92555	488430026		R15 Residential	R15		15	0.05	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element				1	R15 Residential	BEAZER HOMES HOLDINGS CORP	Vacant Sites not Included in previous Housing Elements
City of Moreno Valley	12724 SCREE WAY	92555	488430027		R15 Residential	R15		15	0.05	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element		1		1	R15 Residential	BEAZER HOMES HOLDINGS CORP	Vacant Sites not Included in previous Housing Elements
City of Moreno Valley	11717 IRONSTONE WAY	92555	488430028		P15 Residential	R15		15	0.05	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Elements - Vacant		1		1	R15 Residential	BEAZER HOMES HOLDINGS CORP	Vacant Sites Included in 2008 and 2014 Housing Element

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City of Moreno Valley	12701 IRONSTONE WAY	92555	486480029		R15 Residential	R15		15	0.05	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Elements - Vacant		1		1	R15 Residential	BEAZER HOMES HOLDINGS CORP	Vacant Sites Included in 2008 and 2014 Housing Element
City of Moreno Valley	12693 IRONSTONE WAY	92555	486480031		R15 Residential	R15		15	0.05	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Elements - Vacant		1		1	R15 Residential	BEAZER HOMES HOLDINGS CORP	Vacant Sites Included in 2008 and 2014 Housing Element
City of Moreno Valley	12685 IRONSTONE WAY	92555	486480032		R15 Residential	R15		15	0.07	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Elements - Vacant		1		1	R15 Residential	BEAZER HOMES HOLDINGS CORP	Vacant Sites Included in 2008 and 2014 Housing Element
City of Moreno Valley	12682 IRONSTONE WAY	92555	486480033		R15 Residential	R15		15	0.07	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Elements - Vacant		1		1	R15 Residential	BEAZER HOMES HOLDINGS CORP	Vacant Sites Included in 2008 and 2014 Housing Element
City of Moreno Valley	12690 IRONSTONE WAY	92555	486480034		R15 Residential	R15		15	0.05	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Elements - Vacant		1		1	R15 Residential	BEAZER HOMES HOLDINGS CORP	Vacant Sites Included in 2008 and 2014 Housing Element
City of Moreno Valley	12696 IRONSTONE WAY	92555	486480035		R15 Residential	R15		15	0.05	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Elements - Vacant		1		1	R15 Residential	BEAZER HOMES HOLDINGS CORP	Vacant Sites Included in 2008 and 2014 Housing Element
City of Moreno Valley	12704 IRONSTONE WAY	92555	486480036		R15 Residential	R15		15	0.05	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Elements - Vacant		1		1	R15 Residential	BEAZER HOMES HOLDINGS CORP	Vacant Sites Included in 2008 and 2014 Housing Element
City of Moreno Valley	12712 IRONSTONE WAY	92555	486480037		R15 Residential	R15		15	0.05	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Elements - Vacant		1		1	R15 Residential	BEAZER HOMES HOLDINGS CORP	Vacant Sites Included in 2008 and 2014 Housing Element
City of Moreno Valley	12707 TIGERS EYE WAY	92555	486480038		R15 Residential	R15		15	0.05	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant		1		1	R15 Residential	BELINDA BETTIS	Non-Vacant Sites Included in 2008 and 2014 Housing Element
City of Moreno Valley	12699 TIGERS EYE WAY	92555	486480039		R15 Residential	R15		15	0.05	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant		1		1	R15 Residential	JOE SMITH	Non-Vacant Sites Included in 2008 and 2014 Housing Element
City of Moreno Valley	12691 TIGERS EYE WAY	92555	486480040		R15 Residential	R15		15	0.05	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant		1		1	R15 Residential	TORIAN D WEBB	Non-Vacant Sites Included in 2008 and 2014 Housing Element
City of Moreno Valley	12683 TIGERS EYE WAY	92555	486480041		R15 Residential	R15		15	0.05	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant		1		1	R15 Residential	KHAIROB PHATHOON	Non-Vacant Sites Included in 2008 and 2014 Housing Element
City of Moreno Valley	12675 TIGERS EYE WAY	92555	486480042		R15 Residential	R15		15	0.07	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant		1		1	R15 Residential	MICHAEL WAYNE BETTIS	Non-Vacant Sites Included in 2008 and 2014 Housing Element
City of Moreno Valley	12670 TIGERS EYE WAY	92555	486480043		R15 Residential	R15		15	0.07	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant		1		1	R15 Residential	SHOMARI F NICKS	Non-Vacant Sites Included in 2008 and 2014 Housing Element
City of Moreno Valley	12678 TIGERS EYE WAY	92555	486480044		R15 Residential	R15		15	0.05	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant		1		1	R15 Residential	ROBERT T DIMERIN	Non-Vacant Sites Included in 2008 and 2014 Housing Element
City of Moreno Valley	12686 TIGERS EYE WAY	92555	486480045		R15 Residential	R15		15	0.05	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant		1		1	R15 Residential	AUGUST ANTHONY PARKER	Non-Vacant Sites Included in 2008 and 2014 Housing Element
City of Moreno Valley	12694 TIGERS EYE WAY	92555	486480046		R15 Residential	R15		15	0.05	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant		1		1	R15 Residential	BRIDGET R ROBINSON	Non-Vacant Sites Included in 2008 and 2014 Housing Element
City of Moreno Valley	12702 TIGERS EYE WAY	92555	486480047		R15 Residential	R15		15	0.05	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant		1		1	R15 Residential	TAMELITA THOMPSON	Non-Vacant Sites Included in 2008 and 2014 Housing Element
City of Moreno Valley	12697 HORFELS CT	92555	486480048		R15 Residential	R15		15	0.05	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant		1		1	R15 Residential	EFRAIDDO GONZALEZ	Non-Vacant Sites Included in 2008 and 2014 Housing Element
City of Moreno Valley	12689 HORFELS CT	92555	486480049		R15 Residential	R15		15	0.06	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant		1		1	R15 Residential	MARK KEPLER	Non-Vacant Sites Included in 2008 and 2014 Housing Element
City of Moreno Valley	12681 HORFELS CT	92555	486480050		R15 Residential	R15		15	0.05	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant		1		1	R15 Residential	SU HUANG	Non-Vacant Sites Included in 2008 and 2014 Housing Element
City of Moreno Valley	12673 HORFELS CT	92555	486480051		R15 Residential	R15		15	0.06	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant		2		1	R15 Residential	BENEDICT DIZON	Non-Vacant Sites Included in 2008 and 2014 Housing Element
City of Moreno Valley	12665 HORFELS CT	92555	486480052		R15 Residential	R15		15	0.06	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant		1		1	R15 Residential	RAMON A PINO	Non-Vacant Sites Included in 2008 and 2014 Housing Element
City of Moreno Valley	12652 HORFELS CT	92555	486480053		R15 Residential	R15		15	0.08	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant		1		1	R15 Residential	MONIQUE A CUSICK	Non-Vacant Sites Included in 2008 and 2014 Housing Element
City of Moreno Valley	12670 HORFELS WAY	92555	486480054		R15 Residential	R15		15	0.06	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant		1		1	R15 Residential	AMOREENA R ESPARZA	Non-Vacant Sites Included in 2008 and 2014 Housing Element
City of Moreno Valley	12686 HORFELS CT	92555	486480055		R15 Residential	R15		15	0.05	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant		1		1	R15 Residential	DARICK HICKS	Non-Vacant Sites Included in 2008 and 2014 Housing Element
City of Moreno Valley	12688 HORFELS CT	92555	486480056		R15 Residential	R15		15	0.05	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant		1		1	R15 Residential	ANDREA HAYNES	Non-Vacant Sites Included in 2008 and 2014 Housing Element
City of Moreno Valley	12694 HORFELS CT	92555	486480057		R15 Residential	R15		15	0.05	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant		1		1	R15 Residential	FRANCISCO BENJAMIN LOPEZ	Non-Vacant Sites Included in 2008 and 2014 Housing Element
City of Moreno Valley	27476 CAPROCK WAY	92555	486480058		R15 Residential	R15		15	0.05	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant		1		1	R15 Residential	LOUIE A RIBERRO	Non-Vacant Sites Included in 2008 and 2014 Housing Element
City of Moreno Valley	27484 CAPROCK WAY	92555	486480059		R15 Residential	R15		15	0.04	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant		1		1	R15 Residential	RYAN S STINSON	Non-Vacant Sites Included in 2008 and 2014 Housing Element
City of Moreno Valley	27492 CAPROCK WAY	92555	486480060		R15 Residential	R15		15	0.05	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant		1		1	R15 Residential	ALAN LIZARDI	Non-Vacant Sites Included in 2008 and 2014 Housing Element
City of Moreno Valley	27498 CAPROCK WAY	92555	486480061		R15 Residential	R15		15	0.05	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant		1		1	R15 Residential	CRISTINA SANCHEZ GUZMAN	Non-Vacant Sites Included in 2008 and 2014 Housing Element
City of Moreno Valley	EUCALYPTUS AVE	92555	486480062		R15 Residential	R15		15	0.16	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element					R15 Residential	BEAZER HOMES HOLDINGS CORP	Vacant Sites not included in previous Housing Element
City of Moreno Valley	CAPROCK WAY	92555	486480063		R15 Residential	R15		15	0.04	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element					R15 Residential	BEAZER HOMES HOLDINGS CORP	Vacant Sites not included in previous Housing Elements
City of Moreno Valley	CAPROCK WAY	92555	486480064		R15 Residential	R15		15	0.04	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element					R15 Residential	BEAZER HOMES HOLDINGS CORP	Vacant Sites not included in previous Housing Elements
City of Moreno Valley	CAPROCK WAY	92555	486480065		R15 Residential	R15		15	0.04	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element					R15 Residential	BEAZER HOMES HOLDINGS CORP	Vacant Sites not included in previous Housing Elements
City of Moreno Valley	CAPROCK WAY	92555	486480066		R15 Residential	R15		15	0.05	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Elements - Vacant					R15 Residential	BEAZER HOMES HOLDINGS CORP	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	CAPROCK WAY	92555	486480067		R15 Residential	R15		15	0.02	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Elements - Vacant					R15 Residential	BEAZER HOMES HOLDINGS CORP	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	CAPROCK WAY	92555	486480068		R15 Residential	R15		15	0.03	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Elements - Vacant					R15 Residential	BEAZER HOMES HOLDINGS CORP	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	CAPROCK WAY	92555	486480069		R15 Residential	R15		15	0.04	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Elements - Vacant					R15 Residential	BEAZER HOMES HOLDINGS CORP	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	EUCALYPTUS AVE	92555	486480070		R15 Residential	R15		15	0.16	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Elements - Vacant					R15 Residential	BEAZER HOMES HOLDINGS CORP	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	CAPROCK WAY	92555	486480071		R15 Residential	R15		15	0.04	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Elements - Vacant					R15 Residential	BEAZER HOMES HOLDINGS CORP	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	CAPROCK WAY	92555	486480072		R15 Residential	R15		15	1.66	Private Road	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant					R15 Residential	BEAZER HOMES HOLDINGS CORP	Non-Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	27493 CAPROCK WAY	92555	486480001		R15 Residential	R15		15	0.05	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant		1		1	R15 Residential	ELIZA REYES BAUTISTA	Non-Vacant Sites Included in 2008 and 2014 Housing Element
City of Moreno Valley	27485 CAPROCK WAY	92555	486480002		R15 Residential	R15		15	0.05	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant		1		1	R15 Residential	MANUEL F MORENO	Non-Vacant Sites Included in 2008 and 2014 Housing Element
City of Moreno Valley	27477 CAPROCK WAY	92555	486480003		R15 Residential	R15		15	0.05	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant		1		1	R15 Residential	DAWNA DENDY	Non-Vacant Sites Included in 2008 and 2014 Housing Element
City of Moreno Valley	27471 CAPROCK WAY	92555	486480004		R15 Residential	R15		15	0.05	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant		1		1	R15 Residential	ROSALIN MONTGOMERY BEAN	Non-Vacant Sites Included in 2008 and 2014 Housing Element
City of Moreno Valley	27463 CAPROCK WAY	92555	486480005		R15 Residential	R15		15	0.05	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant		1		1	R15 Residential	DAVID JOSIAH DAWSON	Non-Vacant Sites Included in 2008 and 2014 Housing Element
City of Moreno Valley	27457 CAPROCK WAY	92555	486480006		R15 Residential	R15		15	0.05	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant		1		1	R15 Residential	JESUS ADRIAN MORALES	Non-Vacant Sites Included in 2008 and 2014 Housing Element
City of Moreno Valley	27449 CAPROCK WAY	92555	486480007		R15 Residential	R15		15	0.05	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant		1		1	R15 Residential	GABRIEL CHRISTOPHER REYES	Non-Vacant Sites Included in 2008 and 2014 Housing Element

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City of Moreno Valley	27461 CAPROCK WAY	92555	488440008		R15 Residential	R15		15	0.05	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant			1		1	R15 Residential	[illegible]	Non-Vacant Sites Included in 2008 and 2014 Housing Element
City of Moreno Valley	27455 CAPROCK WAY	92555	488440009		R15 Residential	R15		15	0.05	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant			1		1	R15 Residential	ABIGAIL S HUBBARD	Non-Vacant Sites Included in 2008 and 2014 Housing Element
City of Moreno Valley	27453 CAPROCK WAY	92555	488440010		R15 Residential	R15		15	0.05	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant			1		1	R15 Residential	MARIEA L BRANDENBURG	Non-Vacant Sites Included in 2008 and 2014 Housing Element
City of Moreno Valley	27417 CAPROCK WAY	92555	488440011		R15 Residential	R15		15	0.05	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant			1		1	R15 Residential	AKSHARA RENTAL PROPERTIES	Non-Vacant Sites Included in 2008 and 2014 Housing Element
City of Moreno Valley	27409 CAPROCK WAY	92555	488440012		R15 Residential	R15		15	0.05	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant			1		1	R15 Residential	STEVEN A WILLIAMS	Non-Vacant Sites Included in 2008 and 2014 Housing Element
City of Moreno Valley	27401 CAPROCK WAY	92555	488440013		R15 Residential	R15		15	0.05	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant			1		1	R15 Residential	BEAZER HOMES HOLDINGS CORP	Non-Vacant Sites Included in 2008 and 2014 Housing Element
City of Moreno Valley	27399 CAPROCK WAY	92555	488440014		R15 Residential	R15		15	0.05	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element		1			1	R15 Residential	CORNELIO P OCAMPO	Non-Vacant Sites not included in previous Housing Elements
City of Moreno Valley	27385 CAPROCK WAY	92555	488440015		R15 Residential	R15		15	0.07	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element		1			1	R15 Residential	SANDRA MCLROD	Non-Vacant Sites not included in previous Housing Elements
City of Moreno Valley	27377 CAPROCK WAY	92555	488440016		R15 Residential	R15		15	0.05	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element		1			1	R15 Residential	ALLEN K JUDSON	Non-Vacant Sites not included in previous Housing Elements
City of Moreno Valley	27369 CAPROCK WAY	92555	488440017		R15 Residential	R15		15	0.05	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant			1		1	R15 Residential	PAUL YUNSIK CHANG	Non-Vacant Sites Included in 2008 and 2014 Housing Element
City of Moreno Valley	27352 RED ROCK RD	92555	488440018		R15 Residential	R15		15	0.05	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Elements - Vacant		1			1	R15 Residential	BEAZER HOMES HOLDINGS CORP	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	27360 RED ROCK RD	92555	488440019		R15 Residential	R15		15	0.09	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Elements - Vacant		1			1	R15 Residential	BEAZER HOMES HOLDINGS CORP	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	27368 RED ROCK RD	92555	488440020		R15 Residential	R15		15	0.05	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Elements - Vacant		1			1	R15 Residential	BEAZER HOMES HOLDINGS CORP	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	27376 RED ROCK RD	92555	488440021		R15 Residential	R15		15	0.06	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant			1		1	R15 Residential	CHARLES MARTIN	Non-Vacant Sites Included in 2008 and 2014 Housing Element
City of Moreno Valley	27384 RED ROCK RD	92555	488440022		R15 Residential	R15		15	0.06	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element		1			1	R15 Residential	WILBERT L SY	Non-Vacant Sites not included in previous Housing Elements
City of Moreno Valley	27392 RED ROCK RD	92555	488440023		R15 Residential	R15		15	0.06	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element		1			1	R15 Residential	REBA HENIN	Non-Vacant Sites not included in previous Housing Elements
City of Moreno Valley	27400 RED ROCK RD	92555	488440024		R15 Residential	R15		15	0.06	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element		1			1	R15 Residential	KEITH EUGENE BROWN	Non-Vacant Sites not included in previous Housing Elements
City of Moreno Valley	27408 RED ROCK RD	92555	488440025		R15 Residential	R15		15	0.06	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element		1			1	R15 Residential	JOSEPH GOMEZ	Non-Vacant Sites not included in previous Housing Elements
City of Moreno Valley	27416 RED ROCK RD	92555	488440026		R15 Residential	R15		15	0.06	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element		1			1	R15 Residential	ROGELIO SALAS	Non-Vacant Sites not included in previous Housing Elements
City of Moreno Valley	27424 RED ROCK RD	92555	488440027		R15 Residential	R15		15	0.06	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element		1			1	R15 Residential	HAZEL A FREDERICK	Non-Vacant Sites not included in previous Housing Elements
City of Moreno Valley	27432 RED ROCK RD	92555	488440028		R15 Residential	R15		15	0.06	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element		1			1	R15 Residential	ANNA R TOMKINS	Non-Vacant Sites not included in previous Housing Elements
City of Moreno Valley	27440 RED ROCK RD	92555	488440029		R15 Residential	R15		15	0.05	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element		1			1	R15 Residential	ANTHONY D HANNAH	Non-Vacant Sites not included in previous Housing Elements
City of Moreno Valley	27448 RED ROCK RD	92555	488440030		R15 Residential	R15		15	0.06	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element		1			1	R15 Residential	ERIN N RINGO	Non-Vacant Sites not included in previous Housing Elements
City of Moreno Valley	27456 RED ROCK RD	92555	488440031		R15 Residential	R15		15	0.05	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element		1			1	R15 Residential	RON YOUNG HAN	Non-Vacant Sites not included in previous Housing Elements
City of Moreno Valley	27472 RED ROCK RD	92555	488440032		R15 Residential	R15		15	0.07	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element		1			1	R15 Residential	BEAZER HOMES HOLDINGS CORP	Vacant Sites not included in previous Housing Elements
City of Moreno Valley	27480 RED ROCK RD	92555	488440033		R15 Residential	R15		15	0.07	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element		1			1	R15 Residential	KATHERINE M ROGERS	Vacant Sites not included in previous Housing Elements
City of Moreno Valley	27488 RED ROCK RD	92555	488440034		R15 Residential	R15		15	0.07	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element		1			1	R15 Residential	BEAZER HOMES HOLDINGS CORP	Vacant Sites not included in previous Housing Elements
City of Moreno Valley	27496 RED ROCK RD	92555	488440035		R15 Residential	R15		15	0.07	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element		1			1	R15 Residential	BEAZER HOMES HOLDINGS CORP	Vacant Sites not included in previous Housing Elements
City of Moreno Valley	27495 RED ROCK RD	92555	488440036		R15 Residential	R15		15	0.06	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element		1			1	R15 Residential	MARIBEL GUTIERREZ	Vacant Sites not included in previous Housing Elements
City of Moreno Valley	27491 RED ROCK RD	92555	488440037		R15 Residential	R15		15	0.06	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element		1			1	R15 Residential	NICHOLAS J AVISS	Vacant Sites not included in previous Housing Elements
City of Moreno Valley	27483 RED ROCK RD	92555	488440038		R15 Residential	R15		15	0.06	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element		1			1	R15 Residential	BEAZER HOMES HOLDINGS CORP	Vacant Sites not included in previous Housing Elements
City of Moreno Valley	27475 RED ROCK RD	92555	488440039		R15 Residential	R15		15	0.07	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element		1			1	R15 Residential	BEAZER HOMES HOLDINGS CORP	Vacant Sites not included in previous Housing Elements
City of Moreno Valley	27499 RED ROCK RD	92555	488440040		R15 Residential	R15		15	0.05	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element		1			1	R15 Residential	ANTONY SANCHEZ	Non-Vacant Sites not included in previous Housing Elements
City of Moreno Valley	27451 RED ROCK RD	92555	488440041		R15 Residential	R15		15	0.05	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element		1			1	R15 Residential	GARY ALVARADO	Non-Vacant Sites not included in previous Housing Elements
City of Moreno Valley	27443 RED ROCK RD	92555	488440042		R15 Residential	R15		15	0.09	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element		1			1	R15 Residential	MARIA I LOZANO	Vacant Sites not included in previous Housing Elements
City of Moreno Valley	27435 RED ROCK RD	92555	488440043		R15 Residential	R15		15	0.05	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element		1			1	R15 Residential	OMARI T MORTHEL	Non-Vacant Sites not included in previous Housing Elements
City of Moreno Valley	27427 RED ROCK RD	92555	488440044		R15 Residential	R15		15	0.05	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element		1			1	R15 Residential	AVILA RAFAEL JARA	Non-Vacant Sites not included in previous Housing Elements
City of Moreno Valley	27415 RED ROCK RD	92555	488440045		R15 Residential	R15		15	0.05	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element		1			1	R15 Residential	JOSEPH MASSEY	Non-Vacant Sites not included in previous Housing Elements
City of Moreno Valley	27401 RED ROCK RD	92555	488440046		R15 Residential	R15		15	0.05	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element		1			1	R15 Residential	VANESSA MUNOZ	Non-Vacant Sites not included in previous Housing Elements
City of Moreno Valley	27393 RED ROCK RD	92555	488440047		R15 Residential	R15		15	0.05	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element		1			1	R15 Residential	DUANE MILLER	Non-Vacant Sites not included in previous Housing Elements
City of Moreno Valley	27387 RED ROCK RD	92555	488440048		R15 Residential	R15		15	0.04	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element		1			1	R15 Residential	URIEL MENDIVIL	Non-Vacant Sites not included in previous Housing Elements
City of Moreno Valley	27379 RED ROCK RD	92555	488440049		R15 Residential	R15		15	0.08	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element		1			1	R15 Residential	JIN K WOO	Non-Vacant Sites not included in previous Housing Elements
City of Moreno Valley	27371 RED ROCK RD	92555	488440050		R15 Residential	R15		15	0.08	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element		1			1	R15 Residential	BEAZER HOMES HOLDINGS CORP	Vacant Sites not included in previous Housing Elements
City of Moreno Valley	27363 RED ROCK RD	92555	488440051		R15 Residential	R15		15	0.05	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element		1			1	R15 Residential	BEAZER HOMES HOLDINGS CORP	Vacant Sites not included in previous Housing Elements
City of Moreno Valley	27355 RED ROCK RD	92555	488440052		R15 Residential	R15		15	0.05	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element		1			1	R15 Residential	BEAZER HOMES HOLDINGS CORP	Vacant Sites not included in previous Housing Elements
City of Moreno Valley	27366 BASALT WAY	92555	488440053		R15 Residential	R15		15	0.05	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element		1			1	R15 Residential	BEAZER HOMES HOLDINGS CORP	Vacant Sites not included in previous Housing Elements
City of Moreno Valley	27372 BASALT WAY	92555	488440054		R15 Residential	R15		15	0.05	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element		1			1	R15 Residential	BEAZER HOMES HOLDINGS CORP	Vacant Sites not included in previous Housing Elements
City of Moreno Valley	27380 BASALT WAY	92555	488440055		R15 Residential	R15		15	0.05	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element		1			1	R15 Residential	BEAZER HOMES HOLDINGS CORP	Vacant Sites not included in previous Housing Elements
City of Moreno Valley	27388 BASALT WAY	92555	488440056		R15 Residential	R15		15	0.05	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element		1			1	R15 Residential	BEAZER HOMES HOLDINGS CORP	Non-Vacant Sites not included in previous Housing Elements
City of Moreno Valley	27396 BASALT WAY	92555	488440057		R15 Residential	R15		15	0.06	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element		1			1	R15 Residential	BEAZER HOMES HOLDINGS CORP	Non-Vacant Sites not included in previous Housing Elements
City of Moreno Valley	27404 BASALT WAY	92555	488440058		R15 Residential	R15		15	0.05	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element		1			1	R15 Residential	BEAZER HOMES HOLDINGS CORP	Non-Vacant Sites not included in previous Housing Elements
City of Moreno Valley	27412 BASALT WAY	92555	488440059		R15 Residential	R15		15	0.06	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element		1			1	R15 Residential	BEAZER HOMES HOLDINGS CORP	Vacant Sites not included in previous Housing Elements
City of Moreno Valley	27420 BASALT WAY	92555	488440060		R15 Residential	R15		15	0.06	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element						R15 Residential	BEAZER HOMES HOLDINGS CORP	Vacant Sites not included in previous Housing Elements
City of Moreno Valley	27428 BASALT WAY	92555	488440061		R15 Residential	R15		15	0.05	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element		1			1	R15 Residential	BEAZER HOMES HOLDINGS CORP	Vacant Sites not included in previous Housing Elements
City of Moreno Valley	27436 BASALT WAY	92555	488440062		R15 Residential	R15		15	0.05	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element		1			1	R15 Residential	BEAZER HOMES HOLDINGS CORP	Vacant Sites not included in previous Housing Elements
City of Moreno Valley	27444 BASALT WAY	92555	488440063		R15 Residential	R15		15	0.05	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element		1			1	R15 Residential	BEAZER HOMES HOLDINGS CORP	Vacant Sites not included in previous Housing Elements
City of Moreno Valley	27474 BASALT WAY	92555	488440064		R15 Residential	R15		15	0.07	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element		1			1	R15 Residential	BEAZER HOMES HOLDINGS CORP	Vacant Sites not included in previous Housing Elements
City of Moreno Valley	27482 BASALT WAY	92555	488440065		R15 Residential	R15		15	0.05	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element		1			1	R15 Residential	BEAZER HOMES HOLDINGS CORP	Vacant Sites not included in previous Housing Elements
City of Moreno Valley	27490 BASALT WAY	92555	488440066		R15 Residential	R15		15	0.06	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element		1			1	R15 Residential	BEAZER HOMES HOLDINGS CORP	Vacant Sites not included in previous Housing Elements
City of Moreno Valley	27496 BASALT WAY	92555	488440067		R15 Residential	R15		15	0.05	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element		1			1	R15 Residential	BEAZER HOMES HOLDINGS CORP	Vacant Sites not included in previous Housing Elements
City of Moreno Valley	27553 CAPROCK WAY	92555	488440068		R15 Residential	R15		15	0.45	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Elements - Vacant						R15 Residential	HYDE PARK OWNERS ASSN	Vacant Sites included in 2008 and 2014 Housing Elements
City of Moreno Valley	EUCALYPTUS AVE	92555	488440069		R15 Residential	R15		15	0.18	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element						R15 Residential	BEAZER HOMES HOLDINGS CORP	Vacant Sites not included in previous Housing Elements
City of Moreno Valley	SCANTE WAY AND RED ROCK RD	92555	488440070		R15 Residential	R15		15	0.44	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element						R15 Residential	BEAZER HOMES HOLDINGS CORP	Vacant Sites not included in previous Housing Elements
City of Moreno Valley	SCREE WAY AND RED ROCK RD	92555	488440071		R15 Residential	R15		15	0.03	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Elements - Vacant						R15 Residential	BEAZER HOMES HOLDINGS CORP	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	SCANTE WAY AND RED ROCK RD	92555	488440072		R15 Residential	R15		15	0.45	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element						R15 Residential	BEAZER HOMES HOLDINGS CORP	Vacant Sites not included in previous Housing Elements

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City of Moreno Valley	SOVITE WAY AND RED ROCK RD	92555	488440074		R15 Residential	R15		15	0.07	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element					R15 Residential	BEAZER HOMES HOLDINGS CORP	Vacant Sites not included in previous Housing Elements
City of Moreno Valley	SOVITE WAY AND RED ROCK RD	92555	488440075		R15 Residential	R15		15	0.74	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element					R15 Residential	BEAZER HOMES HOLDINGS CORP	Vacant Sites not included in previous Housing Elements
City of Moreno Valley	27497 BASALT WAY	92555	488450001		R15 Residential	R15		15	0.05	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element		1		1	R15 Residential	BEAZER HOMES HOLDINGS CORP	Vacant Sites not included in previous Housing Elements
City of Moreno Valley	27489 BASALT WAY	92555	488450002		R15 Residential	R15		15	0.05	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element		1		1	R15 Residential	BEAZER HOMES HOLDINGS CORP	Vacant Sites not included in previous Housing Elements
City of Moreno Valley	27481 BASALT WAY	92555	488450003		R15 Residential	R15		15	0.05	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element		1		1	R15 Residential	BEAZER HOMES HOLDINGS CORP	Vacant Sites not included in previous Housing Elements
City of Moreno Valley	27473 BASALT WAY	92555	488450004		R15 Residential	R15		15	0.05	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element		1		1	R15 Residential	BEAZER HOMES HOLDINGS CORP	Vacant Sites not included in previous Housing Elements
City of Moreno Valley	27447 BASALT WAY	92555	488450005		R15 Residential	R15		15	0.05	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element		1		1	R15 Residential	BEAZER HOMES HOLDINGS CORP	Vacant Sites not included in previous Housing Elements
City of Moreno Valley	27439 BASALT WAY	92555	488450006		R15 Residential	R15		15	0.05	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element		1		1	R15 Residential	BEAZER HOMES HOLDINGS CORP	Vacant Sites not included in previous Housing Elements
City of Moreno Valley	27423 BASALT WAY	92555	488450007		R15 Residential	R15		15	0.05	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element		1		1	R15 Residential	BEAZER HOMES HOLDINGS CORP	Vacant Sites not included in previous Housing Elements
City of Moreno Valley	27415 BASALT WAY	92555	488450008		R15 Residential	R15		15	0.05	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element		1		1	R15 Residential	BEAZER HOMES HOLDINGS CORP	Vacant Sites not included in previous Housing Elements
City of Moreno Valley	27409 BASALT WAY	92555	488450009		R15 Residential	R15		15	0.05	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element		1		1	R15 Residential	BEAZER HOMES HOLDINGS CORP	Vacant Sites not included in previous Housing Elements
City of Moreno Valley	27389 BASALT WAY	92555	488450010		R15 Residential	R15		15	0.05	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element		1		1	R15 Residential	BEAZER HOMES HOLDINGS CORP	Vacant Sites not included in previous Housing Elements
City of Moreno Valley	27385 BASALT WAY	92555	488450011		R15 Residential	R15		15	0.05	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element		1		1	R15 Residential	BEAZER HOMES HOLDINGS CORP	Vacant Sites not included in previous Housing Elements
City of Moreno Valley	27377 BASALT WAY	92555	488450012		R15 Residential	R15		15	0.05	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element		1		1	R15 Residential	BEAZER HOMES HOLDINGS CORP	Vacant Sites not included in previous Housing Elements
City of Moreno Valley	27369 BASALT WAY	92555	488450013		R15 Residential	R15		15	0.05	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element		1		1	R15 Residential	BEAZER HOMES HOLDINGS CORP	Vacant Sites not included in previous Housing Elements
City of Moreno Valley	27361 BASALT WAY	92555	488450014		R15 Residential	R15		15	0.05	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element		1		1	R15 Residential	BEAZER HOMES HOLDINGS CORP	Vacant Sites not included in previous Housing Elements
City of Moreno Valley	27353 BASALT WAY	92555	488450015		R15 Residential	R15		15	0.05	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element		1		1	R15 Residential	BEAZER HOMES HOLDINGS CORP	Vacant Sites not included in previous Housing Elements
City of Moreno Valley	27345 BASALT WAY	92555	488450016		R15 Residential	R15		15	0.05	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element		1		1	R15 Residential	BEAZER HOMES HOLDINGS CORP	Vacant Sites not included in previous Housing Elements
City of Moreno Valley	27337 BASALT WAY	92555	488450017		R15 Residential	R15		15	0.05	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element		1		1	R15 Residential	BEAZER HOMES HOLDINGS CORP	Vacant Sites not included in previous Housing Elements
City of Moreno Valley	27329 BASALT WAY	92555	488450018		R15 Residential	R15		15	0.05	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element		1		1	R15 Residential	BEAZER HOMES HOLDINGS CORP	Vacant Sites not included in previous Housing Elements
City of Moreno Valley	27321 BASALT WAY	92555	488450019		R15 Residential	R15		15	0.05	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element		1		1	R15 Residential	BEAZER HOMES HOLDINGS CORP	Vacant Sites not included in previous Housing Elements
City of Moreno Valley	27436 GOSSAN WAY	92555	488450020		R15 Residential	R15		15	0.07	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element		1		1	R15 Residential	BEAZER HOMES HOLDINGS CORP	Vacant Sites not included in previous Housing Elements
City of Moreno Valley	27444 GOSSAN WAY	92555	488450021		R15 Residential	R15		15	0.05	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element		1		1	R15 Residential	BEAZER HOMES HOLDINGS CORP	Vacant Sites not included in previous Housing Elements
City of Moreno Valley	27452 GOSSAN WAY	92555	488450022		R15 Residential	R15		15	0.05	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element		1		1	R15 Residential	BEAZER HOMES HOLDINGS CORP	Vacant Sites not included in previous Housing Elements
City of Moreno Valley	27460 GOSSAN WAY	92555	488450023		R15 Residential	R15		15	0.05	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element		1		1	R15 Residential	BEAZER HOMES HOLDINGS CORP	Vacant Sites not included in previous Housing Elements
City of Moreno Valley	27468 GOSSAN WAY	92555	488450024		R15 Residential	R15		15	0.05	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element		1		1	R15 Residential	BEAZER HOMES HOLDINGS CORP	Vacant Sites not included in previous Housing Elements
City of Moreno Valley	27457 GOSSAN WAY	92555	488450025		R15 Residential	R15		15	0.07	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element		1		1	R15 Residential	BEAZER HOMES HOLDINGS CORP	Vacant Sites not included in previous Housing Elements
City of Moreno Valley	27449 GOSSAN WAY	92555	488450026		R15 Residential	R15		15	0.05	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element		1		1	R15 Residential	BEAZER HOMES HOLDINGS CORP	Vacant Sites not included in previous Housing Elements
City of Moreno Valley	11853 SOVITE WAY	92555	488450027		R15 Residential	R15		15	0.06	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element		1		1	R15 Residential	BEAZER HOMES HOLDINGS CORP	Vacant Sites not included in previous Housing Elements
City of Moreno Valley	11861 SOVITE WAY	92555	488450028		R15 Residential	R15		15	0.07	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element		1		1	R15 Residential	BEAZER HOMES HOLDINGS CORP	Vacant Sites not included in previous Housing Elements
City of Moreno Valley	27430 MOONSTONE PL	92555	488450029		R15 Residential	R15		15	0.05	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element		1		1	R15 Residential	BEAZER HOMES HOLDINGS CORP	Non-Vacant Sites not included in previous Housing Elements
City of Moreno Valley	27452 MOONSTONE PL	92555	488450030		R15 Residential	R15		15	0.06	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element		1		1	R15 Residential	BEAZER HOMES HOLDINGS CORP	Vacant Sites not included in previous Housing Elements
City of Moreno Valley	27455 MOONSTONE PL	92555	488450031		R15 Residential	R15		15	0.05	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element		1		1	R15 Residential	BEAZER HOMES HOLDINGS CORP	Vacant Sites not included in previous Housing Elements
City of Moreno Valley	27463 MOONSTONE PL	92555	488450032		R15 Residential	R15		15	0.05	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element		1		1	R15 Residential	BEAZER HOMES HOLDINGS CORP	Vacant Sites not included in previous Housing Elements
City of Moreno Valley	27469 MOONSTONE PL	92555	488450033		R15 Residential	R15		15	0.05	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element		1		1	R15 Residential	BEAZER HOMES HOLDINGS CORP	Vacant Sites not included in previous Housing Elements
City of Moreno Valley	27475 MOONSTONE PL	92555	488450034		R15 Residential	R15		15	0.05	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element		1		1	R15 Residential	BEAZER HOMES HOLDINGS CORP	Vacant Sites not included in previous Housing Elements
City of Moreno Valley	27483 MOONSTONE PL	92555	488450035		R15 Residential	R15		15	0.05	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element		1		1	R15 Residential	BEAZER HOMES HOLDINGS CORP	Vacant Sites not included in previous Housing Elements
City of Moreno Valley	27431 MOONSTONE PL	92555	488450036		R15 Residential	R15		15	0.05	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element		1		1	R15 Residential	BEAZER HOMES HOLDINGS CORP	Vacant Sites not included in previous Housing Elements
City of Moreno Valley	27444 MOONSTONE PL	92555	488450037		R15 Residential	R15		15	0.05	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element		1		1	R15 Residential	BEAZER HOMES HOLDINGS CORP	Vacant Sites not included in previous Housing Elements
City of Moreno Valley	27484 MOONSTONE PL	92555	488450038		R15 Residential	R15		15	0.05	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element		1		1	R15 Residential	BEAZER HOMES HOLDINGS CORP	Vacant Sites not included in previous Housing Elements
City of Moreno Valley	27476 MOONSTONE PL	92555	488450039		R15 Residential	R15		15	0.05	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element		1		1	R15 Residential	BEAZER HOMES HOLDINGS CORP	Vacant Sites not included in previous Housing Elements
City of Moreno Valley	12844 SOVITE WAY	92555	488450040		R15 Residential	R15		15	0.05	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element		1		1	R15 Residential	BEAZER HOMES HOLDINGS CORP	Vacant Sites not included in previous Housing Elements
City of Moreno Valley	12836 SOVITE WAY	92555	488450041		R15 Residential	R15		15	0.05	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element		1		1	R15 Residential	BEAZER HOMES HOLDINGS CORP	Vacant Sites not included in previous Housing Elements
City of Moreno Valley	12828 SOVITE WAY	92555	488450042		R15 Residential	R15		15	0.05	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element		1		1	R15 Residential	BEAZER HOMES HOLDINGS CORP	Vacant Sites not included in previous Housing Elements
City of Moreno Valley	12820 SOVITE WAY	92555	488450043		R15 Residential	R15		15	0.05	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element		1		1	R15 Residential	BEAZER HOMES HOLDINGS CORP	Vacant Sites not included in previous Housing Elements
City of Moreno Valley	12812 SOVITE WAY	92555	488450044		R15 Residential	R15		15	0.06	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element		1		1	R15 Residential	BEAZER HOMES HOLDINGS CORP	Vacant Sites not included in previous Housing Elements
City of Moreno Valley	12804 SOVITE WAY	92555	488450045		R15 Residential	R15		15	0.06	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element		1		1	R15 Residential	BEAZER HOMES HOLDINGS CORP	Vacant Sites not included in previous Housing Elements
City of Moreno Valley	12796 SOVITE WAY	92555	488450046		R15 Residential	R15		15	0.07	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element		1		1	R15 Residential	BEAZER HOMES HOLDINGS CORP	Vacant Sites not included in previous Housing Elements
City of Moreno Valley	SOVITE WAY AND BASALT WAY	92555	488450047		R15 Residential	R15		15	0.74	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element					R15 Residential	BEAZER HOMES HOLDINGS CORP	Vacant Sites not included in previous Housing Elements
City of Moreno Valley	SOVITE WAY AND BASALT WAY	92555	488450048		R15 Residential	R15		15	0.00	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element		1		1	R15 Residential	BEAZER HOMES HOLDINGS CORP	Vacant Sites not included in previous Housing Elements

2021-29 Moreno Valley Housing Sites Inventory

City of Moreno Valley	[illegible]	[illegible]	[illegible]		R15 Residential	R15		15	0.01	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element					R15 Residential	BEAZER HOMES HOLDINGS CORP	Vacant Sites not included in previous Housing Elements
City of Moreno Valley	SOVITE WAY AND BASALT WAY	92555	488450060		R15 Residential	R15		15	0.02	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element					R15 Residential	BEAZER HOMES HOLDINGS CORP	Vacant Sites not included in previous Housing Elements
City of Moreno Valley	SOVITE WAY AND BASALT WAY	92555	488450061		R15 Residential	R15		15	0.01	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element.					R15 Residential	BEAZER HOMES HOLDINGS CORP	Vacant Sites not included in previous Housing Elements
City of Moreno Valley	SOVITE WAY AND BASALT WAY	92555	488450062		R15 Residential	R15		15	0.02	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element		1		1	R15 Residential	BEAZER HOMES HOLDINGS CORP	Vacant Sites not included in previous Housing Elements
City of Moreno Valley	SOVITE WAY AND BASALT WAY	92555	488450059		R15 Residential	R15		15	0.01	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element					R15 Residential	BEAZER HOMES HOLDINGS CORP	Vacant Sites not included in previous Housing Elements
City of Moreno Valley	SOVITE WAY AND BASALT WAY	92555	488450054		R15 Residential	R15		15	0.02	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element		1		1	R15 Residential	BEAZER HOMES HOLDINGS CORP	Vacant Sites not included in previous Housing Elements
City of Moreno Valley	SOVITE WAY AND BASALT WAY	92555	488450055		R15 Residential	R15		15	0.09	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element					R15 Residential	BEAZER HOMES HOLDINGS CORP	Vacant Sites not included in previous Housing Elements
City of Moreno Valley	EUCALYPTUS AVE	92555	488450056		R15 Residential	R15		15	0.23	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element					R15 Residential	BEAZER HOMES HOLDINGS CORP	Vacant Sites not included in previous Housing Elements
City of Moreno Valley	SOVITE WAY AND BASALT WAY	92555	488450057		R15 Residential	R15		15	1.00	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element					R15 Residential	BEAZER HOMES HOLDINGS CORP	Vacant Sites not included in previous Housing Elements
City of Moreno Valley	23049 LAWLESS RD	92557	259530004		R3 Residential	R3		3	0.23	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Elements - Vacant			1	1	R3 Residential	KB HOME COASTAL INC	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	EAST OF PIGEON PASS RD AT LAWLESS RD	92557	259522015		R3 Residential	R3		3	0.10	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Elements - Vacant			1	1	R3 Residential	KB HOME COASTAL INC	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	EAST OF PIGEON PASS RD AT LAWLESS RD	92557	259541005		R3 Residential	R3		3	0.21	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Elements - Vacant			1	1	R3 Residential	KB HOME COASTAL INC	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	EAST OF PIGEON PASS RD AT LAWLESS RD	92557	259541016		R3 Residential	R3		3	0.41	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Elements - Vacant			1	1	R3 Residential	KB HOME COASTAL INC	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	EAST OF PIGEON PASS RD AT LAWLESS RD	92557	259541017		R3 Residential	R3		3	0.12	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Elements - Vacant			1	1	R3 Residential	KB HOME COASTAL INC	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	EAST OF PIGEON PASS RD AT LAWLESS RD	92557	259550005		R3 Residential	R3		3	0.27	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Elements - Vacant			1	1	R3 Residential	KB HOME COASTAL INC	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	EAST OF PIGEON PASS RD AT LAWLESS RD	92557	259550007		R3 Residential	HR		3	0.95	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Elements - Vacant			1	1	R3 Residential	KB HOME COASTAL INC	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	EAST OF PIGEON PASS RD AT LAWLESS RD	92557	259550011		R3 Residential	HR		3	0.65	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Elements - Vacant			1	1	R3 Residential	KB HOME COASTAL INC	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	EAST OF PIGEON PASS RD AT LAWLESS RD	92557	259550013		R3 Residential	HR		3	0.65	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Elements - Vacant			1	1	R3 Residential	KB HOME COASTAL INC	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	LAWLESS RD	92557	259530014		R3 Residential	R3		2	0.24	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Elements - Vacant			1	1	R3 Residential	KB HOME COASTAL INC	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	EAST OF PIGEON PASS RD AT LAWLESS RD	92557	259532027		R3 Residential	R3		3	0.21	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Elements - Vacant			1	1	R3 Residential	KB HOME COASTAL INC	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	EAST OF PIGEON PASS RD AT LAWLESS RD	92557	259532028		R3 Residential	R3		2	0.21	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Elements - Vacant			1	1	R3 Residential	KB HOME COASTAL INC	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	EAST OF PIGEON PASS RD AT LAWLESS RD	92557	259532030		R3 Residential	R3		3	0.26	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Elements - Vacant			1	1	R3 Residential	KB HOME COASTAL INC	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	EAST OF PIGEON PASS RD AT LAWLESS RD	92557	259541004		R3 Residential	R3		3	0.18	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Elements - Vacant			1	1	R3 Residential	KB HOME COASTAL INC	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	EAST OF PIGEON PASS RD AT LAWLESS RD	92557	259541008		R3 Residential	R3		3	0.24	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Elements - Vacant			1	1	R3 Residential	KB HOME COASTAL INC	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	23792 LAWLESS RD	92557	259550001		R3 Residential	R3		3	0.25	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Elements - Vacant			1	1	R3 Residential	KB HOME COASTAL INC	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	EAST OF PIGEON PASS RD AT LAWLESS RD	92557	259550010		R3 Residential	HR		3	0.65	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Elements - Vacant			1	1	R3 Residential	KB HOME COASTAL INC	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	EAST OF PIGEON PASS RD AT LAWLESS RD	92557	259550014		R3 Residential	HR		3	0.61	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Elements - Vacant			1	1	R3 Residential	KB HOME COASTAL INC	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	EAST OF PIGEON PASS RD AT LAWLESS RD	92557	259550015		R3 Residential	HR		3	0.68	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Elements - Vacant			1	1	R3 Residential	KB HOME COASTAL INC	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	23089 LAWLESS RD	92557	259530007		R3 Residential	R3		3	0.24	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Elements - Vacant			1	1	R3 Residential	KB HOME COASTAL INC	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	23103 LAWLESS RD	92557	259530008		R3 Residential	R3		3	0.25	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Elements - Vacant			1	1	R3 Residential	KB HOME COASTAL INC	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	23117 LAWLESS RD	92557	259530009		R3 Residential	R3		3	0.24	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Elements - Vacant			1	1	R3 Residential	KB HOME COASTAL INC	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	EAST OF PIGEON PASS RD AT LAWLESS RD	92557	259540008		R3 Residential	R3		3	0.24	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Elements - Vacant			1	1	R3 Residential	KB HOME COASTAL INC	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	EAST OF PIGEON PASS RD AT LAWLESS RD	92557	259540009		R2 Residential	R2		2	0.16	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Elements - Vacant			4	4	R3 Residential	KB HOME COASTAL INC	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	EAST OF PIGEON PASS RD AT LAWLESS RD	92557	259550009		R3 Residential	HR		3	0.63	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Elements - Vacant			1	1	R3 Residential	KB HOME COASTAL INC	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	EAST OF PIGEON PASS RD AT LAWLESS RD	92557	259541007		R3 Residential	R3		3	0.17	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Elements - Vacant			1	1	R3 Residential	KB HOME COASTAL INC	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	EAST OF PIGEON PASS RD AT LAWLESS RD	92557	259532001		R3 Residential	R3		3	0.30	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Elements - Vacant			1	1	R3 Residential	KB HOME COASTAL INC	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	EAST OF PIGEON PASS RD AT LAWLESS RD	92557	259532008		R2 Residential	R2		2	0.19	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Elements - Vacant			2	2	R3 Residential	KB HOME COASTAL INC	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	EAST OF PIGEON PASS RD AT LAWLESS RD	92557	259532004		R3 Residential	R3		3	0.22	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Elements - Vacant			1	1	R3 Residential	KB HOME COASTAL INC	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	EAST OF PIGEON PASS RD AT LAWLESS RD	92557	259540004		R2 Residential	R2		2	0.18	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Elements - Vacant			2	2	R3 Residential	KB HOME COASTAL INC	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	EAST OF PIGEON PASS RD AT LAWLESS RD	92557	259540006		R3 Residential	R3		3	0.26	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Elements - Vacant			1	1	R3 Residential	KB HOME COASTAL INC	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	EAST OF PIGEON PASS RD AT LAWLESS RD	92557	259541001		R2 Residential	R2		2	0.10	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Elements - Vacant			2	2	R3 Residential	KB HOME COASTAL INC	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	23057 LAWLESS RD	92557	259530009		R3 Residential	R3		3	0.25	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Elements - Vacant			1	1	R3 Residential	KB HOME COASTAL INC	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	EAST OF PIGEON PASS RD AT LAWLESS RD	92557	259532026		R2 Residential	R2		2	0.24	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Elements - Vacant			2	2	R3 Residential	KB HOME COASTAL INC	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	EAST OF PIGEON PASS RD AT LAWLESS RD	92557	259532029		R3 Residential	R3		3	0.23	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Elements - Vacant			1	1	R3 Residential	KB HOME COASTAL INC	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	EAST OF PIGEON PASS RD AT LAWLESS RD	92557	259541006		R3 Residential	R3		2	0.25	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Elements - Vacant			2	2	R3 Residential	KB HOME COASTAL INC	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	EAST OF PIGEON PASS RD AT LAWLESS RD	92557	259541007		R3 Residential	R3		3	0.24	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Elements - Vacant			1	1	R3 Residential	KB HOME COASTAL INC	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	EAST OF PIGEON PASS RD AT LAWLESS RD	92557	259541009		R3 Residential	R3		1	0.25	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Elements - Vacant			1	1	R3 Residential	KB HOME COASTAL INC	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	EAST OF PIGEON PASS RD AT LAWLESS RD	92557	259541013		R3 Residential	R3		3	0.22	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Elements - Vacant			1	1	R3 Residential	KB HOME COASTAL INC	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	23023 LAWLESS RD	92557	259530002		P2 Residential	P2		3	0.25	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Elements - Vacant			1	1	R3 Residential	KB HOME COASTAL INC	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	23061 LAWLESS RD	92557	259530005		R3 Residential	R3		3	0.24	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Elements - Vacant			1	1	R3 Residential	KB HOME COASTAL INC	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	EAST OF PIGEON PASS RD AT LAWLESS RD	92557	259531006		R2 Residential	P3		2	0.16	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Elements - Vacant			4	4	R3 Residential	KB HOME COASTAL INC	Vacant Sites included in 2008 and 2014 Housing Element

2021-29 Moreno Valley Housing Sites Inventory

City of Moreno Valley	LAWLESS RD				R3 Residential	R3		3	0.37	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Elements - Vacant			1	1	R3 Residential	KB HOME COASTAL INC	Vacant Sites Included in 2008 and 2014 Housing Element
City of Moreno Valley	EAST OF PIGEON PASS RD AT LAWLESS RD	92557	259532084		R3 Residential	R3		3	0.21	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Elements - Vacant			1	1	R3 Residential	KB HOME COASTAL INC	Vacant Sites Included in 2008 and 2014 Housing Element
City of Moreno Valley	EAST OF PIGEON PASS RD AT LAWLESS RD	92557	259540007		R3 Residential	R3		3	0.48	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Elements - Vacant			1	1	R3 Residential	KB HOME COASTAL INC	Vacant Sites Included in 2008 and 2014 Housing Element
City of Moreno Valley	EAST OF PIGEON PASS RD AT LAWLESS RD	92557	259550001		R2 Residential	R2		2	0.49	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Elements - Vacant			1	1	R2 Residential	KB HOME COASTAL INC	Vacant Sites Included in 2008 and 2014 Housing Element
City of Moreno Valley	EAST OF PIGEON PASS RD AT LAWLESS RD	92557	259550005		R3 Residential	HR		3	0.87	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Elements - Vacant			1	1	R3 Residential	KB HOME COASTAL INC	Vacant Sites Included in 2008 and 2014 Housing Element
City of Moreno Valley	EAST OF PIGEON PASS RD AT LAWLESS RD	92557	259550008		R3 Residential	HR		3	0.71	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Elements - Vacant			1	1	R3 Residential	KB HOME COASTAL INC	Vacant Sites Included in 2008 and 2014 Housing Element
City of Moreno Valley	EAST OF PIGEON PASS RD AT LAWLESS RD	92557	259550011		R3 Residential	HR		3	0.63	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Elements - Vacant			1	1	R3 Residential	KB HOME COASTAL INC	Vacant Sites Included in 2008 and 2014 Housing Element
City of Moreno Valley	EAST OF PIGEON PASS RD AT LAWLESS RD	92557	259540015		R3 Residential	HR		3	0.56	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Elements - Vacant			1	1	R3 Residential	KB HOME COASTAL INC	Vacant Sites Included in 2008 and 2014 Housing Element
City of Moreno Valley	25075 LAWLESS RD	92557	259550006		R3 Residential	R3		3	0.34	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Elements - Vacant			1	1	R3 Residential	KB HOME COASTAL INC	Vacant Sites Included in 2008 and 2014 Housing Element
City of Moreno Valley	25181 LAWLESS RD	92557	259550010		R3 Residential	R3		3	0.26	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Elements - Vacant			1	1	R3 Residential	KB HOME COASTAL INC	Vacant Sites Included in 2008 and 2014 Housing Element
City of Moreno Valley	EAST OF PIGEON PASS RD AT LAWLESS RD	92557	259531004		R3 Residential	R3		3	0.18	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Elements - Vacant			1	1	R3 Residential	KB HOME COASTAL INC	Vacant Sites Included in 2008 and 2014 Housing Element
City of Moreno Valley	EAST OF PIGEON PASS RD AT LAWLESS RD	92557	259531005		R3 Residential	R3		3	0.17	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Elements - Vacant			1	1	R3 Residential	KB HOME COASTAL INC	Vacant Sites Included in 2008 and 2014 Housing Element
City of Moreno Valley	EAST OF PIGEON PASS RD AT LAWLESS RD	92557	259532021		R3 Residential	R3		3	0.23	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Elements - Vacant			1	1	R3 Residential	KB HOME COASTAL INC	Vacant Sites Included in 2008 and 2014 Housing Element
City of Moreno Valley	EAST OF PIGEON PASS RD AT LAWLESS RD	92557	259532024		R2 Residential	R2		2	0.21	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Elements - Vacant			1	1	R2 Residential	KB HOME COASTAL INC	Vacant Sites Included in 2008 and 2014 Housing Element
City of Moreno Valley	EAST OF PIGEON PASS RD AT LAWLESS RD	92557	259532023		R3 Residential	R3		3	0.21	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element			1	1	R3 Residential	KB HOME COASTAL INC	Sites not included in previous housing element
City of Moreno Valley	EAST OF PIGEON PASS RD AT LAWLESS RD	92557	259532032		R2 Residential	R2		2	0.23	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Elements - Vacant			1	1	R2 Residential	KB HOME COASTAL INC	Vacant Sites Included in 2008 and 2014 Housing Element
City of Moreno Valley	EAST OF PIGEON PASS RD AT LAWLESS RD	92557	259540001		R3 Residential	R3		3	0.74	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Elements - Vacant			1	1	R3 Residential	KB HOME COASTAL INC	Vacant Sites Included in 2008 and 2014 Housing Element
City of Moreno Valley	EAST OF PIGEON PASS RD AT LAWLESS RD	92557	259540002		R3 Residential	R3		3	0.82	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Elements - Vacant			1	1	R3 Residential	KB HOME COASTAL INC	Vacant Sites Included in 2008 and 2014 Housing Element
City of Moreno Valley	EAST OF PIGEON PASS RD AT LAWLESS RD	92557	259541010		R3 Residential	R3		3	0.28	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Elements - Vacant			1	1	R3 Residential	KB HOME COASTAL INC	Vacant Sites Included in 2008 and 2014 Housing Element
City of Moreno Valley	EAST OF PIGEON PASS RD AT LAWLESS RD	92557	259550007		R3 Residential	R3		3	0.50	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Elements - Vacant			1	1	R3 Residential	KB HOME COASTAL INC	Vacant Sites Included in 2008 and 2014 Housing Element
City of Moreno Valley	EAST OF PIGEON PASS RD AT LAWLESS RD	92557	259550017		R3 Residential	HR		3	0.79	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Elements - Vacant			1	1	R3 Residential	KB HOME COASTAL INC	Vacant Sites Included in 2008 and 2014 Housing Element
City of Moreno Valley	EAST OF PIGEON PASS RD AT LAWLESS RD	92557	259550018		R2 Residential	R2		2	0.91	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Elements - Vacant			1	1	R2 Residential	KB HOME COASTAL INC	Vacant Sites Included in 2008 and 2014 Housing Element
City of Moreno Valley	EAST OF PIGEON PASS RD AT LAWLESS RD	92557	259531008		R3 Residential	R3		3	0.17	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Elements - Vacant			1	1	R3 Residential	KB HOME COASTAL INC	Vacant Sites Included in 2008 and 2014 Housing Element
City of Moreno Valley	EAST OF PIGEON PASS RD AT LAWLESS RD	92557	259532002		R3 Residential	R3		3	0.25	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Elements - Vacant			1	1	R3 Residential	KB HOME COASTAL INC	Vacant Sites Included in 2008 and 2014 Housing Element
City of Moreno Valley	EAST OF PIGEON PASS RD AT LAWLESS RD	92557	259532006		R3 Residential	R3		3	0.22	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Elements - Vacant			1	1	R3 Residential	KB HOME COASTAL INC	Vacant Sites Included in 2008 and 2014 Housing Element
City of Moreno Valley	EAST OF PIGEON PASS RD AT LAWLESS RD	92557	259532015		R2 Residential	R2		2	0.10	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Elements - Vacant			1	1	R2 Residential	KB HOME COASTAL INC	Vacant Sites Included in 2008 and 2014 Housing Element
City of Moreno Valley	EAST OF PIGEON PASS RD AT LAWLESS RD	92557	259541002		R3 Residential	R3		3	0.19	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element			1	1	R3 Residential	KB HOME COASTAL INC	Sites not included in previous housing element
City of Moreno Valley	EAST OF PIGEON PASS RD AT LAWLESS RD	92557	259541006		R3 Residential	R3		3	0.17	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Elements - Vacant			1	1	R3 Residential	KB HOME COASTAL INC	Vacant Sites Included in 2008 and 2014 Housing Element
City of Moreno Valley	25335 LAWLESS RD	92557	259550009		R3 Residential	R3		3	0.81	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Elements - Vacant			1	1	R3 Residential	KB HOME COASTAL INC	Vacant Sites Included in 2008 and 2014 Housing Element

APPENDIX B:

2018-20 MORENO VALLEY RESIDENTIAL PROJECTS

City of Moreno Valley - Development Performance Analysis Completed Residential Projects Between 2018 and 2020		
Approved General Plan Land Use	**Sites**	**Average Percentage of Units Built Within Maximum Allowance**
R30 Residential	19	73%
R20 Residential	3	66%
R15 Residential	176	57%
R5 Residential	555	78%
R3 Residential	145	71%
R1 Residential	1	46%
ALL PROJECTS	899	72%

2018-20 Moreno Valley Residential Projects

APN	Building Permit #	Approved General Plan Land Use	Approved Zoning	Product Type	Gross Site Acreage of Approved Project	Units in Approved Project	Unit # Per Listed Address	Approved Dwelling Unit Per Acre	Tract #	Date of Final / Certificate of Occupancy	Description	Address	Building Sq. Ft.	Maximum Allowable Units	Percentage of Maximum Allowable Units Built
473174013	BFR18-0158	R1	R1	Custom Home	2.17	1	1	0.5 du/acre	NA	01/14/2020	New SFD Custom Home 2,420 SF, Porch 220 SF, Attached Garage 565 SF - includes truss calcs - ON SEPTIC	28728 KALMIA AVE	2420	2	46%
259541022	BFT19-0341	R3	R3	Tract Home	36.25	99	1	3 du/acre	24203	05/27/2020	KB Boulder Ridge TR 24203 PH 2 - Plan 1A, Lot 57 - SFD 1551 sf, GARAGE 418 sf, PORCH 66 sf - (Very High Fire Hazard Severity Zone) - SCE Release	9575 TRAILHEAD LN	1551	109	91%
259531001	BFT19-0344	R3	R3	Tract Home	36.25	99	1	3 du/acre	24203	06/01/2020	KB Boulder Ridge TR 24203 PH 2 - Plan 2C, Lot 58 - SFD 1751 sf, GARAGE 419 sf, PORCH 30 sf - (Very High Fire Hazard Severity Zone) - SCE Release	9589 TRAILHEAD LN	1751	109	91%
259532006	BFT19-0339	R3	R3	Tract Home	36.25	99	1	3 du/acre	24203	08/31/2020	KB Boulder Ridge TR 24203 PH 2 - Plan 4A, Lot 71 - SFD 2396 sf, GARAGE 420 sf, PORCH 53 sf, - (Very High Fire Hazard Severity Zone) - SCE Release (revision2 4/29/20 was 4C)	9596 TRAILHEAD LN	2396	109	91%

2018-20 Moreno Valley Residential Projects

APN	Building Permit #	Approved General Plan Land Use	Approved Zoning	Product Type	Gross Site Acreage of Approved Project	Units in Approved Project	Unit # Per Listed Address	Approved Dwelling Unit Per Acre	Tract #	Date of Final / Certificate of Occupancy	Description	Address	Building Sq. Ft.	Maximum Allowable Units	Percentage of Maximum Allowable Units Built
259541021	BFT19-0337	R3	R3	Tract Home	36.25	99	1	3 du/acre	24203	10/12/2020	KB Boulder Ridge TR 24203 PH 2 - Plan 4C, Lot 56 - SFD 2396 sf, GARAGE 627 sf, PORCH 138 sf - (Very High Fire Hazard Severity Zone) - SCE Release (REVISION 1/21/20 elevation correction from BR to C & garage & porch extended)	23010 VALLEY VISTA LN	2396	109	91%
259531002	BFT19-0340	R3	R3	Tract Home	36.25	99	1	3 du/acre	24203	05/27/2020	TR 24203 KB Boulder Ridge - Plan 1BR, Lot 59 - SFD 1551 sf, GARAGE 418 sf, PORCH 72 sf - (Very High Fire Hazard Severity Zone) - SCE Release	9603 TRAILHEAD LN	1551	109	91%
259541020	BFT19-0342	R3	R3	Tract Home	36.25	99	1	3 du/acre	24203	09/15/2020	TR 24203 KB Boulder Ridge - Plan 1CR, Lot 55 - SFD 1551 sf, GARAGE 418 sf, PORCH 55 sf - (Very High Fire Hazard Severity Zone) - SCE Release	23024 VALLEY VISTA LN	1551	109	91%
259541018	BFT19-0345	R3	R3	Tract Home	36.25	99	1	3 du/acre	24203	08/31/2020	TR 24203 KB Boulder Ridge - Plan 2BR, Lot 53 - SFD 1751 sf, GARAGE 419 sf, PORCH 43 sf - (Very High Fire Hazard Severity Zone) - SCE Release	23052 VALLEY VISTA LN	1751	109	91%

2018-20 Moreno Valley Residential Projects

APN	Building Permit #	Approved General Plan Land Use	Approved Zoning	Product Type	Gross Site Acreage of Approved Project	Units in Approved Project	Unit # Per Listed Address	Approved Dwelling Unit Per Acre	Tract #	Date of Final / Certificate of Occupancy	Description	Address	Building Sq. Ft.	Maximum Allowable Units	Percentage of Maximum Allowable Units Built
259541019	BFT19-0347	R3	R3	Tract Home	36.25	99	1	3 du/acre	24203	08/31/2020	TR 24203 KB Boulder Ridge - Plan 3AR, Lot 54 - SFD 2091 sf, GARAGE 417 sf, PORCH 42 sf - (Very High Fire Hazard Severity Zone) - SCE Release	23038 VALLEY VISTA LN	2091	109	91%
259532005	BFT19-0346	R3	R3	Tract Home	36.25	99	1	3 du/acre	24203	05/27/2020	TR 24203 KB Boulder Ridge - Plan 3C, Lot 70 - SFD 2091 sf, GARAGE 417 sf, PORCH 33 sf - (Very High Fire Hazard Severity Zone) - SCE Release	9610 TRAILHEAD LN	2091	109	91%
259531003	BFT19-0338	R3	R3	Tract Home	36.25	99	1	3 du/acre	24203	06/01/2020	TR 24203 KB Boulder Ridge - Plan 4CR, Lot 60 - SFD 2396 sf, GARAGE 420 sf, PORCH 138 sf - (Very High Fire Hazard Severity Zone) - SCE Release	9617 TRAILHEAD LN	2396	109	91%
259532004	BFT19-0343	R3	R3	Tract Home	36.25	99	1	3 du/acre	24203	06/01/2020	TR 24203 KB Boulder Ridge - Plan2B, Lot 69 - SFD 1751 sf, GARAGE 419 sf, PORCH 43 sf - (Very High Fire Hazard Severity Zone) - SCE Release	9624 TRAILHEAD LN	1751	109	91%

2018-20 Moreno Valley Residential Projects

APN	Building Permit #	Approved General Plan Land Use	Approved Zoning	Product Type	Gross Site Acreage of Approved Project	Units in Approved Project	Unit # Per Listed Address	Approved Dwelling Unit Per Acre	Tract #	Date of Final / Certificate of Occupancy	Description	Address	Building Sq. Ft.	Maximum Allowable Units	Percentage of Maximum Allowable Units Built
259532020	BFT20-0111	R3	R3	Tract Home	36.25	99	1	3 du/acre	24203	11/23/2020	TR 24203 KB Boulder Ridge PH 10 - Plan 1RA Lot 85 - SFD 1551 sf, GARAGE 418 sf, PORCH 66 sf - (Very High Fire Hazard Severity Zone) - SCE Release	23177 SAMANTHA PL	1551	109	91%
259532019	BFT20-0110	R3	R3	Tract Home	36.25	99	1	3 du/acre	24203	11/23/2020	TR 24203 KB Boulder Ridge PH 10 - Plan 4C Lot 84 - SFD 2396 sf, GARAGE 420 sf, PORCH 138 sf - (Very High Fire Hazard Severity Zone) - SCE Release	23169 SAMANTHA PL	2396	109	91%
259532007	BFT20-0054	R3	R3	Tract Home	36.25	99	1	3 du/acre	24203	08/27/2020	TR 24203 KB Boulder Ridge PH 4 - Plan 2A, Lot 72 - SFD 1751 sf, GARAGE 419 sf, PORCH 51 sf - (Very High Fire Hazard Severity Zone) - SCE Release	9601 JACOBS WAY	1751	109	91%
259541015	BFT20-0052	R3	R3	Tract Home	36.25	99	1	3 du/acre	24203	09/22/2020	TR 24203 KB Boulder Ridge PH 4 - Plan 2BR, Lot 50 - SFD 1751 sf, GARAGE 419 sf, PORCH 43 sf - (Very High Fire Hazard Severity Zone) - SCE Release	9584 JACOBS WAY	1751	109	91%

2018-20 Moreno Valley Residential Projects

APN	Building Permit #	Approved General Plan Land Use	Approved Zoning	Product Type	Gross Site Acreage of Approved Project	Units in Approved Project	Unit # Per Listed Address	Approved Dwelling Unit Per Acre	Tract #	Date of Final / Certificate of Occupancy	Description	Address	Building Sq. Ft.	Maximum Allowable Units	Percentage of Maximum Allowable Units Built
259541014	BFT20-0056	R3	R3	Tract Home	36.25	99	1	3 du/acre	24203	10/01/2020	TR 24203 KB Boulder Ridge PH 5 - Plan 1CR, Lot 49 - SFD 1551 sf, GARAGE 418 sf, PORCH 55 sf - (Very High Fire Hazard Severity Zone) - SCE Release	9598 JACOBS WAY	1551	109	91%
259532009	BFT20-0058	R3	R3	Tract Home	36.25	99	1	3 du/acre	24203	08/27/2020	TR 24203 KB Boulder Ridge PH 5 - Plan 4B, Lot 74 - SFD 2396 sf, GARAGE 420 sf, PORCH 86 sf - (Very High Fire Hazard Severity Zone) - SCE Release	9629 JACOBS WAY	2396	109	91%
259541012	BFT20-0059	R3	R3	Tract Home	36.25	99	1	3 du/acre	24203	08/31/2020	TR 24203 KB Boulder Ridge PH 6 - Plan 1BR, Lot 47 - SFD 1551 sf, GARAGE 418 sf, PORCH 72 sf - (Very High Fire Hazard Severity Zone) - SCE Release	23082 SAMANTHA PL	1551	109	91%
259532011	BFT20-0061	R3	R3	Tract Home	36.25	99	1	3 du/acre	24203	09/09/2020	TR 24203 KB Boulder Ridge PH 6 - Plan 4BR, Lot 76 - SFD 2396 sf, GARAGE 420 sf, PORCH 86 sf - (Very High Fire Hazard Severity Zone) - SCE Release	9657 JACOBS WAY	2396	109	91%

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259532013	BFT20-0064	R3	R3	Tract Home	36.25	99	1	3 du/acre	24203	08/31/2020	TR 24203 KB Boulder Ridge PH 7 - Plan 1A, Lot 78 - SFD 1551 sf, GARAGE 418 sf, PORCH 66 sf - (Very High Fire Hazard Severity Zone) - SCE Release	23087 SAMANTHA PL	1551	109	91%
259532012	BFT20-0063	R3	R3	Tract Home	36.25	99	1	3 du/acre	24203	10/26/2020	TR 24203 KB Boulder Ridge PH 7 - Plan 2C, Lot 77 - SFD 1751 sf, GARAGE 419 sf, PORCH 30 sf - (Very High Fire Hazard Severity Zone) - SCE Release	23073 SAMANTHA PL	1751	109	91%
259532014	BFT20-0065	R3	R3	Tract Home	36.25	99	1	3 du/acre	24203	10/22/2020	TR 24203 KB Boulder Ridge PH 7 - Plan 4B, Lot 79 - SFD 2396 sf, GARAGE 420 sf, PORCH 86 sf - (Very High Fire Hazard Severity Zone) - SCE Release	23099 SAMANTHA PL	2396	109	91%
259541011	BFT20-0062	R3	R3	Tract Home	36.25	99	1	3 du/acre	24203	10/22/2020	TR 24203 KB Boulder Ridge PH 7 - Plan 4CR, Lot 46 - SFD 2396 sf, GARAGE 420 sf, PORCH 138 sf - (Very High Fire Hazard Severity Zone) - SCE Release	23094 SAMANTHA PL	2396	109	91%

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259532016	BFT20-0069	R3	R3	Tract Home	36.25	99	1	3 du/acre	24203	10/26/2020	TR 24203 KB Boulder Ridge PH 8 - Plan 1A, Lot 81 - SFD 1551 sf, GARAGE 418 sf, PORCH 66 sf - (Very High Fire Hazard Severity Zone) - SCE Release	23127 SAMANTHA PL	1551	109	91%
259532017	BFT20-0107	R3	R3	Tract Home	36.25	99	1	3 du/acre	24203	11/23/2020	TR 24203 KB Boulder Ridge PH 9 - Plan 2B Lot 82 - SFD 1751 sf, GARAGE 419 sf, PORCH 43 sf - (Very High Fire Hazard Severity Zone) - SCE Release	23141 SAMANTHA PL	1751	109	91%
259532018	BFT20-0108	R3	R3	Tract Home	36.25	99	1	3 du/acre	24203	11/23/2020	TR 24203 KB Boulder Ridge PH 9 - Plan 3C Lot 83 - SFD 2091 sf, GARAGE 417 sf, PORCH 33 sf - (Very High Fire Hazard Severity Zone) - SCE Release	23155 SAMANTHA PL	2091	109	91%
474761005	BFT19-0119	R3	R3	Tract Home	60	115	1	2 du/acre	31592	01/22/2020	KB-Daybreak TR 31592 PH 4A Plan 1D Lot 91: SFD 2159 sf; GARAGE 417 sf; Front PORCH 74 sf - SCE RELEASE	24885 MINERS VIEW LN	2159	180	64%
474760004	BFT19-0117	R3	R3	Tract Home	60	115	1	2 du/acre	31592	01/22/2020	KB-Daybreak TR 31592 PH 4A Plan 2DR Lot 84: SFD 2347 sf; GARAGE 416 sf; Front PORCH 40 sf - SCE RELEASE	24872 MINERS VIEW LN	2347	180	64%

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474761004	BFT19-0121	R3	R3	Tract Home	60	115	1	2 du/acre	31592	01/22/2020	KB-Daybreak TR 31592 PH 4A Plan 4A Lot 90: SFD 2977 sf; GARAGE 417 sf; Front PORCH 45 sf - SCE RELEASE	24897 MINERS VIEW LN	2977	180	64%
474761001	BFT19-0123	R3	R3	Tract Home	60	115	1	2 du/acre	31592	01/22/2020	KB-Daybreak TR 31592 PH 4A Plan 4B Lot 94: SFD 2977 sf; GARAGE 417 sf; Front PORCH 100 sf - SCE RELEASE	24849 MINERS VIEW LN	2977	180	64%
474761006	BFT19-0122	R3	R3	Tract Home	60	115	1	2 du/acre	31592	01/22/2020	KB-Daybreak TR 31592 PH 4A Plan 4C-Garage Lot 92: SFD 2977 sf; GARAGE 648 sf; Front PORCH 52 sf - SCE RELEASE	24873 MINERS VIEW LN	2977	180	64%
474760006	BFT19-0118	R3	R3	Tract Home	60	115	1	2 du/acre	31592	03/12/2020	KB-Daybreak TR 31592 PH 4A_2 Plan 2BR Lot 86: SFD 2347 sf; GARAGE 416 sf; Front PORCH 96 sf - SCE RELEASE	24896 MINERS VIEW LN	2347	180	64%
474760008	BFT19-0120	R3	R3	Tract Home	60	115	1	2 du/acre	31592	02/21/2020	KB-Daybreak TR 31592 PH 4A_2 Plan 4B Lot 88: SFD 2977 sf; GARAGE 417 sf; Front PORCH 100 sf - SCE RELEASE	24920 MINERS VIEW LN	2977	180	64%

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474761007	BFT19-0181	R3	R3	Tract Home	60	115	1	2 du/acre	31592	01/21/2020	KB-Daybreak TR 31592 PH 4B Plan 7A Lot 93: SFD 1962 SF, (Swing) GARAGE 633 SF, PORCH 39 SF, Covered PATIO 275 SF - SCE RELEASE	24861 MINERS VIEW LN	1962	180	64%
474760005	BFT19-0180	R3	R3	Tract Home	60	115	1	2 du/acre	31592	02/21/2020	KB-Daybreak TR 31592 PH 4B Plan 7AR Lot 85: SFD 1905 SF, GARAGE 418 SF, PORCH 39 SF - SCE RELEASE	24884 MINERS VIEW LN	1905	180	64%
474761003	BFT19-0182	R3	R3	Tract Home	60	115	1	2 du/acre	31592	01/22/2020	KB-Daybreak TR 31592 PH 4B Plan 7CR Lot 89: SFD 1962 SF, (Swing) GARAGE 633 SF, PORCH 55 SF - SCE RELEASE	24909 MINERS VIEW LN	1962	180	64%
474760002	BFT19-0179	R3	R3	Tract Home	60	115	1	2 du/acre	31592	01/21/2020	KB-Daybreak TR 31592 PH 4B Plan 7DR Lot 82: SFD 1905 SF, GARAGE 418 SF, PORCH 122 SF - SCE RELEASE	24848 MINERS VIEW LN	1905	180	64%
474760007	BFT19-0183	R3	R3	Tract Home	60	115	1	2 du/acre	31592	02/21/2020	KB-Daybreak TR 31592 PH 4B Plan 8C Lot 87: SFD 2155 SF, GARAGE 417 SF, PORCH 80 SF, Covered PATIO 200 SF - SCE RELEASE	24908 MINERS VIEW LN	2155	180	64%

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474760003	BFT19-0184	R3	R3	Tract Home	60	115	1	2 du/acre	31592	01/21/2020	KB-Daybreak TR 31592 PH 4B Plan 8CR Lot 83: SFD 2155 SF, GARAGE 417 SF, PORCH 80 SF - SCE RELEASE	24860 MINERS VIEW LN	2155	180	64%
474761010	BFT19-0246	R3	R3	Tract Home	60	115	1	2 du/acre	31592	02/26/2020	KB-Daybreak TR 31592 PH 4C Plan 1B Lot 98: SFD 2159 SF, GARAGE 417 SF, PORCH 54 SF - SCE RELEASE	24886 OLIVE HILL LN	2159	180	64%
474761008	BFT19-0250	R3	R3	Tract Home	60	115	1	2 du/acre	31592	02/26/2020	KB-Daybreak TR 31592 PH 4C Plan 3AR Lot 96: SFD 2696 SF, GARAGE 416 SF, PORCH 95 SF - SCE RELEASE	24862 OLIVE HILL LN	2696	180	64%
474760014	BFT19-0251	R3	R3	Tract Home	60	115	1	2 du/acre	31592	02/27/2020	KB-Daybreak TR 31592 PH 4C Plan 3DR Lot 107: SFD 2696 SF, GARAGE 416 SF, PORCH 53 SF - SCE RELEASE	10674 VISTA LN	2696	180	64%
474761009	BFT19-0242	R3	R3	Tract Home	60	115	1	2 du/acre	31592	02/26/2020	KB-Daybreak TR 31592 PH 4C Plan 4C Lot 97: SFD 2347 SF, GARAGE 416 SF, PORCH 40 SF - SCE RELEASE	24874 OLIVE HILL LN	2347	180	64%
474761012	BFT19-0245	R3	R3	Tract Home	60	115	1	2 du/acre	31592	06/01/2020	KB-Daybreak TR 31592 PH 4C Plan 4CR Lot 100: SFD 2977 SF, GARAGE 417 SF, PORCH 52 SF - SCE RELEASE	24910 OLIVE HILL LN	2977	180	64%

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474760009	BFT19-0244	R3	R3	Tract Home	60	115	1	2 du/acre	31592	02/03/2020	KB-Daybreak TR 31592 PH 4C Plan 7A Lot 102: SFD 1905 SF, GARAGE 418 SF, PORCH 39 SF - SCE RELEASE	24863 OLIVE HILL LN	1905	180	64%
474761002	BFT19-0241	R3	R3	Tract Home	60	115	1	2 du/acre	31592	02/25/2020	KB-Daybreak TR 31592 PH 4C Plan 7BR Lot 95: SFD 1905 SF, GARAGE 418 SF, PORCH 81 SF - SCE RELEASE	24850 OLIVE HILL LN	1905	180	64%
474760011	BFT19-0243	R3	R3	Tract Home	60	115	1	2 du/acre	31592	02/03/2020	KB-Daybreak TR 31592 PH 4C Plan 7C Lot 104: SFD 1905 SF, GARAGE 418 SF, PORCH 55 SF - SCE RELEASE	24887 OLIVE HILL LN	1905	180	64%
474760015	BFT19-0252	R3	R3	Tract Home	60	115	1	2 du/acre	31592	04/14/2020	KB-Daybreak TR 31592 PH 4C Plan 8A Lot 108: SFD 2155 SF, GARAGE 417 SF, PORCH 50 SF - SCE RELEASE	10686 VISTA LN	2155	180	64%
474760010	BFT19-0249	R3	R3	Tract Home	60	115	1	2 du/acre	31592	02/03/2020	KB-Daybreak TR 31592 PH 4C Plan 8B Lot 103: SFD 2155 SF, GARAGE 417 SF, PORCH 42 SF - SCE RELEASE	24875 OLIVE HILL LN	2155	180	64%
474760001	BFT19-0248	R3	R3	Tract Home	60	115	1	2 du/acre	31592	02/03/2020	KB-Daybreak TR 31592 PH 4C Plan 8D Lot 101: SFD 2155 SF, GARAGE 417 SF, PORCH 51 SF - SCE RELEASE	24851 OLIVE HILL LN	2155	180	64%

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474761011	BFT19-0247	R3	R3	Tract Home	60	115	1	2 du/acre	31592	06/01/2020	KB-Daybreak TR 31592 PH 4C Plan 8DR Lot 99: SFD 2155 SF, GARAGE 417 SF, PORCH 51 SF - SCE RELEASE	24898 OLIVE HILL LN	2155	180	64%
474742009	BFT19-0189	R3	R3	Tract Home	60	115	1	2 du/acre	31592	01/24/2020	KB-Daybreak TR 31592 PH 4D Plan 2B Lot 29: SFD 2347 SF, GARAGE 416 SF, PORCH 96 SF - SCE RELEASE	10428 PROSPECT OR LN	2347	180	64%
474742007	BFT19-0193	R3	R3	Tract Home	60	115	1	2 du/acre	31592	03/02/2020	KB-Daybreak TR 31592 PH 4D Plan 7A Lot 27: SFD 1905 SF, GARAGE 418 SF, PORCH 39 SF - SCE RELEASE	10404 PROSPECT OR LN	1905	180	64%
474742010	BFT19-0192	R3	R3	Tract Home	60	115	1	2 du/acre	31592	01/24/2020	KB-Daybreak TR 31592 PH 4D Plan 7A Lot 30: SFD 1905 SF, GARAGE 418 SF, PORCH 39 SF - SCE RELEASE	10440 PROSPECT OR LN	1905	180	64%
474742008	BFT19-0194	R3	R3	Tract Home	60	115	1	2 du/acre	31592	01/24/2020	KB-Daybreak TR 31592 PH 4D Plan 8D Lot 28: SFD 2155 SF, GARAGE 417 SF, PORCH 51 SF - SCE RELEASE	10416 PROSPECT OR LN	2155	180	64%

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474760018	BFT19-0307	R3	R3	Tract Home	60	115	1	2 du/acre	31592	05/14/2020	KB-Daybreak TR 31592 PH 5 Plan 1CR Lot 111 SFD 2159 SF, GARAGE 417 SF, PORCH 34 SF, Covered Patio 200 SF - SCE RELEASE	10722 VISTA LN	2159	180	64%
474760019	BFT19-0308	R3	R3	Tract Home	60	115	1	2 du/acre	31592	05/14/2020	KB-Daybreak TR 31592 PH 5 Plan 2AR Lot 112: SFD 2347 SF, GARAGE 416 SF, PORCH 46 SF, Covered Patio 120 - SCE RELEASE	10734 VISTA LN	2347	180	64%
474760016	BFT19-0309	R3	R3	Tract Home	60	115	1	2 du/acre	31592	03/12/2020	KB-Daybreak TR 31592 PH 5 Plan 2C Lot 109: SFD 2347 SF, GARAGE 416 SF, PORCH 83 SF, Covered Patio 120 - SCE RELEASE	10698 VISTA LN	2347	180	64%
474760017	BFT19-0310	R3	R3	Tract Home	60	115	1	2 du/acre	31592	07/30/2020	KB-Daybreak TR 31592 PH 5 Plan 4B Lot 110: SFD 2977 SF, GARAGE 417 SF, PORCH 100 SF, Covered Patio 153 SF - SCE RELEASE	10710 VISTA LN	2977	180	64%
474760012	BFT19-0311	R3	R3	Tract Home	60	115	1	2 du/acre	31592	03/20/2020	KB-Daybreak TR 31592 PH 5 Plan 7BR Lot 105: SFD 1905 SF, GARAGE 418 SF, PORCH 81 SF, Covered Patio 275 SF - SCE RELEASE	10697 VISTA LN	1905	180	64%

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474760013	BFT19-0312	R3	R3	Tract Home	60	115	1	2 du/acre	31592	04/06/2020	KB-Daybreak TR 31592 PH 5 Plan 8AR Lot 106: SFD 2155 SF, GARAGE 417 SF, PORCH 50 SF, Covered Patio 200 SF - SCE RELEASE	10709 VISTA LN	2155	180	64%
474760013	BFT19-0312	R3	R3	Tract Home	60	115	1	2 du/acre	31592	04/06/2020	KB-Daybreak TR 31592 PH 5 Plan 8AR Lot 106: SFD 2155 SF, GARAGE 417 SF, PORCH 50 SF, Covered Patio 200 SF - SCE RELEASE	10709 VISTA LN	2155	180	64%
474760020	BFT19-0403	R3	R3	Tract Home	60	115	1	2 du/acre	31592	05/19/2020	KB-Daybreak TR 31592 PH 6 Plan 3BR Lot 113: SFD 2696 SF, GARAGE 416 SF, PORCH 86 SF; Covered PATIO 162 SF - SCE RELEASE	10746 VISTA LN	2696	180	64%
474760021	BFT19-0404	R3	R3	Tract Home	60	115	1	2 du/acre	31592	05/14/2020	KB-Daybreak TR 31592 PH 6 Plan 4DR Lot 114: SFD 2977 SF, GARAGE 417 SF, PORCH 177 SF, Covered PATIO 155 SF - SCE RELEASE	10745 VISTA LN	2977	180	64%
474742017	BFT20-0010	R3	R3	Tract Home	60	115	1	2 du/acre	31592	11/24/2020	KB-Daybreak TR 31592 PH 7 Plan 2BR Lot 37: SFD 2347 SF, GARAGE 416 SF, PORCH 96 SF, Covered PATIO 120 SF - SCE RELEASE	10381 CLOUD HAVEN DR	2347	180	64%

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474742016	BFT20-0009	R3	R3	Tract Home	60	115	1	2 du/acre	31592	12/02/2020	KB-Daybreak TR 31592 PH 7 Plan 4BR Lot 36: SFD 2977 SF, GARAGE 417 SF, PORCH 52 SF, Covered PATIO 153 SF - SCE RELEASE	10393 CLOUD HAVEN DR	2977	180	64%
474742013	BFT20-0158	R3	R3	Tract Home	60	115	1	2 du/acre	31592	09/02/2020	MODEL HOME CONVERSION and CofO for KB Daybreak TRACT 31592, Lot 33, Plan 1A (Original Permit #BFT17-0316)	10429 CLOUD HAVEN DR	2159	180	64%
474742014	BFT20-0159	R3	R3	Tract Home	60	115	1	2 du/acre	31592	09/02/2020	MODEL HOME CONVERSION and CofO for KB Daybreak TRACT 31592, Lot 34, Plan 4BR (Original Permit #BFT17-0317)	10417 CLOUD HAVEN DR	2977	180	64%
474742015	BFT20-0160	R3	R3	Tract Home	60	115	1	2 du/acre	31592	09/22/2020	MODEL HOME CONVERSION and CofO for KB Daybreak TRACT 31592, Lot 35, Plan 6CR (Original Permit #BFT17-0318)	10405 CLOUD HAVEN DR	2854	180	64%
478165021	BFR19-0002	R3	R3	Custom Home	0.18	1	1	3 du/acre	NA	07/06/2020	Custom Home 1-story SFD: 1778sf; 2-car Garage 515sf; Front Porch 97sf - SCE release [PEN18-0047] Property is on Septic - **Septic tank /Health Dept plans as separate permit BFR19-0116**	28891 KIMBERLY AVE	1778	1	185%

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478040032	BFR17-0046	R3	R3	Custom Home	0.55	2	1	2 du/acre	NA	07/24/2018	Custom home 3127sf, garage 913sf, two front porches 85 & 108sf, rear cover 438sf, ON SEPTIC	13920 CURTIS ST	3127	2	121%
488371020	BFT17-0253	R3	R3	Tract Home	20	56	1	3 du/acre	31618	06/20/2018	Frontier TR 31618 Build Out, Lot 53, Plan 4B; SFD 2708 GAR 417 PORCH 38	27976 AIDAN CIR	2708	60	93%
488371021	BFT17-0254	R3	R3	Tract Home	20	56	1	3 du/acre	31618	06/20/2018	Frontier TR 31618 Build Out, Lot 54, Plan 4C; SFD 2708 GAR 417 PORCH 38	27960 AIDAN CIR	2708	60	93%
488371022	BFT17-0255	R3	R3	Tract Home	20	56	1	3 du/acre	31618	06/20/2018	Frontier TR 31618 Build Out, Lot 55; Plan 3A; SFD 3524 GAR 703 PORCH 126	27942 AIDAN CIR	3524	60	93%
488371019	BFT18-0089	R3	R3	Tract Home	20	56	1	3 du/acre	31618	10/23/2018	TR 31618 Frontier Build Out Lot 52 (Parking Lot) Plan 2A; SFD 3052 GAR 808 PORCH 160	27994 AIDAN CIR	3052	60	93%
474490025	BFT18-0144	R3	R3	Tract Home	60	115	1	2 du/acre	31592	08/20/2018	KB Homes-Daybreak TR 31592 PH 1 Plan 4C Lot 5: SFD 2977 GARAGE 417 PORCH 52	10367 PROSPECTOR LN	2977	180	64%
474490025	BFT18-0145	R3	R3	Tract Home	60	115	1	2 du/acre	31592	08/20/2018	KB Homes-Daybreak TR 31592 PH 1 Plan 2D Lot 6: SFD 2347 GARAGE 417 PORCH 40	10355 PROSPECTOR LN	2347	180	64%

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474490025	BFT18-0146	R3	R3	Tract Home	60	115	1	2 du/acre	31592	08/10/2018	KB Homes-Daybreak TR 31592 PH 1 Plan 3B Lot 7: SFD 2696 GARAGE 416 PORCH 86	10343 PROSPECTOR LN	2696	180	64%
474490025	BFT18-0147	R3	R3	Tract Home	60	115	1	2 du/acre	31592	06/11/2018	KB Homes-Daybreak TR 31592 PH 1 Plan 4A Lot 8: SFD 2977 GARAGE 417 PORCH 45	10331 PROSPECTOR LN	2977	180	64%
474490025	BFT18-0148	R3	R3	Tract Home	60	115	1	2 du/acre	31592	08/20/2018	KB Homes-Daybreak TR 31592 PH 1 Plan 3B Lot 9: SFD 2696 GARAGE 416 PORCH 86	10319 PROSPECTOR LN	2696	180	64%
474490025	BFT18-0149	R3	R3	Tract Home	60	115	1	2 du/acre	31592	06/11/2018	KB Homes-Daybreak TR 31592 PH 1 Plan 1A Lot 10: SFD 2159 GARAGE 417 PORCH 57	10307 PROSPECTOR LN	2159	180	64%
474490025	BFT18-0150	R3	R3	Tract Home	60	115	1	2 du/acre	31592	09/19/2018	KB Homes-Daybreak TR 31592 PH 1 Plan 6A Lot 18: SFD 2854 GARAGE 417 PORCH 95	24813 PROSPECT HILL LN	2854	180	64%
474490025	BFT18-0151	R3	R3	Tract Home	60	115	1	2 du/acre	31592	12/31/2018	KB Homes-Daybreak TR 31592 PH 1 Plan 5C Lot 19: SFD 2456 GARAGE 418 PORCH 147	24825 PROSPECT HILL LN	2456	180	64%
474490025	BFT18-0152	R3	R3	Tract Home	60	115	1	2 du/acre	31592	06/11/2018	KB Homes-Daybreak TR 31592 PH 1 Plan 4B Lot 20: SFD 2977 GARAGE 417 PORCH 100	24837 PROSPECT HILL LN	2977	180	64%

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474490025	BFT18-0155	R3	R3	Tract Home	60	115	1	2 du/acre	31592	06/06/2018	KB Homes-Daybreak TR 31592 PH 1 Plan 4C Lot 23: SFD 2977 GARAGE 417 PORCH 52	10356 PROSPECTOR LN	2977	180	64%
474490025	BFT18-0156	R3	R3	Tract Home	60	115	1	2 du/acre	31592	11/29/2018	KB Homes-Daybreak TR 31592 PH 1 Plan 1B Lot 24: SFD 2159 GARAGE 417 PORCH 54	10368 PROSPECTOR LN	2159	180	64%
474490025	BFT18-0157	R3	R3	Tract Home	60	115	1	2 du/acre	31592	06/04/2018	KB Homes-Daybreak TR 31592 PH 1 Plan 4C Lot 41: SFD 2977 GARAGE 417 PORCH 52	10333 CLOUD HAVEN DR	2977	180	64%
488371018	BFT18-0292	R3	R3	Tract Home	20	56	1	3 du/acre	31618	06/20/2018	(Frontier Estancia) MODEL HOME CONVERSION AND CofO - TRACT 31618, LOT 51, PLAN 3 (ORIGINAL PERMIT #B1401562)	27977 AIDAN CIR		60	93%
488371017	BFT18-0293	R3	R3	Tract Home	20	56	1	3 du/acre	31618	06/20/2018	(Frontier Estancia) MODEL HOME CONVERSION AND CofO - TRACT 31618, LOT 50, PLAN 2 (ORIGINAL PERMIT #B1401561)	27961 AIDAN CIR		60	93%
488371016	BFT18-0294	R3	R3	Tract Home	20	56	1	3 du/acre	31618	06/20/2018	(Frontier Estancia) MODEL HOME CONVERSION AND CofO - TRACT 31618, LOT 49, PLAN 1 (ORIGINAL PERMIT #B1401560)	27943 AIDAN CIR		60	93%

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474490025	BFT18-0392	R3	R3	Tract Home	60	115	1	2 du/acre	31592	11/14/2018	TR 31592 KB Homes-Daybreak PH 2 Plan 2C Lot 11: SFD 2347 GARAGE 416 PORCH 83 - SCE RELEASE	10295 PROSPECT OR LN	2347	180	64%
474490025	BFT18-0393	R3	R3	Tract Home	60	115	1	2 du/acre	31592	11/16/2018	TR 31592 KB Homes-Daybreak TR 31592 PH 2 Plan 1A Lot 12: SFD 2159 GARAGE 417 PORCH 57 - SCE RELEASE	10283 PROSPECT OR LN	2159	180	64%
474490025	BFT18-0396	R3	R3	Tract Home	60	115	1	2 du/acre	31592	11/05/2018	TR 31592 KB Homes-Daybreak TR 31592 PH 2 Plan 6B Lot 15: SFD 2854 GARAGE 417 PORCH 105 - SCE RELEASE	10260 PROSPECT OR LN	2854	180	64%
474490025	BFT18-0399	R3	R3	Tract Home	60	115	1	2 du/acre	31592	11/05/2018	TR 31592 KB Homes-Daybreak TR 31592 PH 2 Plan 3C Lot 38: SFD 2696 GARAGE 416 PORCH 170 - SCE RELEASE	10369 CLOUD HAVEN DR	2696	180	64%
474490025	BFT18-0400	R3	R3	Tract Home	60	115	1	2 du/acre	31592	11/05/2018	TR 31592 KB Homes-Daybreak TR 31592 PH 2 Plan 4B Lot 39: SFD 2977 GARAGE 417 PORCH 100 - SCE RELEASE	10357 CLOUD HAVEN DR	2977	180	64%
474490025	BFT18-0401	R3	R3	Tract Home	60	115	1	2 du/acre	31592	12/31/2018	TR 31592 KB Homes-Daybreak TR 31592 PH 2 Plan 5A Lot 40: SFD 2456 GARAGE 416 PORCH 98 - SCE RELEASE	10345 CLOUD HAVEN DR	2456	180	64%

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474490025	BFT18-0583	R3	R3	Tract Home	60	115	1	2 du/acre	31592	12/31/2018	KB-Daybreak TR 31592 PH 3A Plan 4DR Lot 42: SFD 2977 GARAGE 417 PORCH 177 - SCE RELEASE	10647 SUNNYMEAD CREST LN	2977	180	64%
474490025	BFT18-0584	R3	R3	Tract Home	60	115	1	2 du/acre	31592	11/30/2018	KB-Daybreak TR 31592 PH 3A Plan 4B Lot 53: SFD 2977 GARAGE 417 PORCH 100 - SCE RELEASE	10515 SUNNYMEAD CREST LN	2977	180	64%
474490025	BFT18-0585	R3	R3	Tract Home	60	115	1	2 du/acre	31592	11/30/2018	KB-Daybreak TR 31592 PH 3A Plan 4DR Lot 51: SFD 2977 GARAGE 417 PORCH 177 - SCE RELEASE	10539 SUNNYMEAD CREST LN	2977	180	64%
474490025	BFT18-0586	R3	R3	Tract Home	60	115	1	2 du/acre	31592	11/30/2018	KB-Daybreak TR 31592 PH 3A Plan 4BR Lot 49: SFD 2977 GARAGE 417 PORCH 100 - SCE RELEASE	10563 SUNNYMEAD CREST LN	2977	180	64%
474490025	BFT18-0587	R3	R3	Tract Home	60	115	1	2 du/acre	31592	11/29/2018	KB-Daybreak TR 31592 PH 3A Plan 4AR Lot 46: SFD 2977 GARAGE 417 PORCH 45 - SCE RELEASE	10599 SUNNYMEAD CREST LN	2977	180	64%
474490025	BFT18-0588	R3	R3	Tract Home	60	115	1	2 du/acre	31592	12/31/2018	KB-Daybreak TR 31592 PH 3A Plan 4CR Lot 44: SFD 2977 GARAGE 417 PORCH 52 - SCE RELEASE	10623 SUNNYMEAD CREST LN	2977	180	64%
474490025	BFT18-0590	R3	R3	Tract Home	60	115	1	2 du/acre	31592	11/30/2018	KB-Daybreak TR 31592 PH 3A Plan 2DR Lot 47: SFD 2347 GARAGE 416 PORCH 40 - SCE RELEASE	10587 SUNNYMEAD CREST LN	2347	180	64%

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474490025	BFT18-0591	R3	R3	Tract Home	60	115	1	2 du/acre	31592	11/30/2018	KB-Daybreak TR 31592 PH 3A Plan 1AR Lot 50: SFD 2159 GARAGE 417 PORCH 57 - SCE RELEASE	10551 SUNNYMEAD CREST LN	2159	180	64%
474490025	BFT18-0592	R3	R3	Tract Home	60	115	1	2 du/acre	31592	12/31/2018	KB-Daybreak TR 31592 PH 3A Plan 1BR Lot 45: SFD 2159 GARAGE 417 PORCH 54 - SCE RELEASE	10611 SUNNYMEAD CREST LN	2159	180	64%
474490025	BFT18-0593	R3	R3	Tract Home	60	115	1	2 du/acre	31592	12/31/2018	KB-Daybreak TR 31592 PH 3A Plan 3CR Lot 52: SFD 2696 GARAGE 416 PORCH 170 - SCE RELEASE	10527 SUNNYMEAD CREST LN	2696	180	64%
474490025	BFT18-0594	R3	R3	Tract Home	60	115	1	2 du/acre	31592	11/30/2018	KB-Daybreak TR 31592 PH 3A Plan 3AR Lot 48: SFD 2696 GARAGE 416 PORCH 95 - MVU RELEASE	10575 SUNNYMEAD CREST LN	2696	180	64%
474490025	BFT18-0153	R3	R3	Tract Home	60	115	1	2 du/acre	31592	05/06/2019	KB Homes-Daybreak TR 31592 PH 1 Plan 2C Lot 21: SFD 2347 GARAGE 416 PORCH 83	10332 PROSPECTOR LN	2347	180	64%
474490025	BFT18-0154	R3	R3	Tract Home	60	115	1	2 du/acre	31592	04/23/2019	KB Homes-Daybreak TR 31592 PH 1 Plan 3A Lot 22: SFD 2696 GARAGE 416 PORCH 95	10344 PROSPECTOR LN	2696	180	64%
474490025	BFT18-0394	R3	R3	Tract Home	60	115	1	2 du/acre	31592	02/28/2019	TR 31592 KB Homes-Daybreak TR 31592 PH 2 Plan 4D Lot 13: SFD 2977 GARAGE 417 PORCH 177 - SCE RELEASE	10271 PROSPECTOR LN	2977	180	64%

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474490025	BFT18-0395	R3	R3	Tract Home	60	115	1	2 du/acre	31592	02/28/2019	TR 31592 KB Homes-Daybreak TR 31592 PH 2 Plan 4C Lot 14: SFD 2977 GARAGE 417 PORCH 52 - SCE RELEASE	10248 PROSPECT OR LN	2977	180	64%
474490025	BFT18-0397	R3	R3	Tract Home	60	115	1	2 du/acre	31592	06/18/2019	TR 31592 KB Homes-Daybreak TR 31592 PH 2 Plan 5C Lot 16: SFD 2456 GARAGE 418 PORCH 147 - SCE RELEASE	10272 PROSPECT OR LN	2546	180	64%
474490025	BFT18-0398	R3	R3	Tract Home	60	115	1	2 du/acre	31592	06/18/2019	TR 31592 KB Homes-Daybreak TR 31592 PH 2 Plan 4A Lot 17: SFD 2977 GARAGE 417 PORCH 45 - SCE RELEASE	10284 PROSPECT OR LN	2977	180	64%
474490025	BFT18-0622	R3	R3	Tract Home	60	115	1	2 du/acre	31592	05/13/2019	KB-Daybreak TR 31592 PH 3C Plan 3DR Lot 54: SFD 2696 GARAGE 416 PORCH 53 - SCE RELEASE	10516 SUNNYMEAD CREST LN	2696	180	64%
474490025	BFT18-0623	R3	R3	Tract Home	60	115	1	2 du/acre	31592	07/18/2019	KB-Daybreak TR 31592 PH 3C Plan 3B Lot 57: SFD 2696 GARAGE 416 PORCH 86 - SCE RELEASE	10552 SUNNYMEAD CREST LN	2696	180	64%
474490025	BFT18-0624	R3	R3	Tract Home	60	115	1	2 du/acre	31592	04/22/2019	KB-Daybreak TR 31592 PH 3C Plan 3C Lot 61: SFD 2159 GARAGE 417 PORCH 34 - SCE RELEASE	10600 SUNNYMEAD CREST LN	2159	180	64%

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474490025	BFT18-0625	R3	R3	Tract Home	60	115	1	2 du/acre	31592	05/23/2019	KB-Daybreak TR 31592 PH 3C Plan 1CR Lot 58: SFD 2159 GARAGE 417 PORCH 34 - SCE RELEASE	10564 SUNNYMEAD CREST LN	2159	180	64%
474490025	BFT18-0626	R3	R3	Tract Home	60	115	1	2 du/acre	31592	05/13/2019	KB-Daybreak TR 31592 PH 3C Plan 1AR Lot 55: SFD 2159 GARAGE 417 PORCH 57 - SCE RELEASE	10528 SUNNYMEAD CREST LN	2159	180	64%
474490025	BFT18-0627	R3	R3	Tract Home	60	115	1	2 du/acre	31592	05/13/2019	KB-Daybreak TR 31592 PH 3C Plan 2C Lot 56: SFD 2347 GARAGE 416 PORCH 83 - SCE RELEASE	10540 SUNNYMEAD CREST LN	2347	180	64%
474490025	BFT18-0628	R3	R3	Tract Home	60	115	1	2 du/acre	31592	09/26/2019	KB-Daybreak TR 31592 PH 3C Plan 68 Lot 60: SFD 2854 GARAGE 417 PORCH 103 - SCE RELEASE	10588 SUNNYMEAD CREST LN	2854	180	64%
474490025	BFT18-0631	R3	R3	Tract Home	60	115	1	2 du/acre	31592	09/26/2019	KB-Daybreak TR 31592 PH 3C Plan 4D Lot 59: SFD 2977 GARAGE 417 PORCH 177 - SCE RELEASE	10576 SUNNYMEAD CREST LN	2977	180	64%
474751019	BFT18-0703	R3	R3	Tract Home	60	115	1	2 du/acre	31592	05/16/2019	KB-Daybreak TR 31592 PH 3D Plan 4CR Lot 76: SFD 3208 sf w/Optional Junior Suite; GARAGE 417sf; Front PORCH 52sf; Extended Covered Patio 303 sf - SCE RELEASE	10577 CLOUD HAVEN DR	3208	180	64%

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474750018	BFT18-0704	R3	R3	Tract Home	60	115	1	2 du/acre	31592	05/14/2019	KB-Daybreak TR 31592 PH 3D Plan 4BR Lot 79: SFD 2977 sf; GARAGE 648 sf; Front PORCH 100sf; Extended Covered Patio 303 sf - SCE RELEASE	10541 CLOUD HAVEN DR	2977	180	64%
474750019	BFT18-0705	R3	R3	Tract Home	60	115	1	2 du/acre	31592	05/14/2019	KB-Daybreak TR 31592 PH 3D Plan 1C Lot 80: SFD 2159 sf; GARAGE 685 sf; Front PORCH 34 sf; Extended Covered Patio 317 sf - SCE RELEASE	10529 CLOUD HAVEN DR	2159	180	64%
474751017	BFT18-0706	R3	R3	Tract Home	60	115	1	2 du/acre	31592	05/09/2019	KB-Daybreak TR 31592 PH 3D Plan 2BR Lot 74: SFD 2347 sf; GARAGE 654 sf; Front PORCH 96 sf; Extended Covered Patio 258 sf - SCE RELEASE	10601 CLOUD HAVEN DR	2347	180	64%
474750020	BFT18-0707	R3	R3	Tract Home	60	115	1	2 du/acre	31592	05/14/2019	KB-Daybreak TR 31592 PH 3D Plan 2D Lot 81: SFD 2347 sf; GARAGE 416 sf; PORCH 40 sf - SCE RELEASE	10517 CLOUD HAVEN DR	2347	180	64%
474751020	BFT18-0708	R3	R3	Tract Home	60	115	1	2 du/acre	31592	11/25/2019	KB-Daybreak TR 31592 PH 3D Plan 2D Lot 77: SFD 2347 sf; GARAGE 416 sf; PORCH 40 sf - SCE RELEASE	10565 CLOUD HAVEN DR	2347	180	64%

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474750017	BFT18-0709	R3	R3	Tract Home	60	115	1	2 du/acre	31592	11/25/2019	KB-Daybreak TR 31592 PH 3D Plan 3AR Lot 78: SFD 2696 sf; GARAGE 416 sf; PORCH 95 sf - SCE RELEASE	10553 CLOUD HAVEN DR	2696	180	64%
474751018	BFT18-0710	R3	R3	Tract Home	60	115	1	2 du/acre	31592	06/10/2019	KB-Daybreak TR 31592 PH 3D Plan 3AR Lot 75: SFD 2696 sf; GARAGE 416 sf; PORCH 95 sf - SCE RELEASE	10589 CLOUD HAVEN DR	2696	180	64%
474751005	BFT18-0711	R3	R3	Tract Home	60	115	1	2 du/acre	31592	04/24/2019	KB-Daybreak TR 31592 PH 3B Plan 4A Lot 62: SFD 2977 sf; GARAGE 417 sf; PORCH 45 sf - SCE RELEASE	10612 SUNNYMEAD CREST LN	2977	180	64%
474751007	BFT18-0712	R3	R3	Tract Home	60	115	1	2 du/acre	31592	04/18/2019	KB-Daybreak TR 31592 PH 3B Plan 4C Lot 64: SFD 2977 sf; GARAGE 417 sf; PORCH 52 sf - SCE RELEASE	10636 SUNNYMEAD CREST LN	2977	180	64%
474751009	BFT18-0713	R3	R3	Tract Home	60	115	1	2 du/acre	31592	04/24/2019	KB-Daybreak TR 31592 PH 3B Plan 4B Lot 66: SFD 2977 sf; GARAGE 417 sf; PORCH 100 sf - SCE RELEASE	10660 SUNNYMEAD CREST LN	2977	180	64%

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474751013	BFT18-0714	R3	R3	Tract Home	60	115	1	2 du/acre	31592	05/16/2019	KB-Daybreak TR 31592 PH 3B Plan 4CR Lot 70: SFD 2977 sf; GARAGE 417 sf; PORCH 45 sf; Extended PATIO COVER 303 sf - SCE RELEASE	10649 CLOUD HAVEN DR	2977	180	64%
474751010	BFT18-0715	R3	R3	Tract Home	60	115	1	2 du/acre	31592	05/03/2019	KB-Daybreak TR 31592 PH 3B Plan 4CR Lot 67: SFD 2977 sf; GARAGE 648 sf; PORCH 52 sf; Extended PATIO COVER 303 sf - SCE RELEASE	10685 CLOUD HAVEN DR	2977	180	64%
474751014	BFT18-0716	R3	R3	Tract Home	60	115	1	2 du/acre	31592	05/09/2019	KB-Daybreak TR 31592 PH 3B Plan 1AR Lot 71: SFD 2159 sf; GARAGE 417 sf; PORCH 57 sf - SCE RELEASE	10637 CLOUD HAVEN DR	2159	180	64%
474751008	BFT18-0717	R3	R3	Tract Home	60	115	1	2 du/acre	31592	04/24/2019	KB-Daybreak TR 31592 PH 3B Plan 1A Lot 65: SFD 2159 sf; GARAGE 417 sf ;PORCH 57 sf - SCE RELEASE	10648 SUNNYMEAD CREST LN	2159	180	64%
474751011	BFT18-0718	R3	R3	Tract Home	60	115	1	2 du/acre	31592	08/27/2019	KB-Daybreak TR 31592 PH 3B Plan 2DR Lot 68: SFD 2347 sf; GARAGE 416 sf; PORCH 40 sf - SCE RELEASE	10673 CLOUD HAVEN DR	2347	180	64%

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474751006	BFT18-0719	R3	R3	Tract Home	60	115	1	2 du/acre	31592	04/18/2019	KB-Daybreak TR 31592 PH 3B Plan 2D Lot 63: SFD 2347 sf; GARAGE 416 sf; PORCH 40 sf - SCE RELEASE	10624 SUNNYMEAD CREST LN	2347	180	64%
474751015	BFT18-0720	R3	R3	Tract Home	60	115	1	2 du/acre	31592	05/16/2019	KB-Daybreak TR 31592 PH 3B Plan 3BR Lot 72: SFD 2696 sf; GARAGE 416 sf ;PORCH 86 sf - SCE RELEASE	10625 CLOUD HAVEN DR	2696	180	64%
474751012	BFT18-0721	R3	R3	Tract Home	60	115	1	2 du/acre	31592	08/27/2019	KB-Daybreak TR 31592 PH 3B Plan 3AR Lot 69: SFD 2696 sf; GARAGE 416 sf; PORCH 95 sf - SCE RELEASE	10661 CLOUD HAVEN DR	2696	180	64%
474740001	BFT19-0185	R3	R3	Tract Home	60	115	1	2 du/acre	31592	11/25/2019	KB-Daybreak TR 31592 PH 4D Plan 4CR Lot 1: SFD 2977 SF, GARAGE 648 SF, PORCH 52 SF, Enlarged Covered PATIO 303 SF - SCE RELEASE	10415 PROSPECTOR LN	2977	180	64%
474742011	BFT19-0186	R3	R3	Tract Home	60	115	1	2 du/acre	31592	12/31/2019	KB-Daybreak TR 31592 PH 4D Plan 3C Lot 31: SFD 2696 SF, GARAGE 416 SF, PORCH 170 SF, Enlarged Covered PATIO 327 SF - SCE RELEASE	10452 PROSPECTOR LN	2696	180	64%

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474740003	BFT19-0187	R3	R3	Tract Home	60	115	1	2 du/acre	31592	11/25/2019	KB-Daybreak TR 31592 PH 4D Plan 4BR Lot 3: SFD 2977 SF, GARAGE 417 SF, PORCH 100 SF - SCE RELEASE	10391 PROSPECT OR LN	2977	180	64%
474740004	BFT19-0188	R3	R3	Tract Home	60	115	1	2 du/acre	31592	11/26/2019	KB-Daybreak TR 31592 PH 4D Plan 1AR Lot 4: SFD 2159 SF, GARAGE 417 SF, PORCH 57 SF, Enlarged Covered PATIO 317 SF - SCE RELEASE	10379 PROSPECT OR LN	2159	180	64%
474740002	BFT19-0191	R3	R3	Tract Home	60	115	1	2 du/acre	31592	11/25/2019	KB-Daybreak TR 31592 PH 4D Plan 3DR Lot 2: SFD 2696 SF, GARAGE 653 SF, PORCH 53 SF - SCE RELEASE	10403 PROSPECT OR LN	2696	180	64%
260500030	BFT19-0398	R5	R5	Detached Condos/ PUD	38.7	148	1	3 du/acre	32515	01/10/2020	Lennar Meadow Creek TR 32515, Lot 152 Model 5A Conversion & CofO SFD 2583, Gar 421, Porch 57 - MVU release	10321 PENGUIN CT	2583	194	76%
260500031	BFT19-0399	R5	R5	Detached Condos/ PUD	38.7	148	1	3 du/acre	32515	01/10/2020	Lennar Meadow Creek TR 32515, Lot 153 Model 6B Conversion & CofO - SFD 2590, Gar 417, Porch 35 - MVU release	10311 PENGUIN CT	2590	194	76%

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260500032	BFT19-0400	R5	R5	Detached Condos/ PUD	38.7	148	1	3 du/acre	32515	01/10/2020	Lennar Meadow Creek TR 32515, Lot 154 Model 4XC Conversion & CofO - SFD 2419, Gar 623, Porch 36 - MVU release	10301 PENGUIN CT	2419	194	76%
260500033	BFT19-0401	R5	R5	Detached Condos/ PUD	38.7	148	1	3 du/acre	32515	01/10/2020	Lennar Meadow Creek TR 32515, Lot 155, Model 2A Conversion & CofO - SFD 2203, Gar 417, Porch 33 - MVU release	10291 PENGUIN CT	2203	194	76%
260500034	BFT19-0402	R5	R5	Detached Condos/ PUD	38.7	148	1	3 du/acre	32515	01/10/2020	Lennar Meadow Creek TR 32515, Lot 156, Model 1ZB Conversion & CofO - SFD 2206, Gar 467, Porch 50 - MVU release	10292 PENGUIN CT	2206	194	76%
260490047	BFT19-0212	R5	R5	Detached Condos/ PUD	38.7	148	1	3 du/acre	32515	01/16/2020	Lennar TR 32515 PH 17 LOT 122 Plan 1C; SFD 1772 SF, Garage 467 SF, Porch 45 SF - SCE RELEASE	23173 FREESIA PL	1772	194	76%
260490048	BFT19-0213	R5	R5	Detached Condos/ PUD	38.7	148	1	3 du/acre	32515	01/16/2020	Lennar TR 32515 PH 17 LOT 123 Plan 1YB; SFD 2162 SF, Garage 467 SF, Porch 45 SF - SCE RELEASE	23161 FREESIA PL	2162	194	76%
260490049	BFT19-0214	R5	R5	Detached Condos/ PUD	38.7	148	1	3 du/acre	32515	01/22/2020	Lennar TR 32515 PH 17 LOT 124 Plan 1A; SFD 1772 SF, Garage 467 SF, Porch 45 SF - SCE RELEASE	23149 FREESIA PL	1772	194	76%

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260490050	BFT19-0215	R5	R5	Detached Condos/ PUD	38.7	148	1	3 du/acre	32515	01/22/2020	Lennar TR 32515 PH 17 LOT 125 Plan 1YC; SFD 2162 SF, Garage 467 SF, Porch 45 SF - SCE RELEASE	23137 FREESIA PL	2162	194	76%
260490011	BFT18-0023	R5	R5	Detached Condos/ PUD	38.7	148	1	3 du/acre	32515	03/10/2020	Lennar TR 32515 Ph 8 Lot 81 Plan 1XC, SFD 1794, Gar 467, Porch 50	10383 SNOWY PLOVER CT	1794	194	76%
260480035	BFT17-0368	R5	R5	Detached Condos/ PUD	38.7	148	1	3 du/acre	32515	03/10/2020	Lennar TR 32515, Lot 35 SFD 2590, Gar 417, Porch 35	10456 SPARROW CT	2590	194	76%
260500035	BFT19-0302	R5	R5	Detached Condos/ PUD	38.7	148	1	3 du/acre	32515	03/10/2020	TR 32515 Lennar Meadow Creek PH BO LOT 157 Plan 4XC; SFD 2419 SF, Gar 623 SF, Porch 36 SF - SCE RELEASE	10302 PENGUIN CT	2419	194	76%
260500036	BFT19-0303	R5	R5	Detached Condos/ PUD	38.7	148	1	3 du/acre	32515	03/10/2020	TR 32515 Lennar Meadow Creek PH BO LOT 158 Plan 4A; SFD 2419 SF, Gar 417 SF, Porch 36 SF - SCE RELEASE	10312 PENGUIN CT	2419	194	76%
260500037	BFT19-0304	R5	R5	Detached Condos/ PUD	38.7	148	1	3 du/acre	32515	03/18/2020	TR 32515 Lennar Meadow Creek PH BO LOT 159 Plan 3A; SFD 2232 SF, Gar 428 SF, Porch 54 SF - SCE RELEASE	10322 PENGUIN CT	2232	194	76%
475150054	BFT18-0741	R5	R5	Tract Home	4.88	16	1	3.5 du/acre	35606	02/19/2020	Metric Homes, TR 35606 PH 4 (Build Out) Lot 11, Plan 1 w/2 car - SFD 2457sf, Gar 576sf, Porch 25sf	11613 SABLE WAY	2457	24	66%

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475150055	BFT18-0742	R5	R5	Tract Home	4.88	16	1	3.5 du/acre	35606	02/19/2020	Metric Homes, TR 35606 PH 4 (Build Out) Lot 12, Plan 2 w/2 car - SFD 2356sf, Gar 576sf, Porch 120sf	11623 SABLE WAY	2356	24	66%
478450031	BFT19-0300	R5	R5	Tract Home	43.5	159	1	4 du/acre	36436	03/02/2020	KB Homes-Bella Cortina TR 36436 PH 11 Plan 3BR Lot 44: SFD 2128 GARAGE 417 PORCH 71 - MVU RELEASE	14421 QUINCY ST	2128	218	73%
478450011	BFT19-0279	R5	R5	Tract Home	43.5	159	1	4 du/acre	36436	04/23/2020	KB-Bella Cortina TR 36436 PH 10, Plan 8D, Lot 24 - SFD 2237 SF, Gar 418 SF, Porch 161 - MVU Release	14427 PEAR BLOSSOM LN	2237	218	73%
478450024	BFT19-0160	R5	R5	Tract Home	43.5	159	1	4 du/acre	36436	02/11/2020	KB-Bella Cortina TR 36436 PH 9B Plan 7DR, Lot 37 - SFD 1722 SF, Gar 420 SF, Porch 96 SF - MVU Release	28462 PEAR BLOSSOM LN	1722	218	73%
478450018	BFT19-0161	R5	R5	Tract Home	43.5	159	1	4 du/acre	36436	04/23/2020	KB-Bella Cortina TR 36436 PH 9B, Plan 8AR, Lot 31 - SFD 2237 SF, Gar 418 SF, Porch 155 - MVU Release	28471 PEAR BLOSSOM LN	2237	218	73%
478450020	BFT19-0162	R5	R5	Tract Home	43.5	159	1	4 du/acre	36436	11/23/2020	KB-Bella Cortina TR 36436 PH 9B, Plan 8CR, Lot 33 - SFD 2237 SF, Gar 418 SF, Porch 169 SF - MVU Release	28491 PEAR BLOSSOM LN	2237	218	73%

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478450017	BFT19-0152	R5	R5	Tract Home	43.5	159	1	4 du/acre	36436	04/23/2020	KB-Bella Cortina - TR 36436; PH 9A, Plan 3D, Lot 30 - SFD 2128 sf, Gar 417 sf, Porch 89 sf - MVU Release	28461 PEAR BLOSSOM LN	2128	218	73%
478450008	BFT19-0277	R5	R5	Tract Home	43.5	159	1	4 du/acre	36436	07/27/2020	KB-Bella Cortina TR 36436 PH 10 Plan 7DR, Lot 21 - SFD 1722 SF, Gar 420 SF, Porch 96 SF - MVU Release	14397 PEAR BLOSSOM LN	1722	218	73%
478450029	BFT19-0273	R5	R5	Tract Home	43.5	159	1	4 du/acre	36436	06/01/2020	KB-Bella Cortina TR 36436 PH 10, Plan 5BR, Lot 42 - SFD 3061 sf, Gar 417 sf, Porch 175 sf - MVU Release	14408 PEAR BLOSSOM LN	3061	218	73%
478450028	BFT19-0276	R5	R5	Tract Home	43.5	159	1	4 du/acre	36436	06/01/2020	KB-Bella Cortina TR 36436 PH 10, Plan 6AR, Lot 41 - SFD 1477 SF, Gar 422 SF, Porch 47 SF - MVU Release	14418 PEAR BLOSSOM LN	1477	218	73%
478450028	BFT19-0276	R5	R5	Tract Home	43.5	159	1	4 du/acre	36436	06/01/2020	KB-Bella Cortina TR 36436 PH 10, Plan 6AR, Lot 41 - SFD 1477 SF, Gar 422 SF, Porch 47 SF - MVU Release	14418 PEAR BLOSSOM LN	1477	218	73%
478450013	BFT19-0275	R5	R5	Tract Home	43.5	159	1	4 du/acre	36436	03/26/2020	KB-Bella Cortina TR 36436 PH 10, Plan 6C, Lot 26 - SFD 1477 SF, Gar 422 SF, Porch 122 SF - MVU Release	14447 PEAR BLOSSOM LN	1477	218	73%

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478450010	BFT19-0274	R5	R5	Tract Home	43.5	159	1	4 du/acre	36436	07/27/2020	KB-Bella Cortina TR 36436 PH 10, Plan 6CR, Lot 23 - SFD 1477 SF, Gar 422 SF, Porch 122 SF - MVU Release	14417 PEAR BLOSSOM LN	1477	218	73%
478450012	BFT19-0272	R5	R5	Tract Home	43.5	159	1	4 du/acre	36436	03/26/2020	KB-Bella Cortina TR 36436 PH 10A, Plan 5AR, Lot 25 - SFD 3061 sf, Gar 417 sf, Porch 158 sf - MVU Release	14437 PEAR BLOSSOM LN	3061	218	73%
478450027	BFT19-0278	R5	R5	Tract Home	43.5	159	1	4 du/acre	36436	06/01/2020	KB-Bella Cortina TR 36436 PH 10B Plan 7D, Lot 40 - SFD 1722 SF, Gar 420 SF, Porch 96 SF - MVU Release	14428 PEAR BLOSSOM LN	1722	218	73%
478450032	BFT19-0301	R5	R5	Tract Home	43.5	159	1	4 du/acre	36436	03/02/2020	KB-Bella Cortina TR 36436 PH 11 Plan 7CR, Lot 45 - SFD 1722 SF, Gar 420 SF, Porch 30 SF - MVU Release	14431 QUINCY ST	1722	218	73%
478450030	BFT19-0299	R5	R5	Tract Home	43.5	159	1	4 du/acre	36436	03/02/2020	KB-Bella Cortina TR 36436 PH 11, Plan 5A, Lot 43 - SFD 3061 sf, Gar 417 sf, Porch 158 sf , Covered Patio 260 sf- MVU Release	14411 QUINCY ST	3061	218	73%
478440012	BFT19-0407	R5	R5	Tract Home	43.5	159	1	4 du/acre	36436	10/27/2020	KB-Bella Cortina TR 36436 PH 13, Plan 3A, Lot 12 - SFD 2128 sf, Gar 417 sf, Porch 57 sf - MVU Release	28478 LARKSONG WAY	2128	218	73%

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478440009	BFT19-0406	R5	R5	Tract Home	43.5	159	1	4 du/acre	36436	11/24/2020	KB-Bella Cortina TR 36436 PH 13, Plan 5C, Lot 9 - SFD 3061 sf, Gar 417 sf, Porch 175 sf - MVU Release	14321 QUINCY ST	3061	218	73%
478440005	BFT19-0405	R5	R5	Tract Home	43.5	159	1	4 du/acre	36436	11/23/2020	KB-Bella Cortina TR 36436 PH 13, Plan 5DR, Lot 5 - SFD 3061 sf, Gar 417 sf, Porch 50 sf, Covered Patio 260 sf - MVU Release	28465 PEONY CIR	3061	218	73%
478440002	BFT19-0433	R5	R5	Tract Home	43.5	159	1	4 du/acre	36436	11/30/2020	KB-Bella Cortina TR 36436 PH 14, Plan 3AR, Lot 2 - SFD 2128 sf, Gar 417 sf, Porch 57 sf - MVU Release	14281 QUINCY ST	2128	218	73%
478440001	BFT19-0432	R5	R5	Tract Home	43.5	159	1	4 du/acre	36436	10/27/2020	KB-Bella Cortina TR 36436 PH 14, Plan 5CR, Lot 1 - SFD 3061 sf, Gar 417 sf, Porch 175 sf, Covered Patio 260 sf - MVU Release	14271 QUINCY ST	3061	218	73%
478440004	BFT19-0435	R5	R5	Tract Home	43.5	159	1	4 du/acre	36436	11/23/2020	KB-Bella Cortina TR 36436 PH 14, Plan 8C, Lot 4 - SFD 2237 sf, Gar 418 sf, Porch 169 sf - MVU Release	28464 PEONY CIR	2237	218	73%
478452010	BFT20-0004	R5	R5	Tract Home	43.5	159	1	4 du/acre	36436	10/27/2020	KB-Bella Cortina TR 36436 PH 16, Plan 3BR, Lot 148 - SFD 2128 sf, Gar 417 sf, Porch 71 sf - MVU Release	28583 BUTTERCUP WAY	2128	218	73%

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478452007	BFT20-0001	R5	R5	Tract Home	43.5	159	1	4 du/acre	36436	11/23/2020	KB-Bella Cortina TR 36436 PH 16, Plan 8AR, Lot 145 - SFD 2237 sf, Gar 418 sf, Porch 155 sf - MVU Release	28613 BUTTERCUP WAY	2237	218	73%
478452014	BFT20-0006	R5	R5	Tract Home	43.5	159	1	4 du/acre	36436	11/23/2020	KB-Bella Cortina TR 36436 PH 17, Plan 3C, Lot 152 - SFD 2128 sf, Gar 417 sf, Porch 32 sf - MVU Release	14434 BOTTLEBRUSH WAY	2128	218	73%
478452013	BFT20-0005	R5	R5	Tract Home	43.5	159	1	4 du/acre	36436	11/23/2020	KB-Bella Cortina TR 36436 PH 17, Plan 8DR, Lot 151 - SFD 2237 sf, Gar 418 sf, Porch 161 sf - MVU Release	14424 BOTTLEBRUSH WAY	2237	218	73%
478450015	BFT19-0155	R5	R5	Tract Home	43.5	159	1	4 du/acre	36436	03/26/2020	KB-Bella Cortina TR 36436 PH 9A, Plan 5AR, Lot 28 - SFD 3061 sf, Gar 417 sf, Porch 158 sf - MVU Release	28441 PEAR BLOSSOM LN	3061	218	73%
478450016	BFT19-0159	R5	R5	Tract Home	43.5	159	1	4 du/acre	36436	04/23/2020	KB-Bella Cortina TR 36436 PH 9B Plan 7BR, Lot 29 - SFD 1722 SF, Gar 420 SF, Porch 96 SF - MVU Release	28451 PEAR BLOSSOM LN	1722	218	73%
478450019	BFT19-0157	R5	R5	Tract Home	43.5	159	1	4 du/acre	36436	11/23/2020	KB-Bella Cortina TR 36436 PH 9B, Plan 6B, Lot 32 - SFD 1477 SF, Gar 422 SF, Porch 78 SF - MVU Release	28481 PEAR BLOSSOM LN	1477	218	73%

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478450025	BFT19-0163	R5	R5	Tract Home	43.5	159	1	4 du/acre	36436	02/11/2020	KB-Bella Cortina TR 36436 PH 9B, Plan 8B, Lot 38 - SFD 2237 SF, Gar 418 SF, Porch 160 SF - MVU Release	28452 PEAR BLOSSOM LN	2237	218	73%
478450009	BFT19-0270	R5	R5	Tract Home	43.5	159	1	4 du/acre	36436	07/27/2020	KB-Bella Cortina; TR 36436 PH 10, Plan 3A, Lot 22 - SFD 2128 sf, Gar 417 sf, Porch 57 sf - MVU Release	14407 PEAR BLOSSOM LN	2128	218	73%
478450014	BFT19-0271	R5	R5	Tract Home	43.5	159	1	4 du/acre	36436	03/26/2020	KB-Bella Cortina; TR 36436 PH 10, Plan 3DR, Lot 27 - SFD 2128 sf, Gar 417 sf, Porch 89 sf - MVU Release	14457 PEAR BLOSSOM LN	2128	218	73%
478450026	BFT19-0154	R5	R5	Tract Home	43.5	159	1	4 du/acre	36436	02/11/2020	KB-Bella Cortina; TR 36436 PH 9A, Plan 3CR, Lot 39 - SFD 2128 sf, Gar 417 sf, Porch 32 sf - MVU Release	28442 PEAR BLOSSOM LN	2128	218	73%
478452016	BFT20-0134	R5	R5	Tract Home	43.5	159	1	4 du/acre	36436	08/27/2020	MODEL HOME CONVERSION and CofO for KB Bella Cortina TRACT 36436, Lot 154, Plan 3D (Original Permit #BFT17-0230)	28594 TUBEROSE LN	2128	218	73%
478452017	BFT20-0135	R5	R5	Tract Home	43.5	159	1	4 du/acre	36436	09/10/2020	MODEL HOME CONVERSION and CofO for KB Bella Cortina TRACT 36436, Lot 155, Plan 4CR (Original Permit #BFT17-0231)	28604 TUBEROSE LN	2617	218	73%

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478452018	BFT20-0136	R5	R5	Tract Home	43.5	159	1	4 du/acre	36436	08/31/2020	MODEL HOME CONVERSION and CofO for KB Bella Cortina TRACT 36436, Lot 156, Plan 5BR (Original Permit #BFT17-0232)	28614 TUBEROSE LN	3061	218	73%
478452019	BFT20-0137	R5	R5	Tract Home	43.5	159	1	4 du/acre	36436	08/27/2020	MODEL HOME CONVERSION and CofO for KB Bella TRACT 36436, Lot 157, Plan 7AR (Original Permit #BFT19-0151)	28615 TUBEROSE LN	1722	218	73%
478450003	BFT19-0318	R5	R5	Tract Home	43.5	159	1	4 du/acre	36436	11/24/2020	TR 36436 KB-Bella Cortina PH 12, Plan 8BR, Lot 16 - SFD 2237 SF, Gar 418 SF, Porch 160 SF - MVU Release	28477 LARKSONG WAY	2237	218	73%
478450004	BFT19-0314	R5	R5	Tract Home	43.5	159	1	4 du/acre	36436	11/24/2020	TR 36436 KB-Bella Cortina; PH 12, Plan 3C, Lot 17 - SFD 2128 sf, Gar 417 sf, Porch 32 sf - MVU Release	28467 LARKSONG WAY	2128	218	73%
478450001	BFT19-0313	R5	R5	Tract Home	43.5	159	1	4 du/acre	36436	11/24/2020	TR 36436 KB-Bella Cortina; PH 12, Plan 3DR, Lot 14 - SFD 2128 sf, Gar 417 sf, Porch 89 sf - MVU Release	28497 LARKSONG WAY	2128	218	73%

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478450002	BFT19-0316	R5	R5	Tract Home	43.5	159	1	4 du/acre	36436	11/24/2020	TR 36436 KB-Bella Cortina; PH 12, Plan 6A, Lot 15, Lot 41 - SFD 1477 SF, Gar 422 SF, Porch 47 SF - MVU Release	28487 LARKSONG WAY	1477	218	73%
264192013	BFR19-0031	R5	R5	Attached ADU	0.17	1	2	5 du/acre	NA	03/03/2020	ADU - Convert the single car garage and add 52 SF for a 308 SF for new Accessory Dwelling Unit	11704 HUMMINGBIRD PL	308	1	118%
304590033	BFT17-0073	R5	SP193 L	Tract Home	23	83	1	4 du/acre	30268	06/06/2018	TR 30268, Lot 80, Phase 11, SFD 2836, Gar 426, Porch 12	27275 HAMMETT CT	2836	115	72%
304590030	BFT17-0078	R5	SP193 L	Tract Home	23	83	1	4 du/acre	30268	07/16/2018	PAC COMM TR 30268, Lot 77, Ph 11, SFD 3773, Gar 420, Porch 84	27305 HAMMETT CT	3773	115	72%
304590008	BFT17-0079	R5	SP193 L	Tract Home	23	83	1	4 du/acre	30268	03/07/2018	PAC COMM TR 30268, Lot 55, Ph 11, SFD 3773, Gar 420, Porch 84	27310 HAMMETT CT	3773	115	72%
304590003	BFT17-0080	R5	SP193 L	Tract Home	23	83	1	4 du/acre	30268	03/07/2018	PAC COMM TR 30268, Lot 50, Ph 11, SFD 3773, Gar 420, Porch 84	27260 HAMMETT CT	3773	115	72%
304590032	BFT17-0081	R5	SP193 L	Tract Home	23	83	1	4 du/acre	30268	06/05/2018	PAC COMM TR 30268, Lot 79, Ph 11, SFD 4381, Gar 619, Porch 110	27285 HAMMETT CT	4381	115	72%
304590004	BFT17-0083	R5	SP193 L	Tract Home	23	83	1	4 du/acre	30268	03/07/2018	PAC COMM TR 30268, Lot 51, Ph 11, SFD 4381, Gar 619, Porch 133	27270 HAMMETT CT	4381	115	72%

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304590002	BFT17-0084	R5	SP193 L	Tract Home	23	83	1	4 du/acre	30268	03/07/2018	PAC COMM TR 30268, Lot 49, Ph 11, SFD 4381, Gar 619, Porch 36	27250 HAMMETT CT	4381	115	72%
304582010	BFT17-0085	R5	SP193 L	Tract Home	23	83	1	4 du/acre	30268	03/07/2018	PAC COMM TR 30268, Lot 47, Ph 11, SFD 4381, Gar 619, Porch 133	27230 HAMMETT CT	4381	115	72%
304590029	BFT17-0086	R5	SP193 L	Tract Home	23	83	1	4 du/acre	30268	04/19/2018	PAC COMM TR 30268, Lot 76, PH 11, SFD 2630, Gar 421, Porch 172	27315 HAMMETT CT	2630	115	72%
304590007	BFT17-0087	R5	SP193 L	Tract Home	23	83	1	4 du/acre	30268	03/07/2018	PAC COMM TR 30268, Lot 54, PH 11, SFD 2630, Gar 421, Porch 98	27300 HAMMETT CT	2630	115	72%
304590001	BFT17-0089	R5	SP193 L	Tract Home	23	83	1	4 du/acre	30268	03/07/2018	PAC COMM TR 30268, Lot 48, PH 11, SFD 2630, Gar 421, Porch 22	27240 HAMMETT CT	2630	115	72%
260480020	BFT17-0119	R5	R5	Detached Condos/ PUD	38.7	148	1	3 du/acre	32515	03/20/2018	Lennar TR 32515, Lot 20 SFD 1794, Gar 467, Porch 50	10479 NIGHTHA WK CT	1794	194	76%
260480018	BFT17-0120	R5	R5	Detached Condos/ PUD	38.7	148	1	3 du/acre	32515	03/20/2018	Lennar TR 32515, Lot 18 SFD 1794, Gar 467, Porch 50	10490 NIGHTHA WK CT	1794	194	76%
260480019	BFT17-0121	R5	R5	Detached Condos/ PUD	38.7	148	1	3 du/acre	32515	03/20/2018	Lennar TR 32515, Lot 19, SFD 2206, Gar 467, Porch 50	10489 NIGHTHA WK CT	2206	194	76%
260480016	BFT17-0122	R5	R5	Detached Condos/ PUD	38.7	148	1	3 du/acre	32515	03/20/2018	Lennar TR 32515, Lot 16, SFD 2203, Gar 417, Porch 33	10470 NIGHTHA WK CT	2203	194	76%

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260480023	BFT17-0123	R5	R5	Detached Condos/ PUD	38.7	148	1	3 du/acre	32515	03/20/2018	Lennar TR 32515, Lot 23, SFD 2232, Gar 428, Porch 54	10449 NIGHTHA WK CT	2322	194	76%
260480022	BFT17-0126	R5	R5	Detached Condos/ PUD	38.7	148	1	3 du/acre	32515	03/20/2018	Lennar TR 32515, Lot 22 SFD 2419, Gar 417, Porch 36	10459 NIGHTHA WK CT	2419	194	76%
260480014	BFT17-0127	R5	R5	Detached Condos/ PUD	38.7	148	1	3 du/acre	32515	03/20/2018	Lennar TR 32515, Lot 14, SFD 2583, Gar 421, Porch 57	10450 NIGHTHA WK CT	2583	194	76%
260480021	BFT17-0128	R5	R5	Detached Condos/ PUD	38.7	148	1	3 du/acre	32515	03/20/2018	Lennar TR 32515, Lot 21 SFD 2590, Gar 417, Porch 35	10469 NIGHTHA WK CT	2590	194	76%
260480017	BFT17-0129	R5	R5	Detached Condos/ PUD	38.7	148	1	3 du/acre	32515	03/19/2018	Lennar TR 32515, Lot 17 SFD 2590, Gar 623, Porch 35	10480 NIGHTHA WK CT	2590	194	76%
260480015	BFT17-0130	R5	R5	Detached Condos/ PUD	38.7	148	1	3 du/acre	32515	03/22/2018	Lennar TR 32515, Lot 15 SFD 2590, Gar 623, Porch 35	10460 NIGHTHA WK CT	2590	194	76%
304590015	BFT17-0140	R5	SP193 L	Tract Home	23	83	1	4 du/acre	30268	06/25/2018	TR 30268, Lot 64 Ph 12, SFD 2836, Gar 426, Porch 80	27335 HAMMETT CT	2836	115	72%
304590013	BFT17-0141	R5	SP193 L	Tract Home	23	83	1	4 du/acre	30268	08/09/2018	PAC COMM TR 30268, Lot 60, Ph 12, SFD 3773, Gar 420, Porch 84	27360 HAMMETT CT	3773	115	72%
304590015	BFT17-0142	R5	SP193 L	Tract Home	23	83	1	4 du/acre	30268	06/25/2018	PAC COMM TR 30268, Lot 62, Ph 12, SFD 3773, Gar 420, Porch 84	27355 HAMMETT CT	3773	115	72%

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304590014	BFT17-0143	R5	SP193 L	Tract Home	23	83	1	4 du/acre	30268	07/05/2018	PAC COMM TR 30268, Lot 61, Ph 12, SFD 4381, Gar 619, Porch 133	27370 HAMMETT CT	4381	115	72%
304590011	BFT17-0144	R5	SP193 L	Tract Home	23	83	1	4 du/acre	30268	06/25/2018	PAC COMM TR 30268, Lot 58, Ph 12, SFD 4381, Gar 619, Porch 36	27340 HAMMETT CT	4381	115	72%
304590009	BFT17-0145	R5	SP193 L	Tract Home	23	83	1	4 du/acre	30268	07/03/2018	PAC COMM TR 30268, Lot 56, Ph 12, SFD 4381, Gar 619, Porch 110	27320 HAMMETT CT	4381	115	72%
304590016	BFT17-0149	R5	SP193 L	Tract Home	23	83	1	4 du/acre	30268	06/25/2018	TR 30268 Pac Comm. Lot 63 SFD 2630, Gar 421, Porch 172	27345 HAMMETT CT	2630	115	72%
304590012	BFT17-0150	R5	SP193 L	Tract Home	23	83	1	4 du/acre	30268	10/11/2018	TR 30268 Pac Comm. Lot 59 SFD 2630, Gar 421, Porch 98	27350 HAMMETT CT	2630	115	72%
304590010	BFT17-0151	R5	SP193 L	Tract Home	23	83	1	4 du/acre	30268	06/25/2018	TR 30268 Pac Comm. Lot 57 SFD 2630, Gar 421, Porch 22	27330 HAMMETT CT	2630	115	72%
486250007	BFT17-0189	R5	R5	Tract Home	9.4	40	1	4.5 du/acre	36882	02/07/2018	FRONTIER TR 36882 Lot 16, SFD 3524, Gar 703, Porch 126	27842 SAND DOLLAR WAY	3524	47	85%
486250007	BFT17-0190	R5	R5	Tract Home	9.4	40	1	4.5 du/acre	36882	02/07/2018	FRONTIER TR 36882 Lot 18, SFD 3524, Gar 703, Porch 126	14330 LANDSDOWNE LN	3524	47	85%
486542031	BFT17-0191	R5	R5	Tract Home	9.4	40	1	4.5 du/acre	36882	02/07/2018	FRONTIER TR 36882, Lot 19, SFD 3052, Gar 808, Porch 160	14344 LANDSDOWNE LN	3052	47	85%
486250007	BFT17-0192	R5	R5	Tract Home	9.4	40	1	4.5 du/acre	36882	02/07/2018	FRONTIER TR 36882, Lot 35, SFD 3052, Gar 808, Porch 160	27807 SAND DOLLAR WAY	3052	47	85%

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486250007	BFT17-0193	R5	R5	Tract Home	9.4	40	1	4.5 du/acre	36882	02/07/2018	Frontier TR 36882 Lot 17, SFD 2708, Gar 417, Porch 38	14316 LANDSDOWNE LN	2708	47	85%
475150059	BFT17-0204	R5	R5	Tract Home	4.88	16	1	3.5 du/acre	35606	08/07/2018	Metric Homes, TR 35606 Lot 1 SFD 2452, Gar 816, Porch 30	24880 METRIC DR	2452	24	66%
475150003	BFT17-0205	R5	R5	Tract Home	4.88	16	1	3.5 du/acre	35606	04/23/2018	Metric Homes, TR 35606, Lot 2 SFD 2457, Gar 816, Porch 25	24892 METRIC DR	2457	24	66%
475150003	BFT17-0206	R5	R5	Tract Home	4.88	16	1	3.5 du/acre	35606	10/18/2018	Metric Homes, TR 35606, Lot 3 SFD 2356, Gar 576, Porch 120	24904 METRIC DR	2356	24	66%
475150047	BFT17-0207	R5	R5	Tract Home	4.88	16	1	3.5 du/acre	35606	08/29/2018	Metric Homes, TR 35606, Lot 4 SFD 2452, Gar 576, Porch 30	24916 METRIC DR	2452	24	66%
475150048	BFT17-0208	R5	R5	Tract Home	4.88	16	1	3.5 du/acre	35606	09/14/2018	Metric Homes, TR 35606, Lot 5 SFD 2457, Gar 576, Porch 25	24928 METRIC DR	2457	24	66%
475150049	BFT17-0209	R5	R5	Tract Home	4.88	16	1	3.5 du/acre	35606	09/12/2018	Metric Homes, TR 35606, Lot 6 SFD 2356, Gar 576, Porch 120	24940 METRIC DR	2356	24	66%
486250007	BFT17-0214	R5	R5	Tract Home	9.4	40	1	4.5 du/acre	36882	03/26/2018	Frontier TR 36882 Lot 22, SFD 2708, Gar 417, Porch 38	14386 LANDSDOWNE LN	2708	47	85%
486250007	BFT17-0215	R5	R5	Tract Home	9.4	40	1	4.5 du/acre	36882	03/26/2018	FRONTIER TR 36882, Lot 34, SFD 3052, Gar 808, Porch 160	27810 BAHAMA BAY ST	3052	47	85%
486250007	BFT17-0216	R5	R5	Tract Home	9.4	40	1	4.5 du/acre	36882	03/26/2018	FRONTIER TR 36882, Lot 23, SFD 3052, Gar 808, Porch 160	27817 BAHAMA BAY ST	3052	47	85%

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486250007	BFT17-0217	R5	R5	Tract Home	9.4	40	1	4.5 du/acre	36882	03/26/2018	FRONTIER TR 36882, Lot 21, SFD 3052, Gar 808, Porch 160	14372 LANDSDOWNE LN	3052	47	85%
486250007	BFT17-0218	R5	R5	Tract Home	9.4	40	1	4.5 du/acre	36882	03/26/2018	FRONTIER TR 36882 Lot 24, SFD 3524, Gar 703, Porch 126	27803 BAHAMA BAY ST	3524	47	85%
486250007	BFT17-0219	R5	R5	Tract Home	9.4	40	1	4.5 du/acre	36882	03/26/2018	FRONTIER TR 36882 Lot 20, SFD 3524, Gar 703, Porch 126	14358 LANDSDOWNE LN	3524	47	85%
478100034	BFT17-0230	R5	R5	Tract Home	43.5	159	1	4 du/acre	36436	02/21/2018	KB Home TR 36436 Model Home Lot 154, Plan 3 SFD 2128, Gar 417, Porch 89	28594 TUBEROSE LN	2128	218	73%
478100034	BFT17-0231	R5	R5	Tract Home	43.5	159	1	4 du/acre	36436	02/21/2018	KB Home TR 36436 Model Home Lot 155, Plan 4 SFD 2617, Gar 478, Porch 132, Patio 120	28604 TUBEROSE LN	2617	218	73%
478100034	BFT17-0232	R5	R5	Tract Home	43.5	159	1	4 du/acre	36436	09/06/2018	KB Home TR 36436 Model Home Lot 156, Plan 5 SFD 3061, Gar 417, Porch 175, Patio 260	28614 TUBEROSE LN	3061	218	73%
304590027	BFT17-0241	R5	SP193 L	Tract Home	23	83	1	4 du/acre	30268	09/05/2018	TR 30268, Lot 74 Ph 13, SFD 2836, Gar 426, Porch 12	15963 SAND HILLS CT	2836	115	72%
304590022	BFT17-0242	R5	SP193 L	Tract Home	23	83	1	4 du/acre	30268	09/06/2018	PAC COMM TR 30268, Lot 69, Ph 13, SFD 3773, Gar 420, Porch 84	15982 SAND HILLS CT	3773	115	72%
304590025	BFT17-0244	R5	SP193 L	Tract Home	23	83	1	4 du/acre	30268	09/05/2018	PAC COMM TR 30268, Lot 72, Ph 13, SFD 4381, Gar 619, Porch 36	15979 SAND HILLS CT	4381	115	72%

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304590018	BFT17-0246	R5	SP193 L	Tract Home	23	83	1	4 du/acre	30268	10/11/2018	PAC COMM TR 30268, Lot 65, Ph 13, SFD 4381, Gar 619, Porch 133	15950 SAND HILLS CT	4381	115	72%
304590028	BFT17-0247	R5	SP193 L	Tract Home	23	83	1	4 du/acre	30268	09/05/2018	PAC COMM TR 30268, Lot 75, PH 11, SFD 2630, Gar 421, Porch 172	15955 SAND HILLS CT	2630	115	72%
304590026	BFT17-0248	R5	SP193 L	Tract Home	23	83	1	4 du/acre	30268	09/05/2018	PAC COMM TR 30268, Lot 73, PH 13, SFD 2630, Gar 421, Porch 98	15971 SAND HILLS CT	2630	115	72%
304590023	BFT17-0249	R5	SP193 L	Tract Home	23	83	1	4 du/acre	30268	09/05/2018	PAC COMM TR 30268, Lot 70, PH 13, SFD 2630, Gar 421, Porch 22	15990 SAND HILLS CT	2630	115	72%
304590021	BFT17-0250	R5	SP193 L	Tract Home	23	83	1	4 du/acre	30268	09/05/2018	PAC COMM TR 30268, Lot 68, PH 13, SFD 2630, Gar 421, Porch 172	15974 SAND HILLS CT	2630	115	72%
304590019	BFT17-0251	R5	SP193 L	Tract Home	23	83	1	4 du/acre	30268	09/27/2018	PAC COMM TR 30268, Lot 66, PH 13, SFD 2630, Gar 421, Porch 22	15958 SAND HILLS CT	2630	115	72%
308620011	BFT17-0252	R5	SP193 L	Tract Home	23	83	1	4 du/acre	30268	09/06/2018	PAC COMM TR 30268 / 29920 PH 13B Lot 11 Plan 5A, SFD 2630, Gar 421, Porch 22	15911 SULPHUR SPRINGS RD	2630	115	72%
486250007	BFT17-0256	R5	R5	Tract Home	9.4	40	1	4.5 du/acre	36882	03/26/2018	Frontier TR 36882 Lot 26, SFD 2708, Gar 417, Porch 38	27775 BAHAMA BAY ST	2708	47	85%
486250007	BFT17-0257	R5	R5	Tract Home	9.4	40	1	4.5 du/acre	36882	03/26/2018	FRONTIER TR 36882, Lot 25, SFD 3052, Gar 808, Porch 160	27789 BAHAMA BAY ST	3052	47	85%

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486250007	BFT17-0258	R5	R5	Tract Home	9.4	40	1	4.5 du/acre	36882	03/26/2018	FRONTIER TR 36882, Lot 32, SFD 3052, Gar 808, Porch 160	27782 BAHAMA BAY ST	3052	47	85%
486250007	BFT17-0259	R5	R5	Tract Home	9.4	40	1	4.5 du/acre	36882	03/26/2018	FRONTIER TR 36882 Lot 33, SFD 3524, Gar 703, Porch 126	27796 BAHAMA BAY ST	3524	47	85%
486250007	BFT17-0261	R5	R5	Tract Home	9.4	40	1	4.5 du/acre	36882	03/27/2018	FRONTIER TR 36882, Ph 8 Plan 2 Lot 27, SFD 3052, Gar 808, Porch 160	27761 BAHAMA BAY ST	3052	47	85%
486250007	BFT17-0262	R5	R5	Tract Home	9.4	40	1	4.5 du/acre	36882	03/27/2018	FRONTIER TR 36882, Ph 8 Plan 2 Lot 30, SFD 3052, Gar 808, Porch 160	27754 BAHAMA BAY ST	3052	47	85%
486250007	BFT17-0263	R5	R5	Tract Home	9.4	40	1	4.5 du/acre	36882	03/27/2018	Frontier TR 36882 PH 8 Plan 1 Lot 28, SFD 2708, Gar 417, Porch 38	27747 BAHAMA BAY ST	2708	47	85%
486250007	BFT17-0264	R5	R5	Tract Home	9.4	40	1	4.5 du/acre	36882	03/27/2018	FRONTIER TR 36882 Plan 3 Lot 29, SFD 3524, Gar 703, Porch 126	27740 BAHAMA BAY ST	3524	47	85%
486250007	BFT17-0265	R5	R5	Tract Home	9.4	40	1	4.5 du/acre	36882	03/27/2018	FRONTIER TR 36882 PH 8 Plan 3 Lot 31, SFD 3524, Gar 703, Porch 126	27768 BAHAMA BAY ST	3524	47	85%
260480064	BFT17-0287	R5	R5	Detached Condos/ PUD	38.7	148	1	3 du/acre	32515	02/08/2018	Lennar TR 32515, Lot 64, SFD 2162, Gar 467, Porch 45	23090 POPPY WAY	2162	194	76%
260480066	BFT17-0289	R5	R5	Detached Condos/ PUD	38.7	148	1	3 du/acre	32515	02/08/2018	Lennar TR 32515, Lot 66, SFD 2162, Gar 467, Porch 45	23114 POPPY WAY	2162	194	76%

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260480067	BFT17-0290	R5	R5	Detached Condos/ PUD	38.7	148	1	3 du/acre	32515	02/08/2018	Lennar TR 32515, Lot 67, SFD 2162, Gar 467, Porch 45	23126 POPPY WAY	2162	194	76%
260480065	BFT17-0291	R5	R5	Detached Condos/ PUD	38.7	148	1	3 du/acre	32515	02/12/2018	Lennar TR 32515, Lot 65, SFD 1772, Gar 467, Porch 45	23102 POPPY WAY	1772	194	76%
260480068	BFT17-0292	R5	R5	Detached Condos/ PUD	38.7	148	1	3 du/acre	32515	02/13/2018	Lennar TR 32515, Lot 68, SFD 2232, Gar 428, Porch 54	23138 POPPY WAY	2322	194	76%
260480070	BFT17-0293	R5	R5	Detached Condos/ PUD	38.7	148	1	3 du/acre	32515	02/12/2018	Lennar TR 32515, Lot 70, SFD 2322, Gar 428, Porch 54	23162 POPPY WAY	2322	194	76%
260480069	BFT17-0294	R5	R5	Detached Condos/ PUD	38.7	148	1	3 du/acre	32515	02/12/2018	Lennar TR 32515, Lot 69 SFD 1794, Gar 467, Porch 50	23150 POPPY WAY	1794	194	76%
485112005	BFT17-0306	R5	R5	Tract Home	28	140	1	5 du/acre	22180-2	11/05/2018	RSI TR 22180-2 PH 6 Plan 2D Lot 23, SFD 2309, Gar 439, Porch 94	24829 QUENADA DR	2309	140	100%
485112006	BFT17-0320	R5	R5	Tract Home	28	140	1	5 du/acre	22180-2	02/09/2018	RSI TR 22180-2 PH 7 Plan 5A Lot 24, SFD 2902, Gar 607, Porch 146	24817 QUENADA DR	2902	140	100%
485112022	BFT17-0321	R5	R5	Tract Home	28	140	1	5 du/acre	22180-2	02/09/2018	RSI TR 22180-2 PH 7 Plan 1B Lot 27, SFD 2106, Gar 422, Porch 59	24781 QUENADA DR	2106	140	100%
485113011	BFT17-0322	R5	R5	Tract Home	28	140	1	5 du/acre	22180-2	02/09/2018	RSI TR 22180-2 PH 7 Plan 2C Lot 47, SFD 2309, Gar 439, Porch 77	24794 QUENADA DR	2309	140	100%

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485113011	BFT17-0322	R5	R5	Tract Home	28	140	1	5 du/acre	22180-2	02/14/2018	RSI TR 22180-2 PH 7 Plan 2C Lot 47, SFD 2309, Gar 439, Porch 77	24794 QUENADA DR	2309	140	100%
485112007	BFT17-0323	R5	R5	Tract Home	28	140	1	5 du/acre	22180-2	02/09/2018	RSI TR 22180-2 PH 7 Plan 3B Lot 25, SFD 2520, Gar 421 Porch 170	24805 QUENADA DR	2520	140	100%
485112023	BFT17-0324	R5	R5	Tract Home	28	140	1	5 du/acre	22180-2	02/09/2018	RSI TR 22180-2 PH 7 Plan 3C Lot 28, SFD 2520, Gar 421 Porch 170	24769 QUENADA DR	2520	140	100%
485113010	BFT17-0325	R5	R5	Tract Home	28	140	1	5 du/acre	22180-2	02/12/2018	RSI TR 22180-2 PH 7 Plan 3D Lot 46, SFD 2520, Gar 421 Porch 170	24782 QUENADA DR	2520	140	100%
485112008	BFT17-0326	R5	R5	Tract Home	28	140	1	5 du/acre	22180-2	02/09/2018	RSI TR 22180-2 PH 7 Plan 4BX Lot 26, SFD 2601, Gar 612, Porch 59	24793 QUENADA DR	2601	140	100%
485113009	BFT17-0327	R5	R5	Tract Home	28	140	1	5 du/acre	22180-2	02/12/2018	RSI TR 22180-2 PH 7 Plan 4BX Lot 45, SFD 2601, Gar 612, Porch 49	24770 QUENADA DR	2601	140	100%
487250012	BFT17-0329	R5	R5	Tract Home	25.8	87	1	4 du/acre	31305	02/21/2018	RSI TR 31305 Ph 1 Lot 31, SFD 3266, Gar 678, Porch 66	26833 REGENCY WAY	3266	129	67%
487250012	BFT17-0330	R5	R5	Tract Home	25.8	87	1	4 du/acre	31305	02/22/2018	RSI TR 31305 Lot 38, SFD 2401, Gar 459, Porch 56	26832 REGENCY WAY	2401	129	67%
487250012	BFT17-0331	R5	R5	Tract Home	25.8	87	1	4 du/acre	31305	02/15/2018	RSI TR 31305 Lot 30, SFD 2401, Gar 459, Porch 56	26847 REGENCY WAY	2401	129	67%
487250012	BFT17-0332	R5	R5	Tract Home	25.8	87	1	4 du/acre	31305	02/21/2018	RSI TR 31305 Lot 41, SFD 2401, Gar 459, Porch 56	26874 REGENCY WAY	2401	129	67%

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487250012	BFT17-0333	R5	R5	Tract Home	25.8	87	1	4 du/acre	31305	02/15/2018	RSI TR 31305 Lot 27, SFD 2401, Gar 459, Porch 56	26889 REGENCY WAY	2401	129	67%
487590009	BFT17-0334	R5	R5	Tract Home	25.8	87	1	4 du/acre	31305	02/15/2018	RSI TR 31305 Ph 1 Lot 25, SFD 2401, Gar 459, Porch 56	26917 REGENCY WAY	2401	129	67%
487250012	BFT17-0335	R5	R5	Tract Home	25.8	87	1	4 du/acre	31305	02/21/2018	RSI TR 31305 Lot 39, SFD 3004, Gar 657, Porch 97	26846 REGENCY WAY	3004	129	67%
487250012	BFT17-0336	R5	R5	Tract Home	25.8	87	1	4 du/acre	31305	02/15/2018	RSI TR 31305 Lot 26, SFD 3004, Gar 657, Porch 97	26903 REGENCY WAY	3004	129	67%
487250012	BFT17-0337	R5	R5	Tract Home	25.8	87	1	4 du/acre	31305	02/21/2018	RSI TR 31305 Lot 29, SFD 2730, Gar 451, Porch 49	26861 REGENCY WAY	2730	129	67%
487250012	BFT17-0338	R5	R5	Tract Home	25.8	87	1	4 du/acre	31305	02/21/2018	RSI TR 31305 Ph 1 Lot 40, Plan 4B/C, SFD 3267, Gar 678, Porch 68	26860 REGENCY WAY	3267	129	67%
487250012	BFT17-0339	R5	R5	Tract Home	25.8	87	1	4 du/acre	31305	02/15/2018	RSI TR 31305 Lot 28, SFD 3267, Gar 678, Porch 68	26875 REGENCY WAY	3267	129	67%
260480034	BFT17-0361	R5	R5	Detached Condos/ PUD	38.7	148	1	3 du/acre	32515	02/26/2018	Lennar TR 32515, Lot 34, SFD 2232, Gar 428, Porch 54	10446 SPARROW CT	2232	194	76%
260480038	BFT17-0362	R5	R5	Detached Condos/ PUD	38.7	148	1	3 du/acre	32515	03/14/2018	Lennar TR 32515, Lot 38 SFD 1794, Gar 467, Porch 50	10486 SPARROW CT	1794	194	76%
260480039	BFT17-0363	R5	R5	Detached Condos/ PUD	38.7	148	1	3 du/acre	32515	03/14/2018	Lennar TR 32515, Lot 39, SFD 2206, Gar 467, Porch 50	10485 SPARROW CT	2206	194	76%

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260480042	BFT17-0364	R5	R5	Detached Condos/ PUD	38.7	148	1	3 du/acre	32515	03/14/2018	Lennar TR 32515, Lot 42, SFD 2203, Gar 417, Porch 33	10455 SPARROW CT	2203	194	76%
260480036	BFT17-0365	R5	R5	Detached Condos/ PUD	38.7	148	1	3 du/acre	32515	02/26/2018	Lennar TR 32515, Lot 36 SFD 2419, Gar 417, Porch 36	10466 SPARROW CT	2419	194	76%
260480040	BFT17-0366	R5	R5	Detached Condos/ PUD	38.7	148	1	3 du/acre	32515	03/14/2018	Lennar TR 32515, Lot 40 SFD 2419, Gar 623, Porch 36	10475 SPARROW CT	2419	194	76%
260480043	BFT17-0367	R5	R5	Detached Condos/ PUD	38.7	148	1	3 du/acre	32515	03/27/2018	Lennar TR 32515, Lot 43 SFD 2419, Gar 623, Porch 36	10445 SPARROW CT	2419	194	76%
260480037	BFT17-0369	R5	R5	Detached Condos/ PUD	38.7	148	1	3 du/acre	32515	03/14/2018	Lennar TR 32515, Lot 37 SFD 2590, Gar 623, Porch 35	10476 SPARROW CT	2590	194	76%
260480041	BFT17-0370	R5	R5	Detached Condos/ PUD	38.7	148	1	3 du/acre	32515	03/14/2018	Lennar TR 32515, Lot 41 SFD 2590, Gar 417, Porch 35	10465 SPARROW CT	2590	194	76%
260480056	BFT17-0395	R5	R5	Detached Condos/ PUD	38.7	148	1	3 du/acre	32515	04/10/2018	Lennar TR 32515, PH 6 Plan 3A Lot 56, SFD 2232, Gar 428, Porch 54	10427 PEREGRINE PL	2232	194	76%
260480059	BFT17-0396	R5	R5	Detached Condos/ PUD	38.7	148	1	3 du/acre	32515	04/10/2018	Lennar TR 32515, PH 6 Plan 3X-A Lot 59, SFD 2640, Gar 428, Porch 54	10397 PEREGRINE PL	2640	194	76%
260480057	BFT17-0397	R5	R5	Detached Condos/ PUD	38.7	148	1	3 du/acre	32515	04/10/2018	Lennar TR 32515, PH 6 Plan 6B Lot 57, SFD 2590, Gar 417, Porch 35	10417 PEREGRINE PL	2590	194	76%

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260480058	BFT17-0398	R5	R5	Detached Condos/ PUD	38.7	148	1	3 du/acre	32515	04/26/2018	Lennar TR 32515, PH 6 Plan 4C Lot 58, SFD 2419, Gar 417, Porch 36	10407 PEREGRINE PL	2419	194	76%
260480061	BFT17-0399	R5	R5	Detached Condos/ PUD	38.7	148	1	3 du/acre	32515	04/13/2018	Lennar TR 32515, PH 6 Plan 4X-B Lot 61, SFD 2419, Gar 623, Porch 36	10408 PEREGRINE PL	2419	194	76%
260480062	BFT17-0400	R5	R5	Detached Condos/ PUD	38.7	148	1	3 du/acre	32515	05/24/2018	Lennar TR 32515, PH 6 Plan 4A Lot 62, SFD 2419, Gar 417, Porch 36	10418 PEREGRINE PL	2419	194	76%
260480060	BFT17-0401	R5	R5	Detached Condos/ PUD	38.7	148	1	3 du/acre	32515	04/10/2018	Lennar TR 32515, PH 6 Plan 1Y-B Lot 60, SFD 2162, Gar 467, Porch 45	10387 PEREGRINE PL	2162	194	76%
260480063	BFT17-0402	R5	R5	Detached Condos/ PUD	38.7	148	1	3 du/acre	32515	04/13/2018	Lennar TR 32515, PH 6 Plan 5B Lot 63, SFD 2583, Gar 421, Porch 57	10428 PEREGRINE PL	2583	194	76%
487561009	BFT17-0406	R5	R5	Tract Home	28.6	100	1	4 du/acre	33256	08/16/2018	PAC COMM TR 33256, PLAN 2, LOT 65, SFD 2981, GAR 419, PORCH 145	26798 BUCKEYE TER	2981	143	70%
487560010	BFT17-0408	R5	R5	Tract Home	28.6	100	1	4 du/acre	33256	08/16/2018	PAC COMM TR 33256, PLAN 2, LOT 15, SFD 2981, GAR 419, PORCH 145	26775 BUCKEYE TER	2981	143	70%
487560009	BFT17-0409	R5	R5	Tract Home	28.6	100	1	4 du/acre	33256	08/23/2018	PAC COMM TR 33256, PLAN 4, LOT 14, SFD 4163, GAR 580, PORCH 136	26763 BUCKEYE TER	4163	143	70%
487560011	BFT17-0410	R5	R5	Tract Home	28.6	100	1	4 du/acre	33256	08/23/2018	PAC COMM TR 33256, PLAN 4, LOT 16, SFD 4163, GAR 580, PORCH 136	26787 BUCKEYE TER	4163	143	70%

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487560012	BFT17-0411	R5	R3	Tract Home	28.6	100	1	4 du/acre	33256	08/23/2018	TR 33256, PLAN 3, LOT 17, SFD 3454, GAR 625, PORCH 131	26799 BUCKEYE TER	3454	143	70%
487561006	BFT17-0412	R5	R3	Tract Home	28.6	100	1	4 du/acre	33256	08/23/2018	TR 33256, PLAN 3, LOT 62, SFD 3454, GAR 625, PORCH 131	26762 BUCKEYE TER	3454	143	70%
487250012	BFT17-0417	R5	R5	Tract Home	25.8	87	1	4 du/acre	31305	04/16/2018	RSI TR 31305 Ph 2 Lot 60, SFD 3266, Gar 678, Porch 66	26926 SUGARCANE DR	3266	129	67%
487250012	BFT17-0420	R5	R5	Tract Home	25.8	87	1	4 du/acre	31305	04/16/2018	RSI TR 31305 Ph 2 Lot 63, Plan 1AX, SFD 2401, Gar 459, Porch 56	12874 LARKDALE LN	2401	129	67%
487250012	BFT17-0421	R5	R5	Tract Home	25.8	87	1	4 du/acre	31305	04/17/2018	RSI TR 31305 Ph 2 Lot 65, Plan 1B, SFD 2401, Gar 459, Porch 56	12902 LARKDALE LN	2401	129	67%
487250012	BFT17-0422	R5	R5	Tract Home	25.8	87	1	4 du/acre	31305	04/16/2018	RSI TR 31305 Ph 2 Lot 62, Plan 4B, SFD 3267, Gar 678, Porch 68	12860 LARKDALE LN	3267	129	67%
487250012	BFT17-0423	R5	R5	Tract Home	25.8	87	1	4 du/acre	31305	04/17/2018	RSI TR 31305 Ph 2 Lot 59 Plan 2B, SFD 2730, Gar 451, Porch 49	26912 SUGARCANE DR	2730	129	67%
487250012	BFT17-0424	R5	R5	Tract Home	25.8	87	1	4 du/acre	31305	04/16/2018	RSI TR 31305 Ph 2 Lot 61 Plan 2CX, SFD 2730, Gar 451, Porch 49	26940 SUGARCANE DR	2730	129	67%
487250012	BFT17-0425	R5	R5	Tract Home	25.8	87	1	4 du/acre	31305	04/16/2018	RSI TR 31305 Ph 2 Lot 64 Plan 3C, SFD 3008, Gar 653, Porch 15	12888 LARKDALE LN	3008	129	67%
485121014	BFT17-0428	R5	R5	Tract Home	28	140	1	5 du/acre	22180-2	04/23/2018	RSI TR 22180-2 PH 8 Plan 2A Lot 29 SFD 2309, Gar 439, Porch 101	24757 QUENADA DR	2309	140	100%

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485121015	BFT17-0429	R5	R5	Tract Home	28	140	1	5 du/acre	22180-2	04/23/2018	RSI TR 22180-2 PH 8 Plan 5D Lot 30 SFD 2902, Gar 607, Porch 118	24745 QUENADA DR	2902	140	100%
485121016	BFT17-0431	R5	R5	Tract Home	28	140	1	5 du/acre	22180-2	04/23/2018	RSI TR 22180-2 PH 8 Plan 4BX Lot 31 - SFD 2601, Gar 612, Porch 49	24733 QUENADA DR	2601	140	100%
485121025	BFT17-0433	R5	R5	Tract Home	28	140	1	5 du/acre	22180-2	04/23/2018	RSI TR 22180-2 PH 7 Plan 1D Lot 37, SFD 2106, Gar 422, Porch 59	24734 QUENADA DR	2106	140	100%
485121017	BFT17-0435	R5	R5	Tract Home	28	140	1	5 du/acre	22180-2	04/23/2018	RSI TR 22180-2 PH 8 Plan 3A Lot 32 SFD 2520, Gar 421 Porch 170	24721 QUENADA DR	2520	140	100%
485121020	BFT17-0436	R5	R5	Tract Home	28	140	1	5 du/acre	22180-2	04/23/2018	RSI TR 22180-2 PH 8 Plan 3B Lot 35 SFD 2520, Gar 421 Porch 170	24710 QUENADA DR	2520	140	100%
485113003	BFT17-0438	R5	R5	Tract Home	28	140	1	5 du/acre	22180-2	04/23/2018	RSI TR 22180-2 PH 8 Plan 3B Lot 39 SFD 2520, Gar 421 Porch 170	15385 OBAN CIR	2520	140	100%
485113005	BFT17-0439	R5	R5	Tract Home	28	140	1	5 du/acre	22180-2	04/23/2018	RSI TR 22180-2 PH 8 Plan 3C Lot 41 SFD 2520, Gar 421 Porch 170	15374 OBAN CIR	2520	140	100%
485113033	BFT17-0440	R5	R5	Tract Home	28	140	1	5 du/acre	22180-2	04/23/2018	RSI TR 22180-2 PH 9 Plan 4CX Lot 38 - SFD 2601, Gar 612, Porch 49	15379 OBAN CIR	2601	140	100%
485113007	BFT17-0441	R5	R5	Tract Home	28	140	1	5 du/acre	22180-2	04/23/2018	RSI TR 22180-2 PH 9 Plan 5C Lot 43 SFD 2902, Gar 607, Porch 105	15398 OBAN CIR	2902	140	100%

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485113004	BFT17-0442	R5	R5	Tract Home	28	140	1	5 du/acre	22180-2	04/23/2018	RSI TR 22180-2 PH 9 Plan 5D Lot 40 SFD 2902, Gar 607, Porch 105	15373 OBAN CIR	2902	140	100%
485113006	BFT17-0443	R5	R5	Tract Home	28	140	1	5 du/acre	22180-2	04/24/2018	RSI TR 22180-2 PH 9 Plan 2B Lot 42 SFD 2309, Gar 439, Porch 101	15386 OBAN CIR	2309	140	100%
260480055	BFT17-0444	R5	R5	Detached Condos/ PUD	38.7	148	1	3 du/acre	32515	06/01/2018	Lennar TR 32515, PH 7 Plan 5C Lot 55, SFD 2583, Gar 421, Porch 57	10426 SPARROW CT	2583	194	76%
260480053	BFT17-0445	R5	R5	Detached Condos/ PUD	38.7	148	1	3 du/acre	32515	05/16/2018	Lennar TR 32515, PH 7 Plan 2A Lot 53, SFD 2203, Gar 417, Porch 33	10406 SPARROW CT	2203	194	76%
260480047	BFT17-0446	R5	R5	Detached Condos/ PUD	38.7	148	1	3 du/acre	32515	05/10/2018	Lennar TR 32515, PH 7 Plan 2A Lot 47, SFD 2203, Gar 417, Porch 33	10395 SPARROW CT	2203	194	76%
260480048	BFT17-0447	R5	R5	Detached Condos/ PUD	38.7	148	1	3 du/acre	32515	05/14/2018	Lennar TR 32515, PH 7 Plan 6X-B Lot 49, SFD 2590 Gar 623 Porch 35	10375 SPARROW CT	2590	194	76%
260480054	BFT17-0448	R5	R5	Detached Condos/ PUD	38.7	148	1	3 du/acre	32515	05/24/2018	Lennar TR 32515, PH 7 Plan 4A Lot 54, SFD 2419, Gar 417, Porch 36	10416 SPARROW CT	2419	194	76%
260480045	BFT17-0449	R5	R5	Detached Condos/ PUD	38.7	148	1	3 du/acre	32515	05/14/2018	Lennar TR 32515, PH 7 Plan 4B Lot 44, SFD 2419, Gar 417, Porch 36	10425 SPARROW CT	2419	194	76%
260480044	BFT17-0450	R5	R5	Detached Condos/ PUD	38.7	148	1	3 du/acre	32515	05/14/2018	Lennar TR 32515, PH 7 Plan 4B Lot 46, SFD 2419, Gar 417, Porch 36	10405 SPARROW CT	2419	194	76%

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260480051	BFT17-0451	R5	R5	Detached Condos/ PUD	38.7	148	1	3 du/acre	32515	05/16/2018	Lennar TR 32515, PH 7 Plan 4X-C Lot 51, SFD 2419, Gar 623, Porch 36	10386 SPARROW CT	2419	194	76%
260480052	BFT17-0452	R5	R5	Detached Condos/ PUD	38.7	148	1	3 du/acre	32515	05/16/2018	Lennar TR 32515, PH 7 Plan 6B Lot 52, SFD 2590, Gar 417, Porch 35	10396 SPARROW CT	2590	194	76%
260480048	BFT17-0453	R5	R5	Detached Condos/ PUD	38.7	148	1	3 du/acre	32515	05/24/2018	Lennar TR 32515, PH 7 Plan 6B Lot 48, SFD 2590, Gar 417, Porch 35	10385 SPARROW CT	2590	194	76%
260480050	BFT17-0454	R5	R5	Detached Condos/ PUD	38.7	148	1	3 du/acre	32515	05/14/2018	Lennar TR 32515, PH 7 Plan 6B Lot 50, SFD 2590, Gar 417, Porch 35	10365 SPARROW CT	2590	194	76%
260480049	BFT17-0455	R5	R5	Detached Condos/ PUD	38.7	148	1	3 du/acre	32515	05/10/2018	Lennar TR 32515, PH 7 Plan 6C Lot 45, SFD 2590, Gar 417, Porch 35	10415 SPARROW CT	2590	194	76%
478100034	BFT17-0458	R5	R5	Tract Home	43.5	159	1	4 du/acre	36436	04/02/2018	KB Homes-Bella Cortina TR 36436 PH 1 Plan 3B Lot 46: SFD 2128 GARAGE 657 PORCH 71	14453 BOTTLEBRUSH WAY	2128	218	73%
478100034	BFT17-0459	R5	R5	Tract Home	43.5	159	1	4 du/acre	36436	04/26/2018	KB Homes-Bella Cortina TR 36436 PH 1 Plan 3B Lot 144: SFD 2128 GARAGE 657 PORCH 71	28612 BUTTERCUP WAY	2128	218	73%
478100034	BFT17-0460	R5	R5	Tract Home	43.5	159	1	4 du/acre	36436	04/17/2018	KB Homes-Bella Cortina TR 36436 PH 1 Plan 3B Lot 142: SFD 2128 GARAGE 417 PORCH 89	28592 BUTTERCUP WAY	2128	218	73%

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478100034	BFT17-0461	R5	R5	Tract Home	43.5	159	1	4 du/acre	36436	04/26/2018	KB Homes-Bella Cortina TR 36436 PH 1 Plan 3D Lot 51: SFD 2128 GARAGE 417 PORCH 89	14403 BOTTLEBRUSH WAY	2128	218	73%
478100034	BFT17-0462	R5	R5	Tract Home	43.5	159	1	4 du/acre	36436	04/16/2018	KB Homes-Bella Cortina TR 36436 PH 1 Plan 3A Lot 139: SFD 2128 GARAGE 417 PORCH 57	28562 BUTTERCUP WAY	2128	218	73%
478100034	BFT17-0463	R5	R5	Tract Home	43.5	159	1	4 du/acre	36436	04/02/2018	KB Homes-Bella Cortina TR 36436 PH 1 Plan 1A Lot 47: SFD 1772 GARAGE 421 PORCH 35	14443 BOTTLEBRUSH WAY	1772	218	73%
478100034	BFT17-0464	R5	R5	Tract Home	43.5	159	1	4 du/acre	36436	05/01/2018	KB Homes-Bella Cortina TR 36436 PH 1 Plan 1A Lot 143: SFD 1772 GARAGE 421 PORCH 35	28602 BUTTERCUP WAY	1772	218	73%
478100034	BFT17-0465	R5	R5	Tract Home	43.5	159	1	4 du/acre	36436	04/02/2018	KB Homes-Bella Cortina TR 36436 PH 1 Plan 1C Lot 149: SFD 1772 GARAGE 421 PORCH 120	14404 BOTTLEBRUSH WAY	1772	218	73%
478100034	BFT17-0466	R5	R5	Tract Home	43.5	159	1	4 du/acre	36436	04/17/2018	KB Homes-Bella Cortina TR 36436 PH 1 Plan 2A Lot 50: SFD 1905 GARAGE 418 PORCH 39	14413 BOTTLEBRUSH WAY	1905	218	73%
478100034	BFT17-0467	R5	R5	Tract Home	43.5	159	1	4 du/acre	36436	04/02/2018	KB Homes-Bella Cortina TR 36436 PH 1 Plan 2B Lot 48: SFD 1905 GARAGE 418 PORCH 33	14433 BOTTLEBRUSH WAY	1905	218	73%

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478100034	BFT17-0468	R5	R5	Tract Home	43.5	159	1	4 du/acre	36436	04/26/2018	KB Homes-Bella Cortina TR 36436 PH 1 Plan 2D Lot 140: SFD 1905 GARAGE 418 PORCH 103	28572 BUTTERCUP WAY	1905	218	73%
478100034	BFT17-0469	R5	R5	Tract Home	43.5	159	1	4 du/acre	36436	05/17/2018	KB Homes-Bella Cortina TR 36436 PH 1 Plan 5C Lot 49: SFD 3061 GARAGE 602 PORCH 132	14423 BOTTLEBRUSH WAY	3061	218	73%
478100034	BFT17-0470	R5	R5	Tract Home	43.5	159	1	4 du/acre	36436	04/02/2018	KB Homes-Bella Cortina TR 36436 PH 1 Plan 3B Lot 150: SFD 2617 GARAGE 478 PORCH 195	14414 BOTTLEBRUSH WAY	2617	218	73%
485113013	BFT17-0475	R5	R5	Tract Home	28	140	1	5 du/acre	22180-2	04/30/2018	RSI TR 22180-2 PH 10 Plan 3B Lot 49 SFD 2520, Gar 421 Porch 170	15424 EL BRASO DR	2520	140	100%
485113018	BFT17-0476	R5	R5	Tract Home	28	140	1	5 du/acre	22180-2	05/07/2018	RSI TR 22180-2 PH 10 Plan 3A Lot 54 SFD 2520, Gar 421 Porch 170	24848 EL BRASO DR	2520	140	100%
485113014	BFT17-0478	R5	R5	Tract Home	28	140	1	5 du/acre	22180-2	05/01/2018	RSI TR 22180-2 PH 10 Plan 5C Lot 50 SFD 2902, Gar 607, Porch 105	15412 EL BRASO DR	2902	140	100%
485113017	BFT17-0479	R5	R5	Tract Home	28	140	1	5 du/acre	22180-2	05/02/2018	RSI TR 22180-2 PH 10 Plan 5D Lot 53 SFD 2902, Gar 607, Porch 105	15376 EL BRASO DR	2902	140	100%
485113019	BFT17-0480	R5	R5	Tract Home	28	140	1	5 du/acre	22180-2	05/07/2018	RSI TR 22180-2 PH 10 Plan 4CX Lot 55 - SFD 2601, Gar 612, Porch 59	24860 EL BRASO DR	2601	140	100%

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485113012	BFT17-0481	R5	RS	Tract Home	28	140	1	5 du/acre	22180-2	05/01/2018	RSI TR 22180-2 PH 10 Plan 4DX Lot 48 - SFD 2601, Gar 612, Porch 59	15436 EL BRASO DR	2601	140	100%
485114011	BFT17-0482	R5	RS	Tract Home	28	140	1	5 du/acre	22180-2	05/07/2018	RSI TR 22180-2 PH 10 Plan 2B Lot 76 SFD 2309, Gar 439, Porch 77	24865 EL BRASO DR	2309	140	100%
485113015	BFT17-0483	R5	RS	Tract Home	28	140	1	5 du/acre	22180-2	05/02/2018	RSI TR 22180-2 PH 10 Plan 2D Lot 51 SFD 2309, Gar 439, Porch 94	15400 EL BRASO DR	2309	140	100%
485113016	BFT17-0484	R5	RS	Tract Home	28	140	1	5 du/acre	22180-2	05/02/2018	RSI TR 22180-2 PH 10 Plan 4AX Lot 52 - SFD 2601, Gar 612, Porch 49	15388 EL BRASO DR	2601	140	100%
485114010	BFT17-0485	R5	RS	Tract Home	28	140	1	5 du/acre	22180-2	06/26/2018	RSI TR 22180-2 PH 11 Plan 5D Lot 75 SFD 2902, Gar 607, Porch 118	24877 EL BRASO DR	2902	140	100%
485113023	BFT17-0486	R5	RS	Tract Home	28	140	1	5 du/acre	22180-2	06/27/2018	RSI TR 22180-2 PH 11 Plan 5A Lot 59, SFD 2902, Gar 607, Porch 146	24908 EL BRASO DR	2902	140	100%
485113022	BFT17-0487	R5	RS	Tract Home	28	140	1	5 du/acre	22180-2	06/27/2018	RSI TR 22180-2 PH 11 Plan 3C Lot 58 SFD 2520, Gar 421 Porch 170	24896 EL BRASO DR	2520	140	100%
485114008	BFT17-0488	R5	RS	Tract Home	28	140	1	5 du/acre	22180-2	06/28/2018	RSI TR 22180-2 PH 11 Plan 3A Lot 73 SFD 2520, Gar 421 Porch 170	24901 EL BRASO DR	2520	140	100%
485113021	BFT17-0489	R5	RS	Tract Home	28	140	1	5 du/acre	22180-2	06/26/2018	RSI TR 22180-2 PH 11 Plan 2A Lot 57 SFD 2309, Gar 439, Porch 101	24884 EL BRASO DR	2309	140	100%

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485113020	BFT17-0490	R5	R5	Tract Home	28	140	1	5 du/acre	22180-2	06/26/2018	RSI TR 22180-2 PH 11 Plan 4BX Lot 56, SFD 2601, Gar 612, Porch 49	24872 EL BRASO DR	2601	140	100%
485114007	BFT17-0491	R5	R5	Tract Home	28	140	1	5 du/acre	22180-2	06/28/2018	RSI TR 22180-2 PH 11 Plan 4DX Lot 72, SFD 2601, Gar 612, Porch 59	24913 EL BRASO DR	2601	140	100%
485114009	BFT17-0492	R5	R5	Tract Home	28	140	1	5 du/acre	22180-2	06/26/2018	RSI TR 22180-2 PH 11 Plan 1C Lot 74, SFD 2106, Gar 422, Porch 59	24889 EL BRASO DR	2106	140	100%
487250012	BFT17-0493	R5	R5	Tract Home	25.8	87	1	4 du/acre	31305	05/10/2018	RSI (Athens) TR 31305 PH 3 Lot 46, SFD 3266, Gar 678, Porch 66	26887 TWIN HILLS CIR	3266	129	67%
487250012	BFT17-0494	R5	R5	Tract Home	25.8	87	1	4 du/acre	31305	05/10/2018	RSI (Athens) TR 31305 PH 3 Plan 3A Lot 48, SFD 3004, Gar 657, Porch 97	26859 TWIN HILLS CIR	3004	129	67%
487250012	BFT17-0495	R5	R5	Tract Home	25.8	87	1	4 du/acre	31305	05/10/2018	RSI (Athens) TR 31305 PH 3 Plan 2BX Lot 55, SFD 2730, Gar 451, Porch 49	26858 TWIN HILLS CIR	2730	129	67%
487250012	BFT17-0496	R5	R5	Tract Home	25.8	87	1	4 du/acre	31305	05/10/2018	RSI (Athens) TR 31305 PH 3 Plan 2B Lot 57, SFD 3008, Gar 653, Porch 15	26886 TWIN HILLS CIR	3008	129	67%
487250012	BFT17-0497	R5	R5	Tract Home	25.8	87	1	4 du/acre	31305	05/10/2018	RSI (Athens) TR 31305 PH 3 Plan 1AX Lot 56, SFD 2401, Gar 459, Porch 56	26872 TWIN HILLS CIR	2401	129	67%
487250012	BFT17-0498	R5	R5	Tract Home	25.8	87	1	4 du/acre	31305	05/10/2018	RSI (Athens) TR 31305 PH 3 Plan 1CX Lot 47, SFD 2401, Gar 459, Porch 56	26873 TWIN HILLS CIR	2401	129	67%

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487250012	BFT17-0499	R5	R5	Tract Home	25.8	87	1	4 du/acre	31305	05/10/2018	RSI (Athens) TR 31305 PH 3 Plan 1CX Lot 58, SFD 2401, Gar 459, Porch 56	26900 TWIN HILLS CIR	2401	129	67%
475150056	BFT18-0006	R5	R5	Tract Home	4.88	16	1	3.5 du/acre	35606	10/29/2018	Metric Homes, TR 35606, PH 2, Lot 13, Plan 3 w/2 car - SFD 2452, Gar 576, Porch 30	11612 SABLE WAY	2452	24	66%
475150058	BFT18-0009	R5	R5	Tract Home	4.88	16	1	3.5 du/acre	35606	11/29/2018	Metric Homes, TR 35606, PH 2 Lot 15, Plan 2 w/3 car SFD 2356, Gar 576, Porch 120	24893 METRIC DR	2356	24	66%
487250012	BFT18-0010	R5	R5	Tract Home	25.8	87	1	4 du/acre	31305	06/12/2018	RSI (Athens) TR 31305 PH 4 Plan 2BX Lot 49, SFD 2730, Gar 451, Porch 49	26845 TWIN HILLS CIR	2730	129	67%
487250012	BFT18-0011	R5	R5	Tract Home	25.8	87	1	4 du/acre	31305	06/12/2018	RSI (Athens) TR 31305 PH 4 Plan 2AX Lot 52, SFD 2730, Gar 451, Porch 49	26816 TWIN HILLS CIR	2730	129	67%
487250012	BFT18-0012	R5	R5	Tract Home	25.8	87	1	4 du/acre	31305	06/12/2018	RSI (Athens) TR 31305 PH 4 Plan 1AX Lot 50, SFD 2401, Gar 459, Porch 56	26831 TWIN HILLS CIR	2401	129	67%
487250012	BFT18-0013	R5	R5	Tract Home	25.8	87	1	4 du/acre	31305	06/12/2018	RSI (Athens) TR 31305 PH 4 Plan 4C Lot 51, SFD 3267, Gar 678, Porch 56	26817 TWIN HILLS CIR	3267	129	67%
487250012	BFT18-0014	R5	R5	Tract Home	25.8	87	1	4 du/acre	31305	06/12/2018	RSI (Athens) TR 31305 PH 4 Plan 4B Lot 53, SFD 3267, Gar 678, Porch 68	26830 TWIN HILLS CIR	3267	129	67%

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487250012	BFT18-0015	R5	R5	Tract Home	25.8	87	1	4 du/acre	31305	06/12/2018	RSI (Athens) TR 31305 PH 4 Plan 4B Lot 54, SFD 3008, Gar 653, Porch 15	26844 TWIN HILLS CIR	3008	129	67%
260490002	BFT18-0021	R5	R5	Detached Condos/ PUD	38.7	148	1	3 du/acre	32515	08/21/2018	Lennar TR 32515 Ph 8 Plan 1XA Lot #72, SFD 1794, Gar 467, Porch 50	10414 GRAY PARTRIDGE PL	1794	194	76%
260490008	BFT18-0022	R5	R5	Detached Condos/ PUD	38.7	148	1	3 du/acre	32515	08/29/2018	LENNAR TR 32515 Ph 8 Plan 1XB Lot #78 ,SFD 1794, Gar 467, Porch 50	10400 SNOWY PLOVER CT	1794	194	76%
260490007	BFT18-0024	R5	R5	Detached Condos/ PUD	38.7	148	1	3 du/acre	32515	08/20/2018	Lennar TR 32515, PH 8, Plan 4X-A Lot 77, SFD 2419, Gar 623, Porch 36	10392 SNOWY PLOVER CT	2419	194	76%
260490003	BFT18-0025	R5	R5	Detached Condos/ PUD	38.7	148	1	3 du/acre	32515	08/14/2018	Lennar TR 32515 Ph 8, Lot 73 Plan 1ZB, SFD 2206, Gar 467, Porch 50	10413 GRAY PARTRIDGE PL	2206	194	76%
260490005	BFT18-0026	R5	R5	Detached Condos/ PUD	38.7	148	1	3 du/acre	32515	08/20/2018	Lennar TR 32515 Ph 8, Lot 75 Plan 1ZA, SFD 2206, Gar 467, Porch 50	10397 GRAY PARTRIDGE PL	2206	194	76%
260490009	BFT18-0027	R5	R5	Detached Condos/ PUD	38.7	148	1	3 du/acre	32515	08/20/2018	Lennar TR 32515 Ph 8, Lot 79 Plan 1ZA, SFD 2206, Gar 467, Porch 50	10399 SNOWY PLOVER CT	2206	194	76%
260490010	BFT18-0028	R5	R5	Detached Condos/ PUD	38.7	148	1	3 du/acre	32515	08/23/2018	Lennar TR 32515 PH 8 LOT 80 Plan 6XB, SFD 2590, Gar 623, Porch 35	10391 SNOWY PLOVER CT	2590	194	76%
260490004	BFT18-0029	R5	R5	Detached Condos/ PUD	38.7	148	1	3 du/acre	32515	08/20/2018	Lennar TR 32515 PH 8 LOT 74 Plan 2XC SFD 2204, Gar 621, Porch 33	10405 GRAY PARTRIDGE PL	2204	194	76%

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260490001	BFT18-0030	R5	R5	Detached Condos/ PUD	38.7	148	1	3 du/acre	32515	08/21/2018	Lennar TR 32515 PH 8 LOT 71 Plan 3B, SFD 2232, Gar 428, Porch 54	10406 GRAY PARTRIDGE PL	2232	194	76%
260490006	BFT18-0031	R5	R5	Detached Condos/ PUD	38.7	148	1	3 du/acre	32515	08/20/2018	Lennar TR 32515 PH 8 LOT 76 Plan 3B, SFD 2232, Gar 428, Porch 54	10384 SNOWY PLOVER CT	2232	194	76%
485113024	BFT18-0032	R5	R5	Tract Home	28	140	1	5 du/acre	22180-2	07/30/2018	RSI TR 22180-2 PH 12 Plan 3B Lot 60, SFD 2520, Gar 412, Porch 170 - MVU RELEASE	24920 EL BRASO DR	2520	140	100%
485114005	BFT18-0033	R5	R5	Tract Home	28	140	1	5 du/acre	22180-2	07/31/2018	RSI TR 22180-2 PH 12 Plan 3D Lot 70, SFD 2520, Gar 421, Porch 170 - MVU RELEASE	24937 EL BRASO DR	2520	140	100%
485113026	BFT18-0034	R5	R5	Tract Home	28	140	1	5 du/acre	22180-2	07/31/2018	RSI TR 22180-2 PH 12 Plan 2B Lot 62, SFD 2309, Gar 439, Porch 77 - MVU RELEASE	24944 EL BRASO DR	2309	140	100%
485114006	BFT18-0035	R5	R5	Tract Home	28	140	1	5 du/acre	22180-2	07/30/2018	RSI TR 22180-2 PH 12 Plan 2A Lot 71, SFD 2309, Gar 439, Porch 101 - MVU RELEASE	24925 EL BRASO DR	2309	140	100%
485113027	BFT18-0036	R5	R5	Tract Home	28	140	1	5 du/acre	22180-2	07/30/2018	RSI TR 22180-2 PH 12 Plan 5D Lot 63, SFD 2902, Gar 607, Porch 118 - MVU RELEASE	24956 EL BRASO DR	2902	140	100%
485114004	BFT18-0037	R5	R5	Tract Home	28	140	1	5 du/acre	22180-2	07/30/2018	RSI TR 22180-2 PH 12 Plan 5A Lot 69, SFD 2902, Gar 607, Porch 146 - MVU RELEASE	24949 EL BRASO DR	2902	140	100%
485113025	BFT18-0038	R5	R5	Tract Home	28	140	1	5 du/acre	22180-2	07/31/2018	RSI TR 22180-2 PH 12 Plan 4X Lot 61, SFD 2601, Gar 612, Porch 59 - MVU RELEASE	24932 EL BRASO DR	2601	140	100%

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485114003	BFT18-0039	R5	R5	Tract Home	28	140	1	5 du/acre	22180-2	07/31/2018	RSI TR 22180-2 PH 12 Plan 1B Lot 68, SFD 2106, Gar 422, Porch 59 - MVU RELEASE	24961 EL BRASO DR	2106	140	100%
487250012	BFT18-0082	R5	R5	Tract Home	25.8	87	1	4 du/acre	31305	07/17/2018	RSI (ATHENS) TR 31305 PH 5 LOT 43 PLAN 4A SFD 3266, GAR 678, PORCH 66 - MVU RELEASE	12943 LARKDALE LN	3266	129	67%
487250012	BFT18-0083	R5	R5	Tract Home	25.8	87	1	4 du/acre	31305	07/17/2018	RSI (ATHENS) TR 31305 PH 5 LOT 45 PLAN 4B SFD 3267, GAR 678, PORCH 68 - MVU RELEASE	12915 LARKDALE LN	3267	129	67%
487250012	BFT18-0084	R5	R5	Tract Home	25.8	87	1	4 du/acre	31305	07/17/2018	RSI (ATHENS) TR 31305 PH 5 LOT 66 PLAN 4C SFD 3267, GAR 678, PORCH 56 - MVU RELEASE	12916 LARKDALE LN	3267	129	67%
487250012	BFT18-0085	R5	R5	Tract Home	25.8	87	1	4 du/acre	31305	07/17/2018	RSI (ATHENS) TR 31305 PH 5 LOT 67 PLAN 1A SFD 2401, GAR 459, PORCH 56 - MVU RELEASE	12930 LARKDALE LN	2401	129	67%
487250012	BFT18-0086	R5	R5	Tract Home	25.8	87	1	4 du/acre	31305	07/17/2018	RSI (ATHENS) TR 31305 PH 5 LOT 42 PLAN 1B SFD 2401, GAR 459, PORCH 56 - MVU RELEASE	12957 LARKDALE LN	2401	129	67%
487250012	BFT18-0087	R5	R5	Tract Home	25.8	87	1	4 du/acre	31305	07/17/2018	RSI (ATHENS) TR 31305 PH 5 LOT 68 PLAN 2B SFD 2730, GAR 451, PORCH 49 - MVU RELEASE	12944 LARKDALE LN	2730	129	67%

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487250012	BFT18-0088	R5	R5	Tract Home	25.8	87	1	4 du/acre	31305	07/17/2018	RSI (ATHENS) TR 31305 PH 5 LOT 44 PLAN 3C SFD 3008, GAR 653, PORCH 15 - MVU RELEASE	12929 LARKDALE LN	3008	129	67%
478100034	BFT18-0128	R5	R5	Tract Home	43.5	159	1	4 du/acre	36436	06/07/2018	KB Homes-Bella Cortina TR 36436 PH 5 Plan 4C Lot 52: SFD 2617 GARAGE 478 PORCH 132	14393 BOTTLEBRUSH WAY	2617	218	73%
478100034	BFT18-0129	R5	R5	Tract Home	43.5	159	1	4 du/acre	36436	10/31/2018	KB Homes-Bella Cortina TR 36436 PH 5 Plan 5B Lot 53: SFD 3061 GARAGE 417 PORCH 175	14383 BOTTLEBRUSH WAY	3061	218	73%
478100034	BFT18-0130	R5	R5	Tract Home	43.5	159	1	4 du/acre	36436	10/31/2018	KB Homes-Bella Cortina TR 36436 PH 5 Plan 1D Lot 54: SFD 1772 GARAGE 425 PORCH 143	14373 BOTTLEBRUSH WAY	1772	218	73%
478100010	BFT18-0131	R5	R5	Tract Home	43.5	159	1	4 du/acre	36436	10/31/2018	KB Homes-Bella Cortina TR 36436 PH 5 Plan 2B Lot 55: SFD 1905 GARAGE 418 PORCH 33	14363 BOTTLEBRUSH WAY	1905	218	73%
478100010	BFT18-0132	R5	R5	Tract Home	43.5	159	1	4 du/acre	36436	10/31/2018	KB Homes-Bella Cortina TR 36436 PH 5 Plan 4D Lot 56: SFD 2617 GARAGE 475 PORCH 300	14353 BOTTLEBRUSH WAY	2617	218	73%
478100010	BFT18-0133	R5	R5	Tract Home	43.5	159	1	4 du/acre	36436	10/31/2018	KB Homes-Bella Cortina TR 36436 PH 5 Plan 1B Lot 59: SFD 1772 GARAGE 425 PORCH 73	14323 BOTTLEBRUSH WAY	1772	218	73%

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478100010	BFT18-0134	R5	R5	Tract Home	43.5	159	1	4 du/acre	36436	10/31/2018	KB Homes-Bella Cortina TR 36436 PH 5 Plan 3D Lot 70: SFD 2128 GARAGE 417 PORCH 89	14324 BOTTLEBRUSH WAY	2128	218	73%
478100034	BFT18-0135	R5	R5	Tract Home	43.5	159	1	4 du/acre	36436	06/07/2018	KB Homes-Bella Cortina TR 36436 PH 5 Plan 4C Lot 141: SFD 2617 GARAGE 478 PORCH 132	28582 BUTTERCUP WAY	2617	218	73%
478100010	BFT18-0136	R5	R5	Tract Home	43.5	159	1	4 du/acre	36436	10/31/2018	KB Homes-Bella Cortina TR 36436 PH 6 Plan 3A Lot 57: SFD 2128 GARAGE 417 PORCH 57	14343 BOTTLEBRUSH WAY	2128	218	73%
478100010	BFT18-0137	R5	R5	Tract Home	43.5	159	1	4 du/acre	36436	09/20/2018	KB Homes-Bella Cortina TR 36436 PH 6 Plan 5C Lot 58: SFD 3061 GARAGE 625 PORCH 175	14333 BOTTLEBRUSH WAY	3061	218	73%
478100010	BFT18-0138	R5	R5	Tract Home	43.5	159	1	4 du/acre	36436	09/11/2018	KB Homes-Bella Cortina TR 36436 PH 6 Plan 2C Lot 60: SFD 1905 GARAGE 418 PORCH 55	14313 BOTTLEBRUSH WAY	1905	218	73%
478100010	BFT18-0139	R5	R5	Tract Home	43.5	159	1	4 du/acre	36436	09/18/2018	KB Homes-Bella Cortina TR 36436 PH 6 Plan 5B Lot 61: SFD 3061 GARAGE 417 PORCH 175	14303 BOTTLEBRUSH WAY	3061	218	73%
478100010	BFT18-0140	R5	R5	Tract Home	43.5	159	1	4 du/acre	36436	08/28/2018	KB Homes-Bella Cortina TR 36436 PH 6 Plan 3B Lot 64: SFD 2128 GARAGE 417 PORCH 71	14273 BOTTLEBRUSH WAY	2128	218	73%

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478100010	BFT18-0141	R5	R5	Tract Home	43.5	159	1	4 du/acre	36436	08/28/2018	KB Homes-Bella Cortina TR 36436 PH 6 Plan 5C Lot 65: SFD 3061 GARAGE 657 PORCH 175	14274 BOTTLEBRUSH WAY	3061	218	73%
478100010	BFT18-0142	R5	R5	Tract Home	43.5	159	1	4 du/acre	36436	09/05/2018	KB Homes-Bella Cortina TR 36436 PH 6 Plan 3A Lot 68: SFD 2128 GARAGE 417 PORCH 57	14304 BOTTLEBRUSH WAY	2128	218	73%
478100010	BFT18-0143	R5	R5	Tract Home	43.5	159	1	4 du/acre	36436	08/28/2018	KB Homes-Bella Cortina TR 36436 PH 6 Plan 4B Lot 69: SFD 2617 GARAGE 478 PORCH 195	14314 BOTTLEBRUSH WAY	2617	218	73%
485111001	BFT18-0161	R5	R5	Tract Home	28	140	1	5 du/acre	22180-2	09/05/2018	RSI TR 22180-2 PH 13 Plan 2B Lot 1, SFD 2309, Gar 439, Porch 77 - MVU RELEASE	15378 BLACK SHADOW DR	2309	140	100%
485111002	BFT18-0162	R5	R5	Tract Home	28	140	1	5 du/acre	22180-2	09/05/2018	RSI TR 22180-2 PH 13 Plan 3A Lot 2, SFD 2520, Gar 421, Porch 170 - MVU RELEASE	15390 BLACK SHADOW DR	2520	140	100%
485111003	BFT18-0163	R5	R5	Tract Home	28	140	1	5 du/acre	22180-2	09/05/2018	RSI TR 22180-2 PH 13 Plan 5C Lot 3, SFD 2902, Gar 607, Porch 105 - MVU RELEASE	15402 BLACK SHADOW DR	2902	140	100%
485111004	BFT18-0164	R5	R5	Tract Home	28	140	1	5 du/acre	22180-2	09/05/2018	RSI TR 22180-2 PH 13 Plan 2A Lot 4, SFD 2309, Gar 439, Porch 101 - MVU RELEASE	15414 BLACK SHADOW DR	2309	140	100%
485113028	BFT18-0165	R5	R5	Tract Home	28	140	1	5 du/acre	22180-2	09/11/2018	RSI TR 22180-2 PH 13 Plan 3C Lot 64, SFD 2520, Gar 421, Porch 170 - MVU RELEASE	24968 EL BRASO DR	2520	140	100%

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485113029	BFT18-0166	R5	R5	Tract Home	28	140	1	5 du/acre	22180-2	09/11/2018	RSI TR 22180-2 PH 13 Plan 1A Lot 65, SFD 2106, Gar 422, Porch 59 - MVU RELEASE	24980 EL BRASO DR	2106	140	100%
485114001	BFT18-0167	R5	R5	Tract Home	28	140	1	5 du/acre	22180-2	09/11/2018	RSI TR 22180-2 PH 13 Plan 4AX Lot 66, SFD 2601, Gar 612, Porch 49 - MVU RELEASE	24985 EL BRASO DR	2601	140	100%
485114002	BFT18-0168	R5	R5	Tract Home	28	140	1	5 du/acre	22180-2	09/11/2018	RSI TR 22180-2 PH 13 Plan 2D Lot 67, SFD 2309, Gar 439, Porch 94 - MVU RELEASE	24973 EL BRASO DR	2309	140	100%
260490028	BFT18-0181	R5	R5	Detached Condos/ PUD	38.7	148	1	3 du/acre	32515	10/17/2018	Lennar TR 32515 PH 9 LOT 103 Plan 4XA, SFD 2419, Gar 623, Porch 36 - SCE RELEASE	10347 SNOWY PLOVER CT	2419	194	76%
260490029	BFT18-0182	R5	R5	Detached Condos/ PUD	38.7	148	1	3 du/acre	32515	10/17/2018	Lennar TR 32515 PH 9 LOT 104 Plan 4C, SFD 2419, Gar 417, Porch 36 - SCE RELEASE	10339 SNOWY PLOVER CT	2419	194	76%
260490030	BFT18-0183	R5	R5	Detached Condos/ PUD	38.7	148	1	3 du/acre	32515	10/17/2018	Lennar TR 32515 PH 9 LOT 105 Plan 2XC, SFD 2204, Gar 621, Porch 33 - SCE RELEASE	10331 SNOWY PLOVER CT	2204	194	76%
260490031	BFT18-0184	R5	R5	Detached Condos/ PUD	38.7	148	1	3 du/acre	32515	10/17/2018	Lennar TR 32515 PH 9 LOT 106 Plan 6XB, SFD 2590, Gar 623, Porch 35 - SCE RELEASE	10332 SNOWY PLOVER CT	2590	194	76%

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260490032	BFT18-0185	R5	R5	Detached Condos/ PUD	38.7	148	1	3 du/acre	32515	10/23/2018	Lennar TR 32515 PH 9 LOT 107 Plan 1YA, SFD 2162, Gar 467, Porch 45 - SCE RELEASE	10340 SNOWY PLOVER CT	2162	194	76%
260490033	BFT18-0186	R5	R5	Detached Condos/ PUD	38.7	148	1	3 du/acre	32515	10/23/2018	Lennar TR 32515 PH 9 LOT 108 Plan 1C, SFD 1772, Gar 467, Porch 45 - SCE RELEASE	10348 SNOWY PLOVER CT	1772	194	76%
260490034	BFT18-0187	R5	R5	Detached Condos/ PUD	38.7	148	1	3 du/acre	32515	10/23/2018	Lennar TR 32515 PH 9 LOT 109 Plan 1YB, SFD 2162, Gar 467, Porch 45 - SCE RELEASE	10356 SNOWY PLOVER CT	2162	194	76%
260490035	BFT18-0188	R5	R5	Detached Condos/ PUD	38.7	148	1	3 du/acre	32515	10/23/2018	Lennar TR 32515 PH 9 LOT 110 Plan 3C, SFD 2232, Gar 428, Porch 54 - SCE RELEASE	10368 SNOWY PLOVER CT	2232	194	76%
260490012	BFT18-0207	R5	R5	Detached Condos/ PUD	38.7	148	1	3 du/acre	32515	11/16/2018	Lennar TR 32515 PH 10 LOT 82 Plan 3XA, SFD 2640, Gar 428, Porch 54 - SCE RELEASE	10370 NIGHTING ALE CT	2640	194	76%
260490013	BFT18-0208	R5	R5	Detached Condos/ PUD	38.7	148	1	3 du/acre	32515	11/16/2018	Lennar TR 32515 PH 10 LOT 83 Plan 2XA, SFD 2204, Gar 621, Porch 33 - SCE RELEASE	10378 NIGHTING ALE CT	2204	194	76%
260490014	BFT18-0209	R5	R5	Detached Condos/ PUD	38.7	148	1	3 du/acre	32515	11/27/2018	Lennar TR 32515 PH 10 LOT 84 Plan 1XC, SFD 1794, Gar 621, Porch 50 - SCE RELEASE	10386 NIGHTING ALE CT	1794	194	76%

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260490015	BFT18-0210	R5	R5	Detached Condos/ PUD	38.7	148	1	3 du/acre	32515	11/27/2018	Lennar TR 32515 PH 10 LOT 85 Plan 1ZB, SFD 2206, Gar 467, Porch 50 - SCE RELEASE	10385 NIGHTING ALE CT	2206	194	76%
260490016	BFT18-0211	R5	R5	Detached Condos/ PUD	38.7	148	1	3 du/acre	32515	11/21/2018	Lennar TR 32515 PH 10 LOT 86 Plan 6XA, SFD 2590, Gar 623, Porch 35 - SCE RELEASE	10377 NIGHTING ALE CT	2590	194	76%
260490017	BFT18-0212	R5	R5	Detached Condos/ PUD	38.7	148	1	3 du/acre	32515	11/20/2018	Lennar TR 32515 PH 10 LOT 87 Plan 5C, SFD 2583, Gar 421, Porch 57 - SCE RELEASE	10369 NIGHTING ALE CT	2583	194	76%
260490024	BFT18-0213	R5	R5	Detached Condos/ PUD	38.7	148	1	3 du/acre	32515	11/21/2018	Lennar TR 32515 PH 10 LOT 99 Plan 5C, SFD 2583, Gar 421, Porch 57 - SCE RELEASE	10335 SANDERLI NG CT	2583	194	76%
260490025	BFT18-0214	R5	R5	Detached Condos/ PUD	38.7	148	1	3 du/acre	32515	11/21/2018	Lennar TR 32515 PH 10 LOT 100 Plan 1ZC, SFD 2206, Gar 467, Porch 50 - SCE RELEASE	10328 SANDERLI NG CT	2206	194	76%
260490026	BFT18-0215	R5	R5	Detached Condos/ PUD	38.7	148	1	3 du/acre	32515	11/21/2018	Lennar TR 32515 PH 10 LOT 101 Plan 4B, SFD 2419, Gar 417, Porch 36 - SCE RELEASE	10336 SANDERLI NG CT	2419	194	76%
260490027	BFT18-0216	R5	R5	Detached Condos/ PUD	38.7	148	1	3 du/acre	32515	11/27/2018	Lennar TR 32515 PH 10 LOT 102 Plan 1XB, SFD 1794, Gar 467, Porch 50 - SCE RELEASE	10344 SANDERLI NG CT	1794	194	76%

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478440021	BFT18-0222	R5	R5	Tract Home	43.5	159	1	4 du/acre	36436	09/05/2018	KB Homes-Bella Cortina TR 36436 PH 7 Plan 1C Lot 62: SFD 1772 GARAGE 421 PORCH 120 - MVU RELEASE	14293 BOTTLEBRUSH WAY	1772	218	73%
478440022	BFT18-0223	R5	R5	Tract Home	43.5	159	1	4 du/acre	36436	09/05/2018	KB Homes-Bella Cortina TR 36436 PH 7 Plan 2A Lot 63: SFD 1905 GARAGE 418 PORCH 39 - MVU RELEASE	14283 BOTTLEBRUSH WAY	1905	218	73%
478440025	BFT18-0224	R5	R5	Tract Home	43.5	159	1	4 du/acre	36436	08/28/2018	KB Homes-Bella Cortina TR 36436 PH 7 Plan 4D Lot 66: SFD 2617 GARAGE 478 PORCH 151 - MVU RELEASE	14284 BOTTLEBRUSH WAY	2617	218	73%
478440026	BFT18-0225	R5	R5	Tract Home	43.5	159	1	4 du/acre	36436	08/28/2018	KB Homes-Bella Cortina TR 36436 PH 7 Plan 2B Lot 67: SFD 1905 GARAGE 418 PORCH 33 - MVU RELEASE	14294 BOTTLEBRUSH WAY	1905	218	73%
478440030	BFT18-0226	R5	R5	Tract Home	43.5	159	1	4 du/acre	36436	11/21/2018	KB Homes-Bella Cortina TR 36436 PH 7 Plan 2B Lot 71: SFD 1905 GARAGE 418 PORCH 33 - MVU RELEASE	28560 YAROW WAY	1905	218	73%
478440031	BFT18-0227	R5	R5	Tract Home	43.5	159	1	4 du/acre	36436	11/27/2018	KB Homes-Bella Cortina TR 36436 PH 7 Plan 5A Lot 72: SFD 3061 GARAGE 417 PORCH 158 - MVU RELEASE	28570 YAROW WAY	3061	218	73%

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478441018	BFT18-0230	R5	R5	Tract Home	43.5	159	1	4 du/acre	36436	09/05/2018	KB Homes-Bella Cortina TR 36436 PH 7 Plan 2A Lot 135: SFD 1905 GARAGE 418 PORCH 39 - MVU RELEASE	28591 YAROW WAY	1905	218	73%
478441019	BFT18-0231	R5	R5	Tract Home	43.5	159	1	4 du/acre	36436	09/05/2018	KB Homes-Bella Cortina TR 36436 PH 7 Plan 4C Lot 136: SFD 2617 GARAGE 478 PORCH 132 - MVU RELEASE	28581 YAROW WAY	2617	218	73%
478441020	BFT18-0232	R5	R5	Tract Home	43.5	159	1	4 du/acre	36436	09/05/2018	KB Homes-Bella Cortina TR 36436 PH 7 Plan 3D Lot 137: SFD 2128 GARAGE 417 PORCH 89 - MVU RELEASE	28571 YAROW WAY	2128	218	73%
478441021	BFT18-0233	R5	R5	Tract Home	43.5	159	1	4 du/acre	36436	10/04/2018	KB Homes-Bella Cortina TR 36436 PH 7 Plan 1C Lot 138: SFD 1772 GARAGE 421 PORCH 120 - MVU RELEASE	28561 YAROW WAY	1772	218	73%
485111005	BFT18-0266	R5	R5	Tract Home	28	140	1	5 du/acre	22180-2	10/02/2018	RSI TR 22180-2 PH 14 Plan 4CX Lot 5, SFD 2601, Gar 612, Porch 59 - MVU RELEASE	15426 BLACK SHADOW DR	2601	140	100%
485111006	BFT18-0267	R5	R5	Tract Home	28	140	1	5 du/acre	22180-2	10/02/2018	RSI TR 22180-2 PH 14 Plan 3B Lot 6, SFD 2520, Gar 421, Porch 170 - MVU RELEASE	15438 BLACK SHADOW DR	2520	140	100%
485111007	BFT18-0268	R5	R5	Tract Home	28	140	1	5 du/acre	22180-2	10/10/2018	RSI TR 22180-2 PH 14 Plan 1A Lot 7, SFD 2106, Gar 422, Porch 59 - MVU RELEASE	15450 BLACK SHADOW DR	2106	140	100%

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485111008	BFT18-0269	R5	R5	Tract Home	28	140	1	5 du/acre	22180-2	10/10/2018	RSI TR 22180-2 PH 14 Plan 4DX Lot 8, SFD 2601, Gar 612, Porch 59 - MVU RELEASE	15462 BLACK SHADOW DR	2601	140	100%
485111009	BFT18-0270	R5	R5	Tract Home	28	140	1	5 du/acre	22180-2	10/15/2018	RSI TR 22180-2 PH 14 Plan 5C Lot 9, SFD 2902, Gar 607, Porch 105 - MVU RELEASE	15474 BLACK SHADOW DR	2902	140	100%
485111010	BFT18-0271	R5	R5	Tract Home	28	140	1	5 du/acre	22180-2	10/10/2018	RSI TR 22180-2 PH 14 Plan 2B Lot 10, SFD 2309, Gar 439, Porch 77 - MVU RELEASE	24997 QUENADA DR	2309	140	100%
485111011	BFT18-0272	R5	R5	Tract Home	28	140	1	5 du/acre	22180-2	10/11/2018	RSI TR 22180-2 PH 14 Plan 4AX, Lot 11, SFD 2601, Gar 612, Porch 49 - MVU RELEASE	24985 QUENADA DR	2601	140	100%
485114022	BFT18-0273	R5	R5	Tract Home	28	140	1	5 du/acre	22180-2	10/11/2018	RSI TR 22180-2 PH 14 Plan 3D Lot 87, SFD 2520, Gar 421, Porch 170 - MVU RELEASE	24980 QUENADA DR	2520	140	100%
487580001	BFT18-0286	R5	R5	Tract Home	25.8	87	1	4 du/acre	31305	09/20/2018	RSI TR 31305 PH 6 Plan 1A Lot 1, SFD 2401, Gar 459, Porch 56 - MVU RELEASE	26910 CLAYSTON E DR	2401	129	67%
487580002	BFT18-0287	R5	R5	Tract Home	25.8	87	1	4 du/acre	31305	09/20/2018	RSI TR 31305 PH 6 Plan 2BX Lot 2, SFD 2730, Gar 451, Porch 49 - MVU RELEASE	26924 CLAYSTON E DR	2730	129	67%
487580003	BFT18-0288	R5	R5	Tract Home	25.8	87	1	4 du/acre	31305	09/20/2018	RSI TR 31305 PH 6 Plan 3C Lot 3, SFD 3008, Gar 653, Porch 15 - MVU RELEASE	26938 CLAYSTON E DR	3008	129	67%
487582016	BFT18-0289	R5	R5	Tract Home	25.8	87	1	4 du/acre	31305	09/19/2018	RSI TR 31305 PH 6 Plan 4B Lot 83, SFD 3267, Gar 678, Porch 68 - MVU RELEASE	26939 CLAYSTON E DR	3267	129	67%

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487582017	BFT18-0290	R5	R5	Tract Home	25.8	87	1	4 du/acre	31305	09/19/2018	RSI TR 31305 PH 6 Plan 3A Lot 84, SFD 3004, Gar 657, Porch 97 - MVU RELEASE	26925 CLAYSTON E DR	3004	129	67%
487582018	BFT18-0291	R5	R5	Tract Home	25.8	87	1	4 du/acre	31305	09/19/2018	RSI TR 31305 PH 6 Plan 4C Lot 85, SFD 3267, Gar 678, Porch 56 - MVU RELEASE	26911 CLAYSTON E DR	3267	129	67%
487580004	BFT18-0295	R5	R5	Tract Home	25.8	87	1	4 du/acre	31305	09/27/2018	RSI TR 31305 PH 7 Plan 4A Lot 4, SFD 3266, Gar 678, Porch 66 - MVU RELEASE	26952 CLAYSTON E DR	3266	129	67%
487580005	BFT18-0296	R5	R5	Tract Home	25.8	87	1	4 du/acre	31305	09/27/2018	RSI TR 31305 PH 7 Plan 3B Lot 5, SFD 3008, Gar 653, Porch 15 - MVU RELEASE	26966 CLAYSTON E DR	3008	129	67%
487580006	BFT18-0297	R5	R5	Tract Home	25.8	87	1	4 du/acre	31305	09/27/2018	RSI TR 31305 PH 7 Plan 2A Lot 6, SFD 2730, Gar 451, Porch 49 - MVU RELEASE	26980 CLAYSTON E DR	2730	129	67%
487580007	BFT18-0298	R5	R5	Tract Home	25.8	87	1	4 du/acre	31305	10/05/2018	RSI TR 31305 PH 7 Plan 2B Lot 7, SFD 2730, Gar 451, Porch 49 - MVU RELEASE	26994 CLAYSTON E DR	2730	129	67%
487580008	BFT18-0299	R5	R5	Tract Home	25.8	87	1	4 du/acre	31305	10/05/2018	RSI TR 31305 PH 7 Plan 3C Lot 8, SFD 3008, Gar 653, Porch 15 - MVU RELEASE	12806 WAINWRIGHT LN	3008	129	67%
487582015	BFT18-0300	R5	R5	Tract Home	25.8	87	1	4 du/acre	31305	10/05/2018	RSI TR 31305 PH 7 Plan 3A Lot 82, SFD 3004, Gar 657, Porch 97 - MVU RELEASE	12805 WAINWRIGHT LN	3004	129	67%

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308620012	BFT18-0301	R5	SP193 L	Tract Home	23	83	1	4 du/acre	29920	09/19/2018	MODEL HOME CONVERSION AND CofO - TRACT 29920, LOT 12, PLAN 4C (ORIGINAL PERMIT #B0504249)	15923 SULPHUR SPRINGS RD	4193	115	72%
308620013	BFT18-0302	R5	SP193 L	Tract Home	23	83	1	4 du/acre	29920	08/16/2018	MODEL HOME CONVERSION AND CofO- TRACT 29920, LOT 13, PLAN 2RA (ORIGINAL PERMIT #B0504247)	15942 SULPHUR SPRINGS RD	3638	115	72%
308620015	BFT18-0304	R5	SP193 L	Tract Home	23	83	1	4 du/acre	29920	08/16/2018	MODEL HOME CONVERSION AND CofO - TRACT 29920, LOT 15, PLAN 5B (ORIGINAL PERMIT #B0703374)	15918 SULPHUR SPRINGS RD	2630	115	72%
485111012	BFT18-0309	R5	R5	Tract Home	28	140	1	5 du/acre	22180-2	11/07/2018	RSI TR 22180-2 PH 15 Plan 2C Lot 12, SFD 2309, Gar 439, Porch 77 - MVU RELEASE	24973 QUENADA DR	2309	140	100%
485111013	BFT18-0310	R5	R5	Tract Home	28	140	1	5 du/acre	22180-2	11/06/2018	RSI TR 22180-2 PH 15 Plan 3C Lot 13, SFD 2520, Gar 421, Porch 170 - MVU RELEASE	24961 QUENADA DR	2520	140	100%
485111014	BFT18-0311	R5	R5	Tract Home	28	140	1	5 du/acre	22180-2	11/06/2018	RSI TR 22180-2 PH 15 Plan 5B Lot 14, SFD 2902, Gar 607, Porch 146 - MVU RELEASE	24949 QUENADA DR	2902	140	100%
485111015	BFT18-0312	R5	R5	Tract Home	28	140	1	5 du/acre	22180-2	11/07/2018	RSI TR 22180-2 PH 15 Plan 2C Lot 15, SFD 2309, Gar 439, Porch 77 - MVU RELEASE	24937 QUENADA DR	2309	140	100%

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485114018	BFT18-0313	R5	R5	Tract Home	28	140	1	5 du/acre	22180-2	11/07/2018	RSI TR 22180-2 PH 15 Plan 3A Lot 83, SFD 2520, Gar 421, Porch 170 - MVU RELEASE	24932 QUENADA DR	2520	140	100%
485114019	BFT18-0314	R5	R5	Tract Home	28	140	1	5 du/acre	22180-2	11/07/2018	RSI TR 22180-2 PH 15 Plan 4BX Lot 84, SFD 2601, Gar 612, Porch 49 - MVU RELEASE	24944 QUENADA DR	2601	140	100%
485114020	BFT18-0315	R5	R5	Tract Home	28	140	1	5 du/acre	22180-2	11/08/2018	RSI TR 22180-2 PH 15 Plan 2D Lot 85, SFD 2309, Gar 439, Porch 94 - MVU RELEASE	24956 QUENADA DR	2309	140	100%
485114021	BFT18-0316	R5	R5	Tract Home	28	140	1	5 du/acre	22180-2	11/08/2018	RSI TR 22180-2 PH 15 Plan 1B Lot 86, SFD 2106, Gar 422, Porch 59 - MVU RELEASE	24968 QUENADA DR	2106	140	100%
487580009	BFT18-0365	R5	R5	Tract Home	25.8	87	1	4 du/acre	31305	10/30/2018	RSI TR 31305 PH 8 Plan 4A Lot 9, SFD 3266, Gar 678, Porch 66 - MVU RELEASE	12820 WAINWRIGHT LN	3266	129	67%
487580010	BFT18-0366	R5	R5	Tract Home	25.8	87	1	4 du/acre	31305	10/30/2018	RSI TR 31305 PH 8 Plan 3B Lot 10, SFD 3008, Gar 653, Porch 15 - MVU RELEASE	12834 WAINWRIGHT LN	3008	129	67%
487580011	BFT18-0367	R5	R5	Tract Home	25.8	87	1	4 du/acre	31305	10/30/2018	RSI TR 31305 PH 8 Plan 4C Lot 11, SFD 3267, Gar 678, Porch 56 - MVU RELEASE	12848 WAINWRIGHT LN	3267	129	67%
487582012	BFT18-0368	R5	R5	Tract Home	25.8	87	1	4 du/acre	31305	10/30/2018	RSI TR 31305 PH 8 Plan 2A Lot 79, SFD 2730, Gar 451, Porch 49 - MVU RELEASE	12847 WAINWRIGHT LN	2730	129	67%
487582013	BFT18-0369	R5	R5	Tract Home	25.8	87	1	4 du/acre	31305	11/28/2018	RSI TR 31305 PH 8 Plan 1A Lot 80, SFD 2401, Gar 459, Porch 56 - MVU RELEASE	12833 WAINWRIGHT LN	2401	129	67%

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487582014	BFT18-0370	R5	R5	Tract Home	25.8	87	1	4 du/acre	31305	11/19/2018	RSI TR 31305 PH 8 Plan 4B Lot 81, SFD 3267, Gar 678, Porch 68 - MVU RELEASE	12819 WAINWRIGHT LN	3267	129	67%
485111016	BFT18-0371	R5	R5	Tract Home	28	140	1	5 du/acre	22180-2	12/03/2018	RSI TR 22180-2 PH 16 Lot 16 Plan 1D, SFD 2106, Gar 422, Porch 59 - MVU RELEASE	24925 QUENADA DR	2106	140	100%
485111017	BFT18-0372	R5	R5	Tract Home	28	140	1	5 du/acre	22180-2	11/21/2018	RSI TR 22180-2 PH 16 Lot 17 Plan 4AX, SFD 2601, Gar 612, Porch 49 - MVU RELEASE	24913 QUENADA DR	2601	140	100%
485111018	BFT18-0373	R5	R5	Tract Home	28	140	1	5 du/acre	22180-2	11/27/2018	RSI TR 22180-2 PH 16 Plan 3D Lot 18, SFD 2520, Gar 421, Porch 170 - MVU RELEASE	24901 QUENADA DR	2520	140	100%
485114014	BFT18-0374	R5	R5	Tract Home	28	140	1	5 du/acre	22180-2	11/27/2018	RSI TR 22180-2 PH 16 Plan 5A Lot 79, SFD 2902, Gar 607, Porch 146 - MVU RELEASE	24884 QUENADA DR	2902	140	100%
485114015	BFT18-0375	R5	R5	Tract Home	28	140	1	5 du/acre	22180-2	12/03/2018	RSI TR 22180-2 PH 16 Plan 2C Lot 80, SFD 2309, Gar 439, Porch 77 - MVU RELEASE	24896 QUENADA DR	2309	140	100%
485114016	BFT18-0376	R5	R5	Tract Home	28	140	1	5 du/acre	22180-2	12/10/2018	RSI TR 22180-2 PH 16 Plan 3C Lot 81, SFD 2520, Gar 421, Porch 170 - MVU RELEASE	24908 QUENADA DR	2520	140	100%
485114017	BFT18-0377	R5	R5	Tract Home	28	140	1	5 du/acre	22180-2	11/21/2018	RSI TR 22180-2 PH 16 Plan 5B Lot 82, SFD 2902, Gar 607, Porch 146 - MVU RELEASE	24920 QUENADA DR	2902	140	100%

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487561007	BFT18-0378	R5	R5	Tract Home	28.6	100	1	4 du/acre	33256	06/26/2018	(Pacific Communities) MODEL HOME CONVERSION AND CofO - TRACT 33256, LOT 63, PLAN 2 (ORIGINAL PERMIT #B1402904)	26774 BUCKEYE TER		143	70%
478440034	BFT18-0380	R5	R5	Tract Home	43.5	159	1	4 du/acre	36436	10/29/2018	KB Homes-Bella Cortina TR 36436 PH 8A Plan 3D Lot 75: SFD 2128 GARAGE 417 PORCH 89 - MVU RELEASE	14325 BEGONIA LN	2128	218	73%
478440035	BFT18-0381	R5	R5	Tract Home	43.5	159	1	4 du/acre	36436	11/19/2018	KB Homes-Bella Cortina TR 36436 PH 8A Plan 1B Lot 76: SFD 1772 GARAGE 421 PORCH 73 - MVU RELEASE	14315 BEGONIA LN	1772	218	73%
478440036	BFT18-0382	R5	R5	Tract Home	43.5	159	1	4 du/acre	36436	11/19/2018	KB Homes-Bella Cortina TR 36436 PH 8A Plan 3AR Lot 77: SFD 2128 GARAGE 417 PORCH 57 - MVU RELEASE	14305 BEGONIA LN	2128	218	73%
478440043	BFT18-0383	R5	R5	Tract Home	43.5	159	1	4 du/acre	36436	11/21/2018	KB Homes-Bella Cortina TR 36436 PH 8A Plan 1C Lot 84: SFD 1772 GARAGE 421 PORCH 120 - MVU RELEASE	14306 BEGONIA LN	1772	218	73%

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478440044	BFT18-0384	R5	R5	Tract Home	43.5	159	1	4 du/acre	36436	12/04/2018	KB Homes-Bella Cortina TR 36436 PH 8A Plan 5B Lot 85: SFD 3061 GARAGE 417 PORCH 175 - MVU RELEASE	14316 BEGONIA LN	3061	218	73%
478440045	BFT18-0385	R5	R5	Tract Home	43.5	159	1	4 du/acre	36436	10/29/2018	KB Homes-Bella Cortina TR 36436 PH 8A Plan 4C Lot 86: SFD 2617 GARAGE 478 PORCH 132 - MVU RELEASE	14326 BEGONIA LN	2617	218	73%
478440046	BFT18-0386	R5	R5	Tract Home	43.5	159	1	4 du/acre	36436	10/29/2018	KB Homes-Bella Cortina TR 36436 PH 8A Plan 2B Lot 87: SFD 1905 GARAGE 418 PORCH 33 - MVU RELEASE	14336 BEGONIA LN	1905	218	73%
478441015	BFT18-0387	R5	R5	Tract Home	43.5	159	1	4 du/acre	36436	11/06/2018	KB Homes-Bella Cortina TR 36436 PH 8A Plan 2A Lot 132: SFD 1905 GARAGE 418 PORCH 39 - MVU RELEASE	28621 YAROW WAY	1905	218	73%
478441017	BFT18-0389	R5	R5	Tract Home	43.5	159	1	4 du/acre	36436	11/06/2018	KB Homes-Bella Cortina TR 36436 PH 8A Plan 3C Lot 134: SFD 2128 GARAGE 417 PORCH 32 - MVU RELEASE	28601 YAROW WAY	2128	218	73%
487582009	BFT18-0440	R5	R5	Tract Home	25.8	87	1	4 du/acre	31305	12/31/2018	RSI TR 31305 PH 9 Plan 4A Lot 76, SFD 3266, Gar 678, Porch 66 - MVU RELEASE	12889 WAINWRIGHT LN	3266	129	67%

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478440037	BFT18-0455	R5	R5	Tract Home	43.5	159	1	4 du/acre	36436	11/19/2018	KB Homes-Bella Cortina TR 36436 PH PH 8B Plan 2BR Lot 78: SFD 1905 GARAGE 418 PORCH 39 - MVU RELEASE	14295 BEGONIA LN	1905	218	73%
478440041	BFT18-0456	R5	R5	Tract Home	43.5	159	1	4 du/acre	36436	11/21/2018	KB Homes-Bella Cortina TR 36436 PH 8B Plan 2CR Lot 82: SFD 1905 GARAGE 417 PORCH 55 - MVU RELEASE	14286 BEGONIA LN	1905	218	73%
478440038	BFT18-0457	R5	R5	Tract Home	43.5	159	1	4 du/acre	36436	11/19/2018	KB Homes-Bella Cortina TR 36436 PH 8B Plan 3D Lot 79: SFD 2128 GARAGE 417 PORCH 89 - MVU RELEASE	14285 BEGONIA LN	2128	218	73%
478440042	BFT18-0458	R5	R5	Tract Home	43.5	159	1	4 du/acre	36436	11/21/2018	KB Homes-Bella Cortina TR 36436 PH 8B Plan 3AR Lot 83: SFD 2128 GARAGE 417 PORCH 57 - MVU RELEASE	14296 BEGONIA LN	2128	218	73%
478462013	BFT18-0459	R5	R5	Tract Home	43.5	159	1	4 du/acre	36436	11/06/2018	KB Homes-Bella Cortina TR 36436 PH 8B Plan 3CR Lot 130: SFD 2128 GARAGE 417 PORCH 32 - MVU RELEASE	28641 YAROW WAY	2128	218	73%
478440039	BFT18-0460	R5	R5	Tract Home	43.5	159	1	4 du/acre	36436	11/19/2018	KB Homes-Bella Cortina TR 36436 PH 8B Plan 4BR Lot 80: SFD 2617 GARAGE 478 PORCH 192 - MVU RELEASE	14275 BEGONIA LN	2617	218	73%

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478462014	BFT18-0461	R5	R5	Tract Home	43.5	159	1	4 du/acre	36436	11/06/2018	KB Homes-Bella Cortina TR 36436 PH 8B Plan 4B Lot 131: SFD 2617 GARAGE 478 PORCH 195 - MVU RELEASE	28631 YAROW WAY	2617	218	73%
478440040	BFT18-0462	R5	R5	Tract Home	43.5	159	1	4 du/acre	36436	11/21/2018	KB Homes-Bella Cortina TR 36436 PH 8B Plan 5AR Lot 81: SFD 3061 GARAGE 417 PORCH 156 - MVU RELEASE	14276 BEGONIA LN	3061	218	73%
478462011	BFT18-0463	R5	R5	Tract Home	43.5	159	1	4 du/acre	36436	11/06/2018	KB Homes-Bella Cortina TR 36436 PH 8B Plan 5DR Lot 128: SFD 3061 GARAGE 417 PORCH 50 - MVU RELEASE	28661 YAROW WAY	3061	218	73%
478462012	BFT18-0464	R5	R5	Tract Home	43.5	159	1	4 du/acre	36436	11/06/2018	KB Homes-Bella Cortina TR 36436 PH 8B Plan 1AR Lot 129: SFD 1772 GARAGE 421 PORCH 55 - MVU RELEASE	28651 YAROW WAY	1772	218	73%
478462005	BFT18-0502	R5	R5	Tract Home	43.5	159	1	4 du/acre	36436	11/21/2018	KB Homes-Bella Cortina TR 36436 PH 8C Plan 2AR Lot 122: SFD 1905 GARAGE 418 PORCH 39 - MVU RELEASE	14340 BLUE BONNET LN	1905	218	73%
478462009	BFT18-0504	R5	R5	Tract Home	43.5	159	1	4 du/acre	36436	11/21/2018	KB Homes-Bella Cortina TR 36436 PH 8C Plan 3A Lot 126: SFD 2128 GARAGE 417 PORCH 57 - MVU RELEASE	28681 YAROW WAY	2128	218	73%

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478462006	BFT18-0506	R5	R5	Tract Home	43.5	159	1	4 du/acre	36436	11/21/2018	KB Homes-Bella Cortina TR 36436 PH 8C Plan 3B Lot 123: SFD 2128 GARAGE 417 PORCH 71 - MVU RELEASE	14350 BLUE BONNET LN	2128	218	73%
478462008	BFT18-0508	R5	R5	Tract Home	43.5	159	1	4 du/acre	36436	11/21/2018	KB Homes-Bella Cortina TR 36436 PH 8C Plan 4DR Lot 125: SFD 2617 GARAGE 478 PORCH 151 - MVU RELEASE	28691 YAROW WAY	2617	218	73%
478462007	BFT18-0509	R5	R5	Tract Home	43.5	159	1	4 du/acre	36436	11/21/2018	KB Homes-Bella Cortina TR 36436 PH 8C Plan 5C Lot 124: SFD 3061 GARAGE 417 PORCH 175 - MVU RELEASE	28701 YAROW WAY	3061	218	73%
487561018	BFT16-0017	R5	R5	Tract Home	28.6	100	1	4 du/acre	33256	07/31/2019	TR 33256, LOT 74, PLAN 4 SFD 4163, GAR 580, PORCH 136	26777 GREEN MOUNTAIN DR	4163	143	70%
487560029	BFT16-0092	R5	R5	Tract Home	28.6	100	1	4 du/acre	33256	08/06/2019	TR 33256, LOT 34, PLAN 2 SFD 2981, GAR 419, PORCH 145	26758 GREEN MOUNTAIN DR	2981	143	70%
485123031	BFT17-0226	R5	R5	Tract Home	28	140	1	5 du/acre	22180-2	06/13/2019	RSI TR 22180-3 Lot 53 SFD 2520, Gar 421 Porch 170	24705 LA BARCA WAY	2520	140	100%
485123030	BFT17-0229	R5	R5	Tract Home	28	140	1	5 du/acre	22180-2	06/13/2019	RSI TR 22180-3 Lot 52 SFD 2902, Gar 607, Porch 146	24693 LA BARCA WAY	2902	140	100%
304590020	BFT17-0240	R5	SP193 L	Tract Home	23	83	1	4 du/acre	30268	02/07/2019	TR 30268, Lot 67 Ph 13, SFD 2836, Gar 426, Porch 80	15966 SAND HILLS CT	2836	115	72%

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304590024	BFT17-0245	R5	SP193 L	Tract Home	23	83	1	4 du/acre	30268	01/10/2019	PAC COMM TR 30268, Lot 71, Ph 13, SFD 4381, Gar 619, Porch 110	15998 SAND HILLS CT	4381	115	72%
485114013	BFT17-0308	R5	R5	Tract Home	28	140	1	5 du/acre	22180-2	07/02/2019	RSI TR 22180-2 PH 6 Plan 3A Lot 78, SFD 2520, Gar 421 Porch 170	24872 QUENADA DR	2520	140	100%
485112004	BFT17-0310	R5	R5	Tract Home	28	140	1	5 du/acre	22180-2	07/02/2019	RSI TR 22180-2 PH 6 Plan 4BX Lot 22, SFD 2601, Gar 612, Porch 49	24841 QUENADA DR	2601	140	100%
487560008	BFT17-0407	R5	R5	Tract Home	28.6	100	1	4 du/acre	33256	01/02/2019	PAC COMM TR 33256, PLAN 2, LOT 13, SFD 2981, GAR 419, PORCH 145	26751 BUCKEYE TER	2981	143	70%
487561005	BFT17-0413	R5	R5	Tract Home	28.6	100	1	4 du/acre	33256	04/08/2019	PAC COMM TR 33256, PLAN 1, LOT 61, SFD 2733, GAR 419, PORCH 47	26750 BUCKEYE TER	2733	143	70%
485121018	BFT17-0432	R5	R5	Tract Home	28	140	1	5 du/acre	22180-2	07/02/2019	RSI TR 22180-2 PH 8 Plan 4BX Lot 33 - SFD 2601, Gar 612, Porch 49	24709 QUENADA DR	2601	140	100%
475150057	BFT18-0007	R5	R5	Tract Home	4.88	16	1	3.5 du/acre	35606	03/13/2019	Metric Homes, TR 35606, PH 2 Lot 14, Plan 1 w/2 car - SFD 2457, Gar 576, Porch 25	11622 SABLE WAY	2457	24	66%
475150059	BFT18-0008	R5	R5	Tract Home	4.88	16	1	3.5 du/acre	35606	01/22/2019	Metric Homes, TR 35606, PH 2 Lot 16, Plan 1 w/3 car - SFD 2457, Gar 816, Porch 25	24881 METRIC DR	2457	24	66%

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308620014	BFT18-0303	R5	SP193 L	Tract Home	23	83	1	4 du/acre	29920	05/14/2019	MODEL HOME CONVERSION AND CofO - TRACT 29920, LOT 14, PLAN 3XA (ORIGINAL PERMIT #B0504248)	15930 SULPHUR SPRINGS RD	4242	115	72%
308620016	BFT18-0305	R5	SP193 L	Tract Home	23	83	1	4 du/acre	29920	02/19/2019	MODEL HOME CONVERSION AND CofO - TRACT 29920, LOT 16, PLAN 1X (ORIGINAL PERMIT #B0703373)	15906 SULPHUR SPRINGS RD	2836	115	72%
487561008	BFT18-0379	R5	R5	Tract Home	28.6	100	1	4 du/acre	33256	04/15/2019	(Pacific Communities) MODEL HOME CONVERSION AND CofO - TRACT 33256, LOT 64, PLAN 4 (ORIGINAL PERMIT #B1402905/BFT16-0095)	26786 BUCKEYE TER	4163	143	70%
260490018	BFT18-0425	R5	R5	Detached Condos/ PUD	38.7	148	1	3 du/acre	32515	01/24/2019	Lennar TR 32515 PH 11 LOT 88 Plan 3XA, SFD 2640, Gar 428, Porch 54 - SCE RELEASE	10342 MOCKING BIRD CT	2640	194	76%
260490019	BFT18-0426	R5	R5	Detached Condos/ PUD	38.7	148	1	3 du/acre	32515	02/05/2019	Lennar TR 32515 PH 11 LOT 89 Plan 4XB, SFD 2419, Gar 623, Porch 36 - SCE RELEASE	10350 MOCKING BIRD CT	2419	194	76%
260490020	BFT18-0427	R5	R5	Detached Condos/ PUD	38.7	148	1	3 du/acre	32515	02/05/2019	Lennar TR 32515 PH 11 LOT 90 Plan 1XA, SFD 1794, Gar 467, Porch 50 - SCE RELEASE	10358 MOCKING BIRD CT	1794	194	76%

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260490021	BFT18-0428	R5	R5	Detached Condos/ PUD	38.7	148	1	3 du/acre	32515	02/05/2019	Lennar TR 32515 PH 11 LOT 91 Plan 1ZC, SFD 2206, Gar 467, Porch 50 - SCE RELEASE	10357 MOCKING BIRD CT	2206	194	76%
260490022	BFT18-0429	R5	R5	Detached Condos/ PUD	38.7	148	1	3 du/acre	32515	01/28/2019	Lennar TR 32515 PH 11 LOT 92 Plan 6XA, SFD 2590, Gar 623, Porch 35 - SCE RELEASE	10349 MOCKING BIRD CT	2590	194	76%
260490023	BFT18-0430	R5	R5	Detached Condos/ PUD	38.7	148	1	3 du/acre	32515	01/24/2019	Lennar TR 32515 PH 11 LOT 93 Plan 5B, SFD 2583, Gar 421, Porch 57 - SCE RELEASE	10341 MOCKING BIRD CT	2419	194	76%
260500001	BFT18-0431	R5	R5	Detached Condos/ PUD	38.7	148	1	3 du/acre	32515	01/24/2019	Lennar TR 32515 PH 11 LOT 94 Plan 6C, SFD 2590, Gar 417, Porch 35 - SCE RELEASE	10328 EMU CT	2590	194	76%
260500002	BFT18-0432	R5	R5	Detached Condos/ PUD	38.7	148	1	3 du/acre	32515	01/28/2019	Lennar TR 32515 PH 11 LOT 95 Plan 2XA, SFD 2204, Gar 621, Porch 33 - SCE RELEASE	10338 EMU CT	2204	194	76%
260500003	BFT18-0433	R5	R5	Detached Condos/ PUD	38.7	148	1	3 du/acre	32515	01/24/2019	Lennar TR 32515 PH 11 LOT 96 Plan 5A, SFD 2583, Gar 421, Porch 57 - SCE RELEASE	10348 EMU CT	2583	194	76%
260500004	BFT18-0434	R5	R5	Detached Condos/ PUD	38.7	148	1	3 du/acre	32515	02/12/2019	Lennar TR 32515 PH 11 LOT 97 Plan 1ZA, SFD 2206, Gar 467, Porch 50 - SCE RELEASE	10347 EMU CT	2206	194	76%

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260500005	BFT18-0435	R5	R5	Detached Condos/ PUD	38.7	148	1	3 du/acre	32515	02/21/2019	Lennar TR 32515 PH 11 LOT 98 Plan 4XC, SFD 2419, Gar 623, Porch 36 - SCE RELEASE	10337 EMU CT	2419	194	76%
487580013	BFT18-0436	R5	R5	Tract Home	25.8	87	1	4 du/acre	31305	01/02/2019	RSI TR 31305 PH 9 Plan 1B Lot 13, SFD 2401, Gar 459, Porch 56 - MVU RELEASE	12876 WAINWRIGHT LN	2401	129	67%
487582010	BFT18-0437	R5	R5	Tract Home	25.8	87	1	4 du/acre	31305	01/02/2019	RSI TR 31305 PH 9 Plan 2A Lot 77, SFD 2730, Gar 451, Porch 49 - MVU RELEASE	12875 WAINWRIGHT LN	2730	129	67%
487580012	BFT18-0438	R5	R5	Tract Home	25.8	87	1	4 du/acre	31305	01/08/2019	RSI TR 31305 PH 9 Plan 3A Lot 12, SFD 3004, Gar 657, Porch 97 - MVU RELEASE	12862 WAINWRIGHT LN	3004	129	67%
487580014	BFT18-0439	R5	R5	Tract Home	25.8	87	1	4 du/acre	31305	01/02/2019	RSI TR 31305 PH 9 Plan 3C Lot 14, SFD 3008, Gar 653, Porch 15 - MVU RELEASE	12890 WAINWRIGHT LN	3008	129	67%
487582011	BFT18-0441	R5	R5	Tract Home	25.8	87	1	4 du/acre	31305	01/02/2019	RSI TR 31305 PH 9 Plan 4C Lot 78, SFD 3267, Gar 678, Porch 56 - MVU RELEASE	12861 WAINWRIGHT LN	3267	129	67%
260500006	BFT18-0442	R5	R5	Detached Condos/ PUD	38.7	148	1	3 du/acre	32515	04/18/2019	Lennar TR 32515 PH 12 LOT 128 Plan 6C, SFD 2590, Gar 417, Porch 35 - SCE RELEASE	10315 ALBATROSS PL	2590	194	76%
260500007	BFT18-0443	R5	R5	Detached Condos/ PUD	38.7	148	1	3 du/acre	32515	04/18/2019	Lennar TR 32515 PH 12 LOT 129 Plan 2A, SFD 2203, Gar 417, Porch 33 - SCE RELEASE	10305 ALBATROSS PL	2203	194	76%

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260500008	BFT18-0444	R5	R5	Detached Condos/ PUD	38.7	148	1	3 du/acre	32515	04/18/2019	Lennar TR 32515 PH 12 LOT 130 Plan 4XB, SFD 2419, Gar 623, Porch 36 - SCE RELEASE	10295 ALBATROS S PL	2419	194	76%
260500009	BFT18-0445	R5	R5	Detached Condos/ PUD	38.7	148	1	3 du/acre	32515	03/26/2019	Lennar TR 32515 PH 12 LOT 131 Plan 1XC, SFD 1794, Gar 467, Porch 50 - SCE RELEASE	10285 ALBATROS S PL	1794	194	76%
260500010	BFT18-0446	R5	R5	Detached Condos/ PUD	38.7	148	1	3 du/acre	32515	04/18/2019	Lennar TR 32515 PH 12 LOT 132 Plan 1ZB, SFD 2206, Gar 467, Porch 50 - SCE RELEASE	10286 ALBATROS S PL	2206	194	76%
260500011	BFT18-0447	R5	R5	Detached Condos/ PUD	38.7	148	1	3 du/acre	32515	03/26/2019	Lennar TR 32515 PH 12 LOT 133 Plan 6XA, SFD 2590, Gar 623, Porch 35 - SCE RELEASE	10296 ALBATROS S PL	2590	194	76%
260500013	BFT18-0448	R5	R5	Detached Condos/ PUD	38.7	148	1	3 du/acre	32515	04/01/2019	Lennar TR 32515 PH 12 LOT 135 Plan 5A, SFD 2583, Gar 421, Porch 57 - SCE RELEASE	10316 ALBATROS S PL	2583	194	76%
260500012	BFT18-0450	R5	R5	Detached Condos/ PUD	38.7	148	1	3 du/acre	32515	04/18/2019	Lennar TR 32515 PH 12 LOT 134 Plan 4C, SFD 2419, Gar 417, Porch 36 - SCE RELEASE	10306 ALBATROS S PL	2419	194	76%
478460001	BFT18-0491	R5	R5	Tract Home	43.5	159	1	4 du/acre	36436	10/31/2019	KB Homes-Bella Cortina TR 36436 PH 8C Plan 2CR Lot 88: SFD 1905 GARAGE 417 PORCH 55 - MVU RELEASE	14337 TANSY RD	1905	218	73%

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478461006	BFT18-0503	R5	R5	Tract Home	43.5	159	1	4 du/acre	36436	08/27/2019	KB Homes-Bella Cortina TR 36436 PH 8C Plan 5D Lot 100: SFD 3061 sf; GARAGE 417 sf, PORCH 50 sf - MVU RELEASE	14328 TANSY RD	3061	218	73%
478461007	BFT18-0505	R5	R5	Tract Home	43.5	159	1	4 du/acre	36436	08/27/2019	KB Homes-Bella Cortina TR 36436 PH 8C Plan 3B Lot 101: SFD 2128 GARAGE 417 PORCH 71 - MVU RELEASE	14338 TANSY RD	2128	218	73%
478460002	BFT18-0507	R5	R5	Tract Home	43.5	159	1	4 du/acre	36436	10/31/2019	KB Homes-Bella Cortina TR 36436 PH 8C Plan 4AR Lot 89: SFD 2617 GARAGE 478 PORCH 65 - MVU RELEASE	14327 TANSY RD	2617	218	73%
478460003	BFT18-0510	R5	R5	Tract Home	43.5	159	1	4 du/acre	36436	10/31/2019	KB Homes-Bella Cortina TR 36436 PH 8D Plan 3CR Lot 90: SFD 2128 GARAGE 417 PORCH 32 - MVU RELEASE	14317 TANSY RD	2128	218	73%
478460006	BFT18-0511	R5	R5	Tract Home	43.5	159	1	4 du/acre	36436	11/18/2019	KB Homes-Bella Cortina TR 36436 PH 8D Plan 3DR Lot 93: SFD 2128 GARAGE 417 PORCH 89 - MVU RELEASE	14287 TANSY RD	2128	218	73%
478461003	BFT18-0512	R5	R5	Tract Home	43.5	159	1	4 du/acre	36436	10/07/2019	KB Homes-Bella Cortina TR 36436 PH 8D Plan 3B Lot 97: SFD 2128 GARAGE 417 PORCH 32 - MVU RELEASE	14298 TANSY RD	2128	218	73%

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478460005	BFT18-0513	R5	R5	Tract Home	43.5	159	1	4 du/acre	36436	11/18/2019	KB Homes-Bella Cortina TR 36436 PH 8D Plan 5AR Lot 92: SFD 3061 sf, GARAGE 417 sf; PORCH 156 sf - MVU RELEASE	14297 TANSY RD	3061	218	73%
478461001	BFT18-0514	R5	R5	Tract Home	43.5	159	1	4 du/acre	36436	10/07/2019	KB Homes-Bella Cortina TR 36436 PH 8D Plan 5BR Lot 95: SFD 3061 sf, GARAGE 417 sf, PORCH 175 sf - MVU RELEASE	14278 TANSY RD	3061	218	73%
478461005	BFT18-0515	R5	R5	Tract Home	43.5	159	1	4 du/acre	36436	10/08/2019	KB Homes-Bella Cortina TR 36436 PH 8D Plan 2B Lot 99: SFD 1905 GARAGE 418 PORCH 33 - MVU RELEASE	14318 TANSY RD	1905	218	73%
478460007	BFT18-0516	R5	R5	Tract Home	43.5	159	1	4 du/acre	36436	11/18/2019	KB Homes-Bella Cortina TR 36436 PH 8D Plan 2A Lot 94: SFD 1905 GARAGE 418 PORCH 39 - MVU RELEASE	14277 TANSY RD	1905	218	73%
478460004	BFT18-0517	R5	R5	Tract Home	43.5	159	1	4 du/acre	36436	10/31/2019	KB Homes-Bella Cortina TR 36436 PH 8D Plan 2DR Lot 91: SFD 1905 GARAGE 418 PORCH 103 - MVU RELEASE	14307 TANSY RD	1905	218	73%
478461002	BFT18-0518	R5	R5	Tract Home	43.5	159	1	4 du/acre	36436	10/07/2019	KB Homes-Bella Cortina TR 36436 PH 8D Plan 4C Lot 96: SFD 2617 GARAGE 478 PORCH 132 - MVU RELEASE	14288 TANSY RD	2617	218	73%

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478461008	BFT18-0525	R5	R5	Tract Home	43.5	159	1	4 du/acre	36436	04/05/2019	KB Homes-Bella Cortina TR 36436 PH 8E Plan 1CR Lot 102: SFD 1772 GARAGE 421 PORCH 120 - MVU RELEASE	14339 BLUE BONNET LN	1772	218	73%
478461010	BFT18-0526	R5	R5	Tract Home	43.5	159	1	4 du/acre	36436	04/10/2019	KB Homes-Bella Cortina TR 36436 PH 8E Plan 1A Lot 104: SFD 1772 GARAGE 421 PORCH 55 - MVU RELEASE	14319 BLUE BONNET LN	1772	218	73%
478461013	BFT18-0527	R5	R5	Tract Home	43.5	159	1	4 du/acre	36436	05/23/2019	KB Homes-Bella Cortina TR 36436 PH 8E Plan 2B Lot 107: SFD 1905 GARAGE 418 PORCH 33 - MVU RELEASE	14289 BLUE BONNET LN	1905	218	73%
478461017	BFT18-0528	R5	R5	Tract Home	43.5	159	1	4 du/acre	36436	09/05/2019	KB Homes-Bella Cortina TR 36436 PH 8E Plan 2D Lot 111: SFD 1905 GARAGE 418 PORCH 103 - MVU RELEASE	14300 BLUE BONNET LN	1905	218	73%
478461016	BFT18-0529	R5	R5	Tract Home	43.5	159	1	4 du/acre	36436	09/05/2019	KB Homes-Bella Cortina TR 36436 PH 8E Plan 4CR Lot 110: SFD 2617 GARAGE 478 PORCH 132 - MVU RELEASE	14290 BLUE BONNET LN	2617	218	73%
478461011	BFT18-0530	R5	R5	Tract Home	43.5	159	1	4 du/acre	36436	04/05/2019	KB Homes-Bella Cortina TR 36436 PH 8E Plan 4CR Lot 105: SFD 2617 GARAGE 478 PORCH 132 - MVU RELEASE	14309 BLUE BONNET LN	2617	218	73%

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478461015	BFT18-0531	R5	R5	Tract Home	43.5	159	1	4 du/acre	36436	08/27/2019	KB Homes-Bella Cortina TR 36436 PH 8E Plan 3AR Lot 109: SFD 2128 GARAGE 417 PORCH 57 - MVU RELEASE	14280 BLUE BONNET LN	2128	218	73%
478461012	BFT18-0532	R5	R5	Tract Home	43.5	159	1	4 du/acre	36436	05/13/2019	KB Homes-Bella Cortina TR 36436 PH 8E Plan 3AR Lot 106: SFD 2128 GARAGE 417 PORCH 57 - MVU RELEASE	14299 BLUE BONNET LN	2128	218	73%
478461009	BFT18-0533	R5	R5	Tract Home	43.5	159	1	4 du/acre	36436	04/05/2019	KB Homes-Bella Cortina TR 36436 PH 8E Plan 3DR Lot 103: SFD 2128 GARAGE 417 PORCH 89 - MVU RELEASE	14329 BLUE BONNET LN	2128	218	73%
478461014	BFT18-0534	R5	R5	Tract Home	43.5	159	1	4 du/acre	36436	05/13/2019	KB Homes-Bella Cortina TR 36436 PH 8E Plan 5D Lot 108: SFD 3061 GARAGE 417 PORCH 50 - MVU RELEASE	14279 BLUE BONNET LN	3061	218	73%
478461018	BFT18-0535	R5	R5	Tract Home	43.5	159	1	4 du/acre	36436	08/27/2019	KB Homes-Bella Cortina TR 36436 PH 8F Plan 3BR Lot 112: SFD 2128 GARAGE 417 PORCH 71 - MVU RELEASE	28702 ROSE ANGEL ST	2128	218	73%
478461023	BFT18-0536	R5	R5	Tract Home	43.5	159	1	4 du/acre	36436	11/19/2019	KB Homes-Bella Cortina TR 36436 PH 8F Plan 3D Lot 117: SFD 2128 GARAGE 417 PORCH 89 - MVU RELEASE	14281 WILMOT ST	2128	218	73%

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478462003	BFT18-0537	R5	R5	Tract Home	43.5	159	1	4 du/acre	36436	10/31/2019	KB Homes-Bella Cortina TR 36436 PH 8F Plan 3A Lot 120: SFD 2128 GARAGE 417 PORCH 57 - MVU RELEASE	14351 WILMOT ST	2128	218	73%
478461019	BFT18-0538	R5	R5	Tract Home	43.5	159	1	4 du/acre	36436	08/28/2019	KB Homes-Bella Cortina TR 36436 PH 8F Plan 4DR Lot 113: SFD 2617 GARAGE 478 PORCH 151 - MVU RELEASE	28712 ROSE ANGEL ST	2617	218	73%
478461021	BFT18-0539	R5	R5	Tract Home	43.5	159	1	4 du/acre	36436	11/19/2019	KB Homes-Bella Cortina TR 36436 PH 8F Plan 4AR Lot 115: SFD 2617 GARAGE 478 PORCH 65 - MVU RELEASE	14301 WILMOT ST	2617	218	73%
478461020	BFT18-0540	R5	R5	Tract Home	43.5	159	1	4 du/acre	36436	08/28/2019	KB Homes-Bella Cortina TR 36436 PH 8F Plan 2C Lot 114: SFD 1905 GARAGE 417 PORCH 55 - MVU RELEASE	28722 ROSE ANGEL ST	1905	218	73%
478462002	BFT18-0541	R5	R5	Tract Home	43.5	159	1	4 du/acre	36436	10/31/2019	KB Homes-Bella Cortina TR 36436 PH 8F Plan 2BR Lot 119: SFD 1905 GARAGE 418 PORCH 33 - MVU RELEASE	14361 WILMOT ST	1905	218	73%
478461022	BFT18-0542	R5	R5	Tract Home	43.5	159	1	4 du/acre	36436	11/19/2019	KB Homes-Bella Cortina TR 36436 PH 8F Plan 5CR Lot 116: SFD 3061 sf, GARAGE 417 sf, PORCH 175 sf - MVU RELEASE	14291 WILMOT ST	3061	218	73%

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478462004	BFT18-0543	R5	R5	Tract Home	43.5	159	1	4 du/acre	36436	10/31/2019	KB Homes-Bella Cortina TR 36436 PH 8F Plan 5D Lot 121: SFD 3061 sf, GARAGE 417 sf, PORCH 50 sf - MVU RELEASE	14341 WILMOT ST	3061	218	73%
478462001	BFT18-0544	R5	R5	Tract Home	43.5	159	1	4 du/acre	36436	10/31/2019	KB Homes-Bella Cortina TR 36436 PH 8F Plan 5CR Lot 118: SFD 3061 GARAGE 417 PORCH 175 - MVU RELEASE	14371 WILMOT ST	3061	218	73%
485123011	BFT18-0545	R5	R5	Tract Home	28	140	1	5 du/acre	22180-2	05/01/2019	RSI TR 22180-3 PH 17 Lot 33 Plan 1A; SFD 2106, Gar 422, Porch 59 - MVU RELEASE	24568 FANITA CT	2106	140	100%
485123014	BFT18-0546	R5	R5	Tract Home	28	140	1	5 du/acre	22180-2	04/29/2019	RSI TR 22180-3PH 17 Lot 36 Plan 1B; SFD 2106, Gar 422, Porch 59 - MVU RELEASE	24532 FANITA CT	2106	140	100%
485123012	BFT18-0547	R5	R5	Tract Home	28	140	1	5 du/acre	22180-2	04/23/2019	RSI TR 22180-3 PH 17 Lot 34 Plan 4B; SFD 2601, Gar 612, Porch 49 - MVU RELEASE	24556 FANITA CT	2601	140	100%
485123013	BFT18-0550	R5	R5	Tract Home	28	140	1	5 du/acre	22180-2	04/29/2019	RSI TR 22180-3 PH 17 Lot 35 Plan 2A; SFD 2309, Gar 439, Porch 101 - MVU RELEASE	24544 FANITA CT	2309	140	100%
485123015	BFT18-0551	R5	R5	Tract Home	28	140	1	5 du/acre	22180-2	04/29/2019	RSI TR 22180-3 PH 17 Lot 37 Plan 5B; SFD 2902, Gar 607, Porch 101 - MVU RELEASE	24520 FANITA CT	2902	140	100%

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487580015	BFT18-0572	R5	R5	Tract Home	25.8	87	1	4 du/acre	31305	03/06/2019	William Lyon (RSI) Athens TR 31305 PH 10 Plan 4A Lot 15, SFD 3266, Gar 678, Porch 66 - MVU RELEASE	12904 WAINWRIGHT LN	3266	129	67%
487592008	BFT18-0573	R5	R5	Tract Home	25.8	87	1	4 du/acre	31305	03/06/2019	William Lyon (RSI) Athens TR 31305 PH 10 Plan 4B Lot 73, SFD 3267, Gar 678, Porch 68 - MVU RELEASE	12931 WAINWRIGHT LN	3267	129	67%
487592009	BFT18-0574	R5	R5	Tract Home	25.8	87	1	4 du/acre	31305	03/07/2019	William Lyon (RSI) Athens TR 31305 PH 10 Plan 2A Lot 74, SFD 2730, Gar 451, Porch 49 - MVU RELEASE	12917 WAINWRIGHT LN	2730	129	67%
487590001	BFT18-0575	R5	R5	Tract Home	25.8	87	1	4 du/acre	31305	02/26/2019	William Lyon (RSI) Athens TR 31305 PH 10 Plan 2C Lot 17, SFD 2730, Gar 451, Porch 49 - MVU RELEASE	12932 WAINWRIGHT LN	2730	129	67%
487580016	BFT18-0576	R5	R5	Tract Home	25.8	87	1	4 du/acre	31305	03/07/2019	William Lyon (RSI) Athens TR 31305 PH 10 Plan 1B Lot 16, SFD 2401, Gar 459, Porch 56 - MVU RELEASE	12918 WAINWRIGHT LN	2401	129	67%
487582008	BFT18-0577	R5	R5	Tract Home	25.8	87	1	4 du/acre	31305	03/07/2019	William Lyon (RSI) Athens TR 31305 PH 10 Plan3B Lot 75, SFD 3008, Gar 653, Porch 15 - MVU RELEASE	12903 WAINWRIGHT LN	3008	129	67%

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475150052	BFT18-0632	R5	R5	Tract Home	4.88	16	1	3.5 du/acre	35606	07/09/2019	Metric Homes, TR 35606, PH 3, Lot 9, Plan 2 w/3 car - SFD 2356, Gar 816, Porch 120	24965 METRIC DR	2356	24	66%
475150053	BFT18-0633	R5	R5	Tract Home	4.88	16	1	3.5 du/acre	35606	07/09/2019	Metric Homes, TR 35606, PH 3, Lot 10, Plan 3 w/3 car - SFD 2452, Gar 816, Porch 30	24953 METRIC DR	2452	24	66%
487590002	BFT18-0636	R5	R5	Tract Home	25.8	87	1	4 du/acre	31305	04/10/2019	William Lyon (RSI) Athens TR 31305 PH 11 Plan 1A Lot 18, SFD 2401, Gar 459, Porch 56 - MVU RELEASE	12946 WAINWRIGHT LN	2401	129	67%
487590003	BFT18-0637	R5	R5	Tract Home	25.8	87	1	4 du/acre	31305	04/10/2019	William Lyon (RSI) Athens TR 31305 PH 11 Plan 2B Lot 19, SFD 2730, Gar 451, Porch 49 - MVU RELEASE	12960 WAINWRIGHT LN	2730	129	67%
487590005	BFT18-0638	R5	R5	Tract Home	25.8	87	1	4 du/acre	31305	03/27/2019	William Lyon (RSI) Athens TR 31305 PH 11 Plan 2C Lot 21, SFD 2730, Gar 451, Porch 49 - MVU RELEASE	26987 REGENCY WAY	2730	129	67%
487592007	BFT18-0639	R5	R5	Tract Home	25.8	87	1	4 du/acre	31305	04/10/2019	William Lyon (RSI) Athens TR 31305 PH 11 Plan 2C Lot 72, SFD 2730, Gar 451, Porch 49 - MVU RELEASE	12945 WAINWRIGHT LN	2730	129	67%

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487590004	BFT18-0640	R5	R5	Tract Home	25.8	87	1	4 du/acre	31305	03/27/2019	William Lyon (RSI) Athens TR 31305 PH 11 Plan 3C Lot 20, SFD 3008, Gar 653, Porch 15 - MVU RELEASE	12974 WAINWRIGHT LN	3008	129	67%
487592006	BFT18-0641	R5	R5	Tract Home	25.8	87	1	4 du/acre	31305	03/27/2019	William Lyon (RSI) Athens TR 31305 PH 11 Plan 3A Lot 71, SFD 3004, Gar 657, Porch 97 - MVU RELEASE	26952 REGENCY WAY	3004	129	67%
487590006	BFT18-0642	R5	R5	Tract Home	25.8	87	1	4 du/acre	31305	03/27/2019	William Lyon (RSI) Athens TR 31305 PH 11 Plan 4B Lot 22, SFD 3267, Gar 678, Porch 68 - MVU RELEASE	26973 REGENCY WAY	3267	129	67%
260500014	BFT18-0659	R5	R5	Detached Condos/ PUD	38.7	148	1	3 du/acre	32515	06/03/2019	Lennar TR 32515 PH 13 LOT 136 Plan 3B; SFD 2232, Gar 428, Porch 54 - SCE RELEASE	10317 CONURE CT	2232	194	76%
260500015	BFT18-0660	R5	R5	Detached Condos/ PUD	38.7	148	1	3 du/acre	32515	05/23/2019	Lennar TR 32515 PH 13 LOT 137 Plan 6C; SFD 2590, Gar 417, Porch 35 - SCE RELEASE	10307 CONURE CT	2590	194	76%
260500016	BFT18-0661	R5	R5	Detached Condos/ PUD	38.7	148	1	3 du/acre	32515	06/03/2019	Lennar TR 32515 PH 13 LOT 138 Plan 4XB; SFD 2419, Gar 623, Porch 36 - SCE RELEASE	10297 CONURE CT	2419	194	76%

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260500017	BFT18-0662	R5	R5	Detached Condos/ PUD	38.7	148	1	3 du/acre	32515	05/20/2019	Lennar TR 32515 PH 13 LOT 139 Plan 1XA; SFD 1794, Gar 467, Porch 50 - SCE RELEASE	10287 CONURE CT	1794	194	76%
260500018	BFT18-0663	R5	R5	Detached Condos/ PUD	38.7	148	1	3 du/acre	32515	05/20/2019	Lennar TR 32515 PH 13 LOT 140 Plan 1ZC; SFD 2206, Gar 467, Porch 50 - SCE RELEASE	10288 CONURE CT	2206	194	76%
260500019	BFT18-0664	R5	R5	Detached Condos/ PUD	38.7	148	1	3 du/acre	32515	05/20/2019	Lennar TR 32515 PH 13 LOT 141 Plan 6XB; SFD 2590, Gar 623, Porch 35 - SCE RELEASE	10298 CONURE CT	2590	194	76%
260500020	BFT18-0665	R5	R5	Detached Condos/ PUD	38.7	148	1	3 du/acre	32515	05/20/2019	Lennar TR 32515 PH 13 LOT 142 Plan 2C; SFD 2203, Gar 417, Porch 33 - SCE RELEASE	10308 CONURE CT	2203	194	76%
260500021	BFT18-0666	R5	R5	Detached Condos/ PUD	38.7	148	1	3 du/acre	32515	06/03/2019	Lennar TR 32515 PH 13 LOT 143 Plan 3XA; SFD 2640, Gar 428, Porch 54 - SCE RELEASE	10318 CONURE CT	2640	194	76%
487590007	BFT18-0690	R5	R5	Tract Home	25.8	87	1	4 du/acre	31305	05/03/2019	William Lyon (RSI) Athens TR 31305 PH 12 Plan 1A Lot 23, SFD 2401, Gar 459, Porch 56 - MVU RELEASE	26945 REGENCY WAY	2401	129	67%

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487590008	BFT18-0691	R5	R5	Tract Home	25.8	87	1	4 du/acre	31305	05/03/2019	William Lyon (RSI) Athens TR 31305 PH 12 Plan 2B Lot 24, SFD 2730, Gar 451, Porch 49 - MVU RELEASE	26931 REGENCY WAY	2730	129	67%
487592004	BFT18-0692	R5	R5	Tract Home	25.8	87	1	4 du/acre	31305	05/03/2019	William Lyon (RSI) Athens TR 31305 PH 12 Plan 1C Lot 69, SFD 2401, Gar 459, Porch 56 - MVU RELEASE	26924 REGENCY WAY	2401	129	67%
487592005	BFT18-0693	R5	R5	Tract Home	25.8	87	1	4 du/acre	31305	05/03/2019	William Lyon (RSI) Athens TR 31305 PH 12 Plan 4B Lot 70, SFD 3267, Gar 678, Porch 68 - MVU RELEASE	26938 REGENCY WAY	3267	129	67%
475150050	BFT18-0739	R5	R5	Tract Home	4.88	16	1	3.5 du/acre	35606	09/16/2019	Metric Homes, TR 35606 PH 4 (Build Out) Lot 7, Plan 3 w/2 car - SFD 2452sf, Gar 576sf, Porch 30sf	24952 METRIC DR	2452	24	66%
475150051	BFT18-0740	R5	R5	Tract Home	4.88	16	1	3.5 du/acre	35606	09/16/2019	Metric Homes, TR 35606 PH 4 (Build Out) Lot 8, Plan 1 w/2 car - SFD 2457sf, Gar 576sf, Porch 25sf	24964 METRIC DR	2457	24	66%
260490036	BFT19-0001	R5	R5	Detached Condos/ PUD	38.7	148	1	3 du/acre	32515	07/18/2019	Lennar TR 32515 PH 14 LOT 111 Plan 4B; SFD 2419 SF, Gar 417 SF, Porch 36 SF - SCE RELEASE	10373 MEADOW LARK AVE	2419	194	76%

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260490038	BFT19-0002	R5	R5	Detached Condos/ PUD	38.7	148	1	3 du/acre	32515	07/18/2019	Lennar TR 32515 PH 14 LOT 113 Plan 1YA; SFD 2162 SF, Gar 467 SF, Porch 45 SF - SCE RELEASE	10357 MEADOW LARK AVE	2162	194	76%
260490040	BFT19-0003	R5	R5	Detached Condos/ PUD	38.7	148	1	3 du/acre	32515	07/18/2019	Lennar TR 32515 PH 14 LOT 115 Plan 1YB; SFD 2162 SF, Gar 467 SF, Porch 45 SF - SCE RELEASE	10341 MEADOW LARK AVE	2162	194	76%
260490055	BFT19-0004	R5	R5	Detached Condos/ PUD	38.7	148	1	3 du/acre	32515	07/26/2019	Lennar TR 32515 PH 14 LOT 166 Plan 1YC; SFD 2162 SF, Gar 467 SF, Porch 45 SF - SCE RELEASE	10380 MEADOW LARK AVE	2162	194	76%
260490037	BFT19-0005	R5	R5	Detached Condos/ PUD	38.7	148	1	3 du/acre	32515	07/18/2019	Lennar TR 32515 PH 14 LOT 112 Plan 1B; SFD 1772 SF, Gar 467 SF, Porch 45 SF - SCE RELEASE	10365 MEADOW LARK AVE	1772	194	76%
260490039	BFT19-0006	R5	R5	Detached Condos/ PUD	38.7	148	1	3 du/acre	32515	07/18/2019	Lennar TR 32515 PH 14 LOT 114 Plan 1C; SFD 1772 SF, Gar 467 SF, Porch 45 SF - SCE RELEASE	10349 MEADOW LARK AVE	1772	194	76%
260490054	BFT19-0007	R5	R5	Detached Condos/ PUD	38.7	148	1	3 du/acre	32515	07/26/2019	Lennar TR 32515 PH 14 LOT 165 Plan 41A; SFD 1772 SF, Gar 467 SF, Porch 45 SF - SCE RELEASE	10370 MEADOW LARK AVE	2419	194	76%
260490041	BFT19-0008	R5	R5	Detached Condos/ PUD	38.7	148	1	3 du/acre	32515	07/26/2019	Lennar TR 32515 PH 14 LOT 116 Plan 2A; SFD 2203 SF, Gar 417 SF, Porch 33 SF - SCE RELEASE	10333 MEADOW LARK AVE	2203	194	76%

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260490042	BFT19-0009	RS	RS	Detached Condos/ PUD	38.7	148	1	3 du/acre	32515	07/26/2019	Lennar TR 32515 PH 14 LOT 117 Plan 3C; SFD 2232 SF, Gar 428 SF, Porch 54 SF - SCE RELEASE	10325 MEADOW LARK AVE	2232	194	76%
260490053	BFT19-0010	RS	RS	Detached Condos/ PUD	38.7	148	1	3 du/acre	32515	07/26/2019	Lennar TR 32515 PH 14 LOT 164 Plan 3X8; SFD 2640 SF, Gar 428 SF, Porch 54 SF - SCE RELEASE	10360 MEADOW LARK AVE	2640	194	76%
260490043	BFT19-0064	RS	RS	Detached Condos/ PUD	38.7	148	1	3 du/acre	32515	10/01/2019	Lennar TR 32515 PH 15 LOT 118 Plan 1A; SFD 1772 SF, Gar 467 SF, Porch 45 SF - SCE RELEASE	23221 FREESIA PL	1772	194	76%
260490045	BFT19-0065	RS	RS	Detached Condos/ PUD	38.7	148	1	3 du/acre	32515	10/01/2019	Lennar TR 32515 PH 15 LOT 120 Plan 1B; SFD 1772 SF, Gar 467 SF, Porch 45 SF - SCE RELEASE	23197 FREESIA PL	1772	194	76%
260490046	BFT19-0066	RS	RS	Detached Condos/ PUD	38.7	148	1	3 du/acre	32515	10/01/2019	Lennar TR 32515 PH 15 LOT 121 Plan 1YA; SFD 2162 SF, Gar 467 SF, Porch 45 SF - SCE RELEASE	23185 FREESIA PL	2162	194	76%
260490044	BFT19-0067	RS	RS	Detached Condos/ PUD	38.7	148	1	3 du/acre	32515	10/01/2019	Lennar TR 32515 PH 15 LOT 119 Plan 1YC; SFD 2162 SF, Gar 467 SF, Porch 45 SF - SCE RELEASE	23209 FREESIA PL	2162	194	76%
260500040	BFT19-0068	RS	RS	Detached Condos/ PUD	38.7	148	1	3 du/acre	32515	10/01/2019	Lennar TR 32515 PH 15 LOT 162 Plan 2A; SFD 2203 SF, Gar 417 SF, Porch 33 SF - SCE RELEASE	10298 STELLA CT	2203	194	76%

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260500041	BFT19-0069	R5	R5	Detached Condos/ PUD	38.7	148	1	3 du/acre	32515	10/01/2019	Lennar TR 32515 PH 15 LOT 163 Plan 3C; SFD 2232 SF, Gar 428 SF, Porch 54 SF - SCE RELEASE	10324 STELLA CT	2232	194	76%
260500038	BFT19-0070	R5	R5	Detached Condos/ PUD	38.7	148	1	3 du/acre	32515	10/01/2019	Lennar TR 32515 PH 15 LOT 160 Plan 3XB; SFD 2640 SF, Gar 428 SF, Porch 54 SF - SCE RELEASE	10323 STELLA CT	2640	194	76%
260500039	BFT19-0071	R5	R5	Detached Condos/ PUD	38.7	148	1	3 du/acre	32515	10/01/2019	Lennar TR 32515 PH 15 LOT 161 Plan 6XB; SFD 2590 SF, Gar 623 SF, Porch 35 SF - SCE RELEASE	10313 STELLA CT	2590	194	76%
485122006	BFT19-0082	R5	R5	Tract Home	28	140	1	5 du/acre	22180-2	07/18/2019	RSI TR 22180-3 PH Model Build Out Plan 3C Lot 16, SFD 2520 SF, Gar 421 SF, Porch 170 SF - MVU RELEASE	15498 HERNE CT	2520	140	100%
485122007	BFT19-0083	R5	R5	Tract Home	28	140	1	5 du/acre	22180-2	07/18/2019	RSI TR 22180-3 PH Model Build Out Plan 4B Lot 17, SFD 2601 SF, Gar 612 SF, Porch 49 SF - MVU RELEASE	15499 HERNE CT	2601	140	100%
485122008	BFT19-0084	R5	R5	Tract Home	28	140	1	5 du/acre	22180-2	07/18/2019	RSI TR 22180-3 PH Model Build Out Plan 5C Lot 18, SFD 2601 SF, Gar 607 SF, Porch 105 SF - MVU RELEASE	24513 FANITA CT	2601	140	100%

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487590016	BFT19-0096	R5	R5	Tract Home	25.8	87	1	4 du/acre	31305	08/06/2019	William Lyon (RSI) Athens TR 31305 PH MBO Plan 2B Lot 32, SFD 2730 sf, Gar 451 sf, Porch 49 sf - MVU RELEASE	26819 REGENCY WAY	2730	129	67%
487591004	BFT19-0097	R5	R5	Tract Home	25.8	87	1	4 du/acre	31305	08/06/2019	William Lyon (RSI) Athens TR 31305 PH MBOPlan 1B Lot 36, SFD 2401 sf, Gar 459 sf, Porch 56 sf - MVU RELEASE	26804 REGENCY WAY	2401	129	67%
487591005	BFT19-0098	R5	R5	Tract Home	25.8	87	1	4 du/acre	31305	08/06/2019	William Lyon (RSI) Athens TR 31305 PH MBO Plan 3A Lot 37, SFD 3004 sf, Gar 657 sf, Porch 97 sf - MVU RELEASE	26818 REGENCY WAY	2730	129	67%
487591020	BFT19-0099	R5	R5	Tract Home	25.8	87	1	4 du/acre	31305	08/27/2019	William Lyon (RSI) Athens TR 31305 PH MBO Plan 3A Lot 86, SFD 3004 sf, Gar 657 sf, Porch 97 sf - MVU RELEASE	12928 AZALEA ST	3004	129	67%
485122012	BFT19-0100	R5	R5	Tract Home	28	140	1	5 du/acre	22180-2	06/18/2019	MODEL HOME CONVERSION and CofO for TRACT 22180-3, Lot 22, PLAN 5A (Original Permit #BFT16-0111)	24561 FANITA CT	2902	140	100%
485122011	BFT19-0101	R5	R5	Tract Home	28	140	1	5 du/acre	22180-2	06/18/2019	MODEL HOME CONVERSION and CofO for TRACT 22180-3, Lot 21, PLAN 4C (Original Permit #BFT16-0110)	24549 FANITA CT	2601	140	100%

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485122010	BFT19-0102	R5	R5	Tract Home	28	140	1	5 du/acre	22180-2	06/19/2019	MODEL HOME CONVERSION and CofO for TRACT 22180-3, Lot 20, PLAN 3B (ORIGINAL PERMIT #BFT16-0109)	24537 FANITA CT	2508	140	100%
485122009	BFT19-0103	R5	R5	Tract Home	28	140	1	5 du/acre	22180-2	06/18/2019	MODEL HOME CONVERSION; GARAGE SALES OFFICE CONVERSION and CofO for TRACT 22180-3, Lot 19 PLAN 1D (Original Permits #BFT16-0107/BFT17-0099)	24525 FANITA CT	2107	140	100%
260490051	BFT19-0124	R5	R5	Detached Condos/ PUD	38.7	148	1	3 du/acre	32515	11/15/2019	Lennar TR 32515 PH 16 LOT 126 Plan 1B; SFD 1772 SF, Gar 467 SF, Porch 45 SF - SCE RELEASE	23125 FREESIA PL	1772	194	76%
260500025	BFT19-0125	R5	R5	Detached Condos/ PUD	38.7	148	1	3 du/acre	32515	11/18/2019	Lennar TR 32515 PH 16 LOT 147 Plan 1XB; SFD 1794 SF, Gar 467 SF, Porch 50 SF - SCE RELEASE	10289 KITE CT	1794	194	76%
260500026	BFT19-0126	R5	R5	Detached Condos/ PUD	38.7	148	1	3 du/acre	32515	11/18/2019	Lennar TR 32515 PH 16 LOT 148 Plan 1ZA; SFD 2206 SF, Gar 467 SF, Porch 50 SF - SCE RELEASE	10290 KITE CT	2206	194	76%
260490052	BFT19-0127	R5	R5	Detached Condos/ PUD	38.7	148	1	3 du/acre	32515	11/15/2019	Lennar TR 32515 PH 16 LOT 127 Plan 4B; SFD 2419 SF, Gar 417 SF, Porch 36 SF - SCE RELEASE	23113 FREESIA PL	2419	194	76%

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260500028	BFT19-0128	R5	R5	Detached Condos/ PUD	38.7	148	1	3 du/acre	32515	11/18/2019	Lennar TR 32515 PH 16 LOT 150 Plan 4B; SFD 2419 SF, Gar 417 SF, Porch 36 SF - SCE RELEASE	10310 KITE CT	2419	194	76%
260500028	BFT19-0128	R5	R5	Detached Condos/ PUD	38.7	148	1	3 du/acre	32515	11/18/2019	Lennar TR 32515 PH 16 LOT 150 Plan 4B; SFD 2419 SF, Gar 417 SF, Porch 36 SF - SCE RELEASE	10310 KITE CT	2419	194	76%
260500024	BFT19-0129	R5	R5	Detached Condos/ PUD	38.7	148	1	3 du/acre	32515	11/21/2019	Lennar TR 32515 PH 16 LOT 146 Plan 4XB; SFD 2419 SF, Gar 623 SF, Porch 36 SF - SCE RELEASE	10299 KITE CT	2419	194	76%
260500027	BFT19-0130	R5	R5	Detached Condos/ PUD	38.7	148	1	3 du/acre	32515	11/18/2019	Lennar TR 32515 PH 16 LOT 149 Plan 4XC; SFD 2419 SF, Gar 623 SF, Porch 36 SF - SCE RELEASE	10300 KITE CT	2419	194	76%
260500022	BFT19-0131	R5	R5	Detached Condos/ PUD	38.7	148	1	3 du/acre	32515	11/19/2019	Lennar TR 32515 PH 16 LOT 144 Plan 5A; SFD 2583 SF, Gar 421 SF, Porch 57 SF - SCE RELEASE	10319 KITE CT	2583	194	76%
260500029	BFT19-0132	R5	R5	Detached Condos/ PUD	38.7	148	1	3 du/acre	32515	11/19/2019	Lennar TR 32515 PH 16 LOT 151 Plan 5C; SFD 2583 SF, Gar 421 SF, Porch 57 SF - SCE RELEASE	10320 KITE CT	2583	194	76%
260500023	BFT19-0133	R5	R5	Detached Condos/ PUD	38.7	148	1	3 du/acre	32515	11/18/2019	Lennar TR 32515 PH 16 LOT 145 Plan 6C; SFD 2590 SF, Gar 417 SF, Porch 35 SF - SCE RELEASE	10309 KITE CT	2590	194	76%

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478452019	BFT19-0151	R5	R5	Tract Home	43.5	159	1	4 du/acre	36436	08/27/2019	KB-Bella Cortina TR 36436; Plan 7AR, Model Home, Lot 157: SFD 1722 sf, Garage 420 sf, Porch 32 sf - MVU Release	28615 TUBEROSE LN	1722	218	73%
478450021	BFT19-0153	R5	R5	Tract Home	43.5	159	1	4 du/acre	36436	11/19/2019	KB-Bella Cortina; TR 36436 PH 9A, Plan 3A, Lot 34 - SFD 2128 sf, Gar 417 sf, Porch 57 sf - MVU Release	28492 PEAR BLOSSOM LN	2128	218	73%
478450023	BFT19-0156	R5	R5	Tract Home	43.5	159	1	4 du/acre	36436	11/21/2019	KB-Bella Cortina TR 36436 PH 9A, Plan 5C, Lot 36 - SFD 3061 sf, Gar 417 sf, Porch 175 sf - MVU Release	28472 PEAR BLOSSOM LN	3061	218	73%
478450022	BFT19-0158	R5	R5	Tract Home	43.5	159	1	4 du/acre	36436	11/19/2019	KB-Bella Cortina TR 36436 PH 9B, Plan 6BR, Lot 35 - SFD 1477 SF, Gar 422 SF, Porch 78 SF - MVU Release	28482 PEAR BLOSSOM LN	1477	218	73%
487591001	BFT19-0164	R5	R5	Tract Home	25.8	87	1	4 du/acre	31305	07/26/2019	RSI / William Lyon Athens TR 31305 Model Conversion & COFO Plan 1CX, Lot 33 - SFD 2401 SF, Gar 459 SF, Covered Entry 56 SF - MVU Release	26762 REGENCY WAY	2401	129	67%
487591002	BFT19-0165	R5	R5	Tract Home	25.8	87	1	4 du/acre	31305	07/26/2019	RSI / William Lyon Athens TR 31305 Model Conversion Plan 3B, Lot 34 - SFD 3008 SF, Gar 653 SF, Covered Entry 15 SF - MVU Release	26776 REGENCY WAY	3008	129	67%

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487591003	BFT19-0166	R5	R5	Tract Home	25.8	87	1	4 du/acre	31305	07/26/2019	RSI / William Lyon Athens TR 31305 Model Conversion Plan 4A, Lot 35 - SFD 3266 SF, Gar 678 SF, Covered Entry 66 SF - MVU Release	26790 REGENCY WAY	3266	129	67%
488440053	BFT19-0237	R15	R15	Detached Condos/ PUD	32	274	1	9 du/acre	36933	02/12/2020	Beazer - TR 36933 PH 14 Lot 212 Plan 1DR - SFD 1542 SF, Garage 429 SF, Porch 24 SF - MVU Release	27366 BASALT WAY	1542	480	57%
488440054	BFT19-0236	R15	R15	Detached Condos/ PUD	32	274	1	9 du/acre	36933	02/11/2020	Beazer - TR 36933 PH 14 Lot 213 Plan 2BR - SFD 1733 SF, Garage 428 SF, Porch 15 SF - MVU Release	27372 BASALT WAY	1733	480	57%
488440055	BFT19-0235	R15	R15	Detached Condos/ PUD	32	274	1	9 du/acre	36933	02/11/2020	Beazer - TR 36933 PH 14 Lot 214 Plan 3C - SFD 1818 SF, Garage 428 SF, Porch 22 SF - MVU Release	27380 BASALT WAY	1818	480	57%
488450011	BFT19-0238	R15	R15	Detached Condos/ PUD	32	274	1	9 du/acre	36933	02/07/2020	Beazer - TR 36933 PH 14 Lot 237 Plan 1AR - SFD 1542 SF, Garage 429 SF, Porch 24 SF - MVU Release	27385 BASALT WAY	1542	480	57%
488450012	BFT19-0239	R15	R15	Detached Condos/ PUD	32	274	1	9 du/acre	36933	02/07/2020	Beazer - TR 36933 PH 14 Lot 238 Plan 2CR - SFD 1733 SF, Garage 428 SF, Porch 15 SF - MVU Release	27377 BASALT WAY	1733	480	57%

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488450013	BFT19-0240	R15	R15	Detached Condos/ PUD	32	274	1	9 du/acre	36933	02/07/2020	Beazer - TR 36933 PH 14 Lot 239 Plan 4DR - SFD 1982 SF, Garage 428 SF, Porch 15 SF - MVU Release	27369 BASALT WAY	1982	480	57%
488450014	BFT19-0359	R15	R15	Detached Condos/ PUD	32	274	1	9 du/acre	36933	02/11/2020	Beazer - TR 36933 PH 14B Lot 240 Plan 1AR - SFD 1542 SF, Garage 429 SF, Porch 24 SF - MVU Release	27361 BASALT WAY	1542	480	57%
488420043	BFT19-0281	R15	R15	Detached Condos/ PUD	32	274	1	9 du/acre	36933	03/06/2020	Beazer - TR 36933 PH 15 Lot 211 Plan 1C - SFD 1542 SF, Garage 429 SF, Porch 24 SF - MVU Release	27350 BASALT WAY	1542	480	57%
488440018	BFT19-0372	R15	R15	Detached Condos/ PUD	32	274	1	9 du/acre	36933	04/20/2020	Beazer - TR 36933 PH 16 Lot 169 Plan 1CR - SFD 1542 SF, Garage 429 SF, Porch 24 SF - MVU Release	27352 RED ROCK RD	1542	480	57%
488440019	BFT19-0373	R15	R15	Detached Condos/ PUD	32	274	1	9 du/acre	36933	04/20/2020	Beazer - TR 36933 PH 16 Lot 170 Plan 2DR - SFD 1733 SF, Garage 428 SF, Porch 15 SF - MVU Release	27360 RED ROCK RD	1733	480	57%
488440020	BFT19-0374	R15	R15	Detached Condos/ PUD	32	274	1	9 du/acre	36933	04/20/2020	Beazer - TR 36933 PH 16 Lot 171 Plan 3B - SFD 1818 SF, Garage 428 SF, Porch 22 SF - MVU Release	27368 RED ROCK RD	1818	480	57%
488440050	BFT19-0375	R15	R15	Detached Condos/ PUD	32	274	1	9 du/acre	36933	04/20/2020	Beazer - TR 36933 PH 16 Lot 201 Plan 3DR - SFD 1818 SF, Garage 428 SF, Porch 15 SF - MVU Release	27371 RED ROCK RD	1818	480	57%

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488440051	BFT19-0376	R15	R15	Detached Condos/ PUD	32	274	1	9 du/acre	36933	04/20/2020	Beazer - TR 36933 PH 16 Lot 202 Plan 2B - SFD 1733 SF, Garage 428 SF, Porch 15 SF - MVU Release	27363 RED ROCK RD	1733	480	57%
488440052	BFT19-0377	R15	R15	Detached Condos/ PUD	32	274	1	9 du/acre	36933	04/20/2020	Beazer - TR 36933 PH 16 Lot 203 Plan 1A - SFD 1542 SF, Garage 429 SF, Porch 24 SF - MVU Release	27355 RED ROCK RD	1542	480	57%
488420032	BFT19-0390	R15	R15	Detached Condos/ PUD	32	274	1	9 du/acre	36933	05/14/2020	Beazer - TR 36933 PH 17 Lot 165 Plan 4BR - SFD 1982 SF, Garage 428 SF, Porch 15 SF - MVU Release	27320 RED ROCK RD	1982	480	57%
488420033	BFT19-0391	R15	R15	Detached Condos/ PUD	32	274	1	9 du/acre	36933	05/14/2020	Beazer - TR 36933 PH 17 Lot 166 Plan 3AR - SFD 1818 SF, Garage 428 SF, Porch 22 SF - MVU Release	27328 RED ROCK RD	1818	480	57%
488420034	BFT19-0392	R15	R15	Detached Condos/ PUD	32	274	1	9 du/acre	36933	05/15/2020	Beazer - TR 36933 PH 17 Lot 167 Plan 2DR - SFD 1733 SF, Garage 428 SF, Porch 15 SF - MVU Release	27336 RED ROCK RD	1733	480	57%
488420035	BFT19-0393	R15	R15	Detached Condos/ PUD	32	274	1	9 du/acre	36933	05/15/2020	Beazer - TR 36933 PH 17 Lot 168 Plan 1B - SFD 1542 SF, Garage 429 SF, Porch 24 SF - MVU Release	27344 RED ROCK RD	1542	480	57%
488420039	BFT19-0394	R15	R15	Detached Condos/ PUD	32	274	1	9 du/acre	36933	05/13/2020	Beazer - TR 36933 PH 17 Lot 204 Plan 1CR - SFD 1542 SF, Garage 429 SF, Porch 24 SF - MVU Release	27347 RED ROCK RD	1542	480	57%

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488420039	BFT19-0394	R15	R15	Detached Condos/ PUD	32	274	1	9 du/acre	36933	05/13/2020	Beazer - TR 36933 PH 17 Lot 204 Plan 1CR - SFD 1542 SF, Garage 429 SF, Porch 24 SF - MVU Release	27347 RED ROCK RD	1542	480	57%
488420038	BFT19-0395	R15	R15	Detached Condos/ PUD	32	274	1	9 du/acre	36933	05/13/2020	Beazer - TR 36933 PH 17 Lot 205 Plan 2AR - SFD 1733 SF, Garage 428 SF, Porch 15 SF - MVU Release	27339 RED ROCK RD	1733	480	57%
488420037	BFT19-0396	R15	R15	Detached Condos/ PUD	32	274	1	9 du/acre	36933	05/13/2020	Beazer - TR 36933 PH 17 Lot 206 Plan 3BR - SFD 1818 SF, Garage 428 SF, Porch 22 SF - MVU Release	27331 RED ROCK RD	1818	480	57%
488420036	BFT19-0397	R15	R15	Detached Condos/ PUD	32	274	1	9 du/acre	36933	05/14/2020	Beazer - TR 36933 PH 17 Lot 207 Plan 4DR - SFD 1982 SF, Garage 428 SF, Porch 15 SF - MVU Release	27323 RED ROCK RD	1982	480	57%
488420021	BFT19-0414	R15	R15	Detached Condos/ PUD	32	274	1	9 du/acre	36933	07/30/2020	Beazer - TR 36933 PH 18 Lot 154 Plan 1DR - SFD 1542 SF, Garage 429 SF, Porch 24 SF - MVU Release	27337 CAPROCK WAY	1542	480	57%
488420022	BFT19-0416	R15	R15	Detached Condos/ PUD	32	274	1	9 du/acre	36933	07/30/2020	Beazer - TR 36933 PH 18 Lot 155 Plan 2CR - SFD 1733 SF, Garage 428 SF, Porch 15 SF - MVU Release	27329 CAPROCK WAY	1733	480	57%
488420023	BFT19-0418	R15	R15	Detached Condos/ PUD	32	274	1	9 du/acre	36933	07/30/2020	Beazer - TR 36933 PH 18 Lot 156 Plan 3BR - SFD 1818 SF, Garage 428 SF, Porch 22 SF - MVU Release	27321 CAPROCK WAY	1818	480	57%

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488420024	BFT19-0420	R15	R15	Detached Condos/ PUD	32	274	1	9 du/acre	36933	07/30/2020	Beazer - TR 36933 PH 18 Lot 157 Plan 4AR - SFD 1982 SF, Garage 428 SF, Porch 15 SF - MVU Release	27319 CAPROCK WAY	1982	480	57%
488420025	BFT19-0415	R15	R15	Detached Condos/ PUD	32	274	1	9 du/acre	36933	07/30/2020	Beazer - TR 36933 PH 18 Lot 158 Plan 1CR - SFD 1542 SF, Garage 429 SF, Porch 24 SF - MVU Release	27305 CAPROCK WAY	1542	480	57%
488420027	BFT19-0419	R15	R15	Detached Condos/ PUD	32	274	1	9 du/acre	36933	07/30/2020	Beazer - TR 36933 PH 18 Lot 160 Plan 3AR - SFD 1818 SF, Garage 428 SF, Porch 22 SF - MVU Release	27289 CAPROCK WAY	1818	480	57%
488420028	BFT19-0421	R15	R15	Detached Condos/ PUD	32	274	1	9 du/acre	36933	07/30/2020	Beazer - TR 36933 PH 18 Lot 161 Plan 4DR - SFD 1982 SF, Garage 428 SF, Porch 15 SF - MVU Release	27281 CAPROCK WAY	1982	480	57%
488430008	BFT19-0422	R15	R15	Detached Condos/ PUD	32	274	1	9 du/acre	36933	09/21/2020	Beazer - TR 36933 PH 19 Lot 85 Plan 3CR - SFD 1818 SF, Garage 428 SF, Porch 22 SF - MVU Release	12737 MICA PL	1818	480	57%
488430009	BFT19-0427	R15	R15	Detached Condos/ PUD	32	274	1	9 du/acre	36933	09/15/2020	Beazer - TR 36933 PH 19 Lot 86 Plan 4BR - SFD 1982 SF, Garage 428 SF, Porch 15 SF - MVU Release	12729 MICA PL	1982	480	57%
488430010	BFT19-0423	R15	R15	Detached Condos/ PUD	32	274	1	9 du/acre	36933	09/21/2020	Beazer - TR 36933 PH 19 Lot 87 Plan 3DR - SFD 1818 SF, Garage 428 SF, Porch 22 SF - MVU Release	12721 MICA PL	1818	480	57%

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488430011	BFT19-0430	R15	R15	Detached Condos/ PUD	32	274	1	9 du/acre	36933	09/15/2020	Beazer - TR 36933 PH 19 Lot 88 Plan 1AR - SFD 1542 SF, Garage 429 SF, Porch 24 SF - MVU Release	12713 MICA PL	1542	480	57%
488430012	BFT19-0428	R15	R15	Detached Condos/ PUD	32	274	1	9 du/acre	36933	09/15/2020	Beazer - TR 36933 PH 19 Lot 89 Plan 2B - SFD 1733 SF, Garage 428 SF, Porch 15 SF - MVU Release	12705 MICA PL	1733	480	57%
488430014	BFT19-0431	R15	R15	Detached Condos/ PUD	32	274	1	9 du/acre	36933	09/15/2020	Beazer - TR 36933 PH 19 Lot 91 Plan 1B - SFD 1542 SF, Garage 429 SF, Porch 24 SF - MVU Release	12710 MICA PL	1542	480	57%
488430015	BFT19-0429	R15	R15	Detached Condos/ PUD	32	274	1	9 du/acre	36933	09/10/2020	Beazer - TR 36933 PH 19 Lot 92 Plan 2D - SFD 1733 SF, Garage 428 SF, Porch 15 SF - MVU Release	12718 MICA PL	1733	480	57%
488430016	BFT19-0425	R15	R15	Detached Condos/ PUD	32	274	1	9 du/acre	36933	10/01/2020	Beazer - TR 36933 PH 19 Lot 93 Plan 3C - SFD 1818 SF, Garage 428 SF, Porch 22 SF - MVU Release	12726 MICA PL	1818	480	57%
488430017	BFT19-0426	R15	R15	Detached Condos/ PUD	32	274	1	9 du/acre	36933	10/01/2020	Beazer - TR 36933 PH 19 Lot 94 Plan 4A - SFD 1982 SF, Garage 428 SF, Porch 15 SF - MVU Release	12734 MICA PL	1982	480	57%
488420029	BFT19-0443	R15	R15	Detached Condos/ PUD	32	274	1	9 du/acre	36933	11/02/2020	Beazer Hyde Park - TR 36933 PH 20 Lot 162 Plan 1AR - SFD 1542 SF, Garage 429 SF, Porch 24 SF - MVU Release	12752 GREENSTONE WAY	1542	480	57%

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488420030	BFT19-0439	R15	R15	Detached Condos/ PUD	32	274	1	9 du/acre	36933	11/05/2020	Beazer Hyde Park - TR 36933 PH 20 Lot 163 Plan 4BR - SFD 1982 SF, Garage 428 SF, Porch 15 SF - MVU Release	12760 GREENSTONE WAY	1982	480	57%
488420031	BFT19-0437	R15	R15	Detached Condos/ PUD	32	274	1	9 du/acre	36933	11/05/2020	Beazer Hyde Park - TR 36933 PH 20 Lot 164 Plan 3D - SFD 1818 SF, Garage 428 SF, Porch 22 SF - MVU Release	12768 GREENSTONE WAY	1818	480	57%
488430003	BFT19-0436	R15	R15	Detached Condos/ PUD	32	274	1	9 du/acre	36933	11/02/2020	Beazer Hyde Park - TR 36933 PH 20 Lot 80 Plan 3CR - SFD 1818 SF, Garage 428 SF, Porch 22 SF - MVU Release	12712 GREENSTONE WAY	1818	480	57%
488430004	BFT19-0441	R15	R15	Detached Condos/ PUD	32	274	1	9 du/acre	36933	11/02/2020	Beazer Hyde Park - TR 36933 PH 20 Lot 81 Plan 1D - SFD 1542 SF, Garage 429 SF, Porch 24 SF - MVU Release	12720 GREENSTONE WAY	1542	480	57%
488430005	BFT19-0440	R15	R15	Detached Condos/ PUD	32	274	1	9 du/acre	36933	11/09/2020	Beazer Hyde Park - TR 36933 PH 20 Lot 82 Plan 2A - SFD 1733 SF, Garage 428 SF, Porch 15 SF - MVU Release	12728 GREENSTONE WAY	1733	480	57%
488430006	BFT19-0438	R15	R15	Detached Condos/ PUD	32	274	1	9 du/acre	36933	11/02/2020	Beazer Hyde Park - TR 36933 PH 20 Lot 83 Plan 4C - SFD 1982 SF, Garage 428 SF, Porch 15 SF - MVU Release	12736 GREENSTONE WAY	1982	480	57%

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488430007	BFT19-0442	R15	R15	Detached Condos/ PUD	32	274	1	9 du/acre	36933	11/02/2020	Beazer Hyde Park - TR 36933 PH 20 Lot 84 Plan 1B - SFD 1542 SF, Garage 429 SF, Porch 24 SF - MVU Release	12744 GREENSTONE WAY	1542	480	57%
488420040	BFT19-0288	R15	R15	Detached Condos/ PUD	32	274	1	9 du/acre	36933	03/04/2020	Beazer TR 36933 Hyde Park PH 15 Lot 208 Plan 4C - SFD 1982 SF, Garage 428 SF, Porch 15 SF - MVU Release	27326 BASALT WAY	1982	480	57%
488420041	BFT19-0285	R15	R15	Detached Condos/ PUD	32	274	1	9 du/acre	36933	03/04/2020	Beazer TR 36933 Hyde Park PH 15 Lot 209 Plan 3A - SFD 1818 SF, Garage 428 SF, Porch 22 SF - MVU Release	27334 BASALT WAY	1818	480	57%
488420042	BFT19-0283	R15	R15	Detached Condos/ PUD	32	274	1	9 du/acre	36933	03/06/2020	Beazer TR 36933 Hyde Park PH 15 Lot 210 Plan 2B - SFD 1733 SF, Garage 428 SF, Porch 15 SF - MVU Release	27342 BASALT WAY	1733	480	57%
488450015	BFT19-0287	R15	R15	Detached Condos/ PUD	32	274	1	9 du/acre	36933	03/04/2020	Beazer TR 36933 Hyde Park PH 15 Lot 241 Plan 3BR - SFD 1818 SF, Garage 428 SF, Porch 22 SF - MVU Release	27353 BASALT WAY	1818	480	57%
488450016	BFT19-0289	R15	R15	Detached Condos/ PUD	32	274	1	9 du/acre	36933	03/05/2020	Beazer TR 36933 Hyde Park PH 15 Lot 242 Plan 4C - SFD 1982 SF, Garage 428 SF, Porch 15 SF - MVU Release	27345 BASALT WAY	1982	480	57%

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488450017	BFT19-0282	R15	R15	Detached Condos/ PUD	32	274	1	9 du/acre	36933	03/05/2020	Beazer TR 36933 Hyde Park PH 15 Lot 243 Plan 1D; SFD 1542 sf, Garage 429, sf Porch 24 sf - MVU Release	27337 BASALT WAY	1542	480	57%
488450018	BFT19-0284	R15	R15	Detached Condos/ PUD	32	274	1	9 du/acre	36933	03/05/2020	Beazer TR 36933 Hyde Park PH 15 Lot 244 Plan 2C - SFD 1733 SF, Garage 428 SF, Porch 15 SF - MVU Release	27329 BASALT WAY	1733	480	57%
488450019	BFT19-0286	R15	R15	Detached Condos/ PUD	32	274	1	9 du/acre	36933	03/04/2020	Beazer TR 36933 Hyde Park PH 15 Lot 245 Plan 3B - SFD 1818 SF, Garage 428 SF, Porch 22 SF - MVU Release	27321 BASALT WAY	1818	480	57%
481200040	BFR17-0001	R15	SP204 VR	ADU	0.45	1	2	4 du/acre	NA	09/25/2018	New second unit, 1240 sf with 200 sf porch	24890 MYERS AVE	1240	7	15%
488090078	BFT18-0062	R15	R15	Detached Condos/ PUD	32	274	1	9 du/acre	36933	08/09/2018	Beazer - TR 36933 PH 1 Lot 153 Plan 1D; SFD 1542 sf, Garage 429, sf Porch 24 sf - MVU Release	27369 CAPROCK WAY	1542	480	57%
488091025	BFT18-0063	R15	R15	Detached Condos/ PUD	32	274	1	9 du/acre	36933	08/13/2018	Beazer - TR 36933 PH 1 Lot 149 Plan 1B; SFD 1542 sf, Garage 429, sf Porch 24 sf - MVU Release	27401 CAPROCK WAY	1542	480	57%
488091025	BFT18-0064	R15	R15	Detached Condos/ PUD	32	274	1	9 du/acre	36933	08/13/2018	Beazer - TR 36933 PH 1 Lot 148 Plan 4A; SFD 1982 sf, Garage 428, sf Porch 15 sf - MVU Release	27409 CAPROCK WAY	1982	480	57%

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488090078	BFT18-0065	R15	R15	Detached Condos/ PUD	32	274	1	9 du/acre	36933	08/13/2018	Beazer - TR 36933 PH 1 Lot 150 Plan 4C; SFD 1982 sf, Garage 428, sf Porch 15 sf - MVU Release	27393 CAPROCK WAY	1982	480	57%
488091025	BFT18-0066	R15	R15	Detached Condos/ PUD	32	274	1	9 du/acre	36933	08/13/2018	Beazer - TR 36933 PH 1 Lot 147 Plan 3D; SFD 1818 sf, Garage 428, sf Porch 22 sf - MVU Release	27417 CAPROCK WAY	1818	480	57%
488090078	BFT18-0067	R15	R15	Detached Condos/ PUD	32	274	1	9 du/acre	36933	08/09/2018	Beazer - TR 36933 PH 1 Lot 151 Plan 3A; SFD 1818 sf, Garage 428, sf Porch 22 sf - MVU Release	27385 CAPROCK WAY	1818	480	57%
488090078	BFT18-0068	R15	R15	Detached Condos/ PUD	32	274	1	9 du/acre	36933	08/13/2018	Beazer - TR 36933 PH 1 Lot 152 Plan 2B; SFD 1733 sf, Garage 428, sf Porch 15 sf - MVU Release	27377 CAPROCK WAY	1733	480	57%
488090061	BFT18-0069	R15	R15	Detached Condos/ PUD	32	274	1	9 du/acre	36933	08/24/2018	Beazer - TR 36933 PH 2 Lot 116 Plan 1AR; SFD 1542 sf, Garage 429, sf Porch 24 sf - MVU Release	12699 TIGERS EYE WAY	1542	480	57%
488090061	BFT18-0070	R15	R15	Detached Condos/ PUD	32	274	1	9 du/acre	36933	08/27/2018	Beazer - TR 36933 PH 2 Lot 119 Plan 1A; SFD 1542 sf, Garage 429, sf Porch 24 sf - MVU Release	12675 TIGERS EYE WAY	1542	480	57%
488091025	BFT18-0071	R15	R15	Detached Condos/ PUD	32	274	1	9 du/acre	36933	08/28/2018	Beazer - TR 36933 PH 2 Lot 124 Plan 1D; SFD 1542 sf, Garage 492, sf Porch 24 sf - MVU Release	12702 TIGERS EYE WAY	1542	480	57%

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488091025	BFT18-0072	R15	R15	Detached Condos/ PUD	32	274	1	9 du/acre	36933	08/24/2018	Beazer - TR 36933 PH 2 Lot 115 Plan CR ; SFD 1733 sf, Garage 428, sf Porch 15 sf - MVU Release	12707 TIGERS EYE WAY	1733	480	57%
488090061	BFT18-0073	R15	R15	Detached Condos/ PUD	32	274	1	9 du/acre	36933	08/28/2018	Beazer - TR 36933 PH 2 Lot 123 Plan 2A; SFD 1733 sf, Garage 428, sf Porch 15 sf - MVU Release	12694 TIGERS EYE WAY	1733	480	57%
488090061	BFT18-0074	R15	R15	Detached Condos/ PUD	32	274	1	9 du/acre	36933	08/24/2018	Beazer - TR 36933 PH 2 Lot 117 Plan 3BR; SFD 1818 sf, Garage 428, sf Porch 22 sf - MVU Release	12691 TIGERS EYE WAY	1818	480	57%
488090061	BFT18-0075	R15	R15	Detached Condos/ PUD	32	274	1	9 du/acre	36933	08/27/2018	Beazer - TR 36933 PH 2 Lot 121 Plan 3A; SFD 1818 sf, Garage 428, sf Porch 22 sf - MVU Release	12678 TIGERS EYE WAY	1818	480	57%
488090061	BFT18-0076	R15	R15	Detached Condos/ PUD	32	274	1	9 du/acre	36933	08/27/2018	Beazer - TR 36933 PH 2 Lot 118 Plan 4DR; SFD 1982 sf, Garage 428, sf Porch 15 sf - MVU Release	12683 TIGERS EYE WAY	1982	480	57%
488090061	BFT18-0077	R15	R15	Detached Condos/ PUD	32	274	1	9 du/acre	36933	08/27/2018	Beazer - TR 36933 PH 2 Lot 120 Plan 4DR; SFD 1982 sf, Garage 428, sf Porch 15 sf - MVU Release	12670 TIGERS EYE WAY	1982	480	57%
488090061	BFT18-0078	R15	R15	Detached Condos/ PUD	32	274	1	9 du/acre	36933	08/27/2018	Beazer - TR 36933 PH 2 Lot 122 Plan 4B - 12686 Tigers Eye; SFD 1982 sf, Garage 428, sf Porch 15 sf - MVU Release	12686 TIGERS EYE WAY	1982	480	57%

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488091025	BFT18-0191	R15	R15	Detached Condos/ PUD	32	274	1	9 du/acre	36933	09/12/2018	Beazer - TR 36933 PH 3 Lot 141 Plan 1R - SFD 1542 SF, Garage 429 SF, Porch 24 SF - MVU Release	27463 CAPROCK WAY	1542	480	57%
488091025	BFT18-0192	R15	R15	Detached Condos/ PUD	32	274	1	9 du/acre	36933	09/12/2018	Beazer - TR 36933 PH 3 Lot 142 Plan 2R - SFD 1733 SF, Garage 428 SF, Porch 15 SF - MVU Release	27457 CAPROCK WAY	1733	480	57%
488091025	BFT18-0193	R15	R15	Detached Condos/ PUD	32	274	1	9 du/acre	36933	09/12/2018	Beazer - TR 36933 PH 3 Lot 143 Plan 3R - SFD 1818 SF, Garage 428 SF, Porch 22 SF - MVU Release	27449 CAPROCK WAY	1818	480	57%
488091025	BFT18-0194	R15	R15	Detached Condos/ PUD	32	274	1	9 du/acre	36933	09/12/2018	Beazer - TR 36933 PH 3 Lot 144 Plan 4R - SFD 1982 SF, Garage 428 SF, Porch 15 SF - MVU Release	27441 CAPROCK WAY	1982	480	57%
488091025	BFT18-0195	R15	R15	Detached Condos/ PUD	32	274	1	9 du/acre	36933	09/12/2018	Beazer - TR 36933 PH 3 Lot 145 Plan 1L - SFD 1542 SF, Garage 429 SF, Porch 24 SF - MVU Release	27433 CAPROCK WAY	1542	480	57%
488091025	BFT18-0196	R15	R15	Detached Condos/ PUD	32	274	1	9 du/acre	36933	09/12/2018	Beazer - TR 36933 PH 3 Lot 146 Plan 2L - SFD 1733 SF, Garage 428 SF, Porch 15 SF - MVU Release	27425 CAPROCK WAY	1733	480	57%
488091025	BFT18-0197	R15	R15	Detached Condos/ PUD	32	274	1	9 du/acre	36933	09/24/2018	Beazer - TR 36933 PH 4 Lot 125 Plan 2R - SFD 1733 SF, Garage 428 SF, Porch 15 SF - MVU Release	12697 HORFELS CT	1733	480	57%

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488091025	BFT18-0198	R15	R15	Detached Condos/ PUD	32	274	1	9 du/acre	36933	09/24/2018	Beazer - TR 36933 PH 4 Lot 126 Plan 1R - SFD 1542 SF, Garage 429 SF, Porch 24 SF - MVU Release	12689 HORFELS CT	1542	480	57%
488091025	BFT18-0199	R15	R15	Detached Condos/ PUD	32	274	1	9 du/acre	36933	09/24/2018	Beazer - TR 36933 PH 4 Lot 127 Plan 4R - SFD 1982 SF, Garage 428 SF, Porch 15 SF - MVU Release	12681 HORFELS CT	1982	480	57%
488091025	BFT18-0200	R15	R15	Detached Condos/ PUD	32	274	1	9 du/acre	36933	09/25/2018	Beazer - TR 36933 PH 4 Lot 128 Plan 3R - SFD 1818 SF, Garage 428 SF, Porch 22 SF - MVU Release	12673 HORFELS CT	1818	480	57%
488091025	BFT18-0201	R15	R15	Detached Condos/ PUD	32	274	1	9 du/acre	36933	09/25/2018	Beazer - TR 36933 PH 4 Lot 129 Plan 4L - SFD 1982 SF, Garage 428 SF, Porch 15 SF - MVU Release	12665 HORFELS CT	1982	480	57%
488091025	BFT18-0202	R15	R15	Detached Condos/ PUD	32	274	1	9 du/acre	36933	09/27/2018	Beazer - TR 36933 PH 4 Lot 130 Plan 1R - SFD 1542 SF, Garage 429 SF, Porch 24 SF - MVU Release	12662 HORFELS CT	1542	480	57%
488091025	BFT18-0203	R15	R15	Detached Condos/ PUD	32	274	1	9 du/acre	36933	09/27/2018	Beazer - TR 36933 PH 4 Lot 131 Plan 2L - SFD 1733 SF, Garage 428 SF, Porch 15 SF - MVU Release	12670 HORFELS CT	1733	480	57%
488091025	BFT18-0204	R15	R15	Detached Condos/ PUD	32	274	1	9 du/acre	36933	09/26/2018	Beazer - TR 36933 PH 4 Lot 132 Plan 1L - SFD 1542 SF, Garage 429 SF, Porch 24 SF - MVU Release	12678 HORFELS CT	1542	480	57%

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488091025	BFT18-0205	R15	R15	Detached Condos/ PUD	32	274	1	9 du/acre	36933	09/26/2018	Beazer - TR 36933 PH 4 Lot 133 Plan 2L - SFD 1733 SF, Garage 428 SF, Porch 15 SF - MVU Release	12686 HORFELS CT	1733	480	57%
488091025	BFT18-0206	R15	R15	Detached Condos/ PUD	32	274	1	9 du/acre	36933	09/26/2018	Beazer - TR 36933 PH 4 Lot 134 Plan 1L - SFD 1542 SF, Garage 429 SF, Porch 24 SF - MVU Release	12694 HORFELS CT	1542	480	57%
481210002	BFR16-0049	R15	SP204VR	Custom Home	0.45	1	2	2.5 du/acre	NA	03/22/2019	Custom Home 1,710 SQ FT with attached 2-car garage 441 SQ FT and porch 35 SQ FT (there is an existing home on the site for a total to 2 SF homes)	24775 MYERS AVE	1710	7	15%
488430058	BFT18-0722	R15	R15	Detached Condos/ PUD	32	274	1	9 du/acre	36933	04/10/2019	Beazer - TR 36933 PH 5 Lot 135 Plan 1CR - SFD 1542 SF, Garage 429 SF, Porch 24 SF - MVU Release	27476 CAPROCK WAY	1542	480	57%
488440002	BFT18-0723	R15	R15	Detached Condos/ PUD	32	274	1	9 du/acre	36933	04/15/2019	Beazer - TR 36933 PH 5 Lot 138 Plan 1DL - SFD 1542 SF, Garage 429 SF, Porch 24 SF - MVU Release	27485 CAPROCK WAY	1542	480	57%
488430060	BFT18-0724	R15	R15	Detached Condos/ PUD	32	274	1	9 du/acre	36933	04/11/2019	Beazer - TR 36933 PH 5 Lot 274 Plan 1DR - SFD 1542 SF, Garage 429 SF, Porch 24 SF - MVU Release	27492 CAPROCK WAY	1542	480	57%

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488440001	BFT18-0725	R15	R15	Detached Condos/ PUD	32	274	1	9 du/acre	36933	04/10/2019	Beazer - TR 36933 PH 5 Lot 137 Plan 3AL - SFD 1818 SF, Garage 428 SF, Porch 22 SF - MVU Release	27493 CAPROCK WAY	1818	480	57%
488430061	BFT18-0726	R15	R15	Detached Condos/ PUD	32	274	1	9 du/acre	36933	04/10/2019	Beazer - TR 36933 PH 5 Lot 275 Plan 2CR - SFD 1542 SF, Garage 429 SF, Porch 24 SF - MVU Release	27498 CAPROCK WAY	1733	480	57%
488440004	BFT18-0727	R15	R15	Detached Condos/ PUD	32	274	1	9 du/acre	36933	04/09/2019	Beazer - TR 36933 PH 5 Lot 140 Plan 2AL - SFD 1733 SF, Garage 428 SF, Porch 15 SF - MVU Release	27471 CAPROCK WAY	1733	480	57%
488430059	BFT18-0728	R15	R15	Detached Condos/ PUD	32	274	1	9 du/acre	36933	04/10/2019	Beazer - TR 36933 PH 5 Lot 136 Plan 2BR - SFD 1733 SF, Garage 428 SF, Porch 15 SF - MVU Release	27484 CAPROCK WAY	1733	480	57%
488430059	BFT18-0728	R15	R15	Detached Condos/ PUD	32	274	1	9 du/acre	36933	04/15/2019	Beazer - TR 36933 PH 5 Lot 136 Plan 2BR - SFD 1733 SF, Garage 428 SF, Porch 15 SF - MVU Release	27484 CAPROCK WAY	1733	480	57%
488440003	BFT18-0729	R15	R15	Detached Condos/ PUD	32	274	1	9 du/acre	36933	04/11/2019	Beazer - TR 36933 PH 5 Lot 139 Plan 4CL - SFD 1982 SF, Garage 428 SF, Porch 15 SF - MVU Release	27477 CAPROCK WAY	1982	480	57%
488440027	BFT18-0744	R15	R15	Detached Condos/ PUD	32	274	1	9 du/acre	36933	06/19/2019	Beazer - TR 36933 PH 6 Lot 178 Plan 1CR - SFD 1542 SF, Garage 429 SF, Porch 24 SF - MVU Release	27424 RED ROCK RD	1542	480	57%

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488440031	BFT18-0745	R15	R15	Detached Condos/ PUD	32	274	1	9 du/acre	36933	06/24/2019	Beazer - TR 36933 PH 6 Lot 182 Plan 1B - SFD 1542 SF, Garage 429 SF, Porch 24 SF - MVU Release	27456 RED ROCK RD	1542	480	57%
488440040	BFT18-0746	R15	R15	Detached Condos/ PUD	32	274	1	9 du/acre	36933	06/20/2019	Beazer - TR 36933 PH 6 Lot 191 Plan 1A - SFD 1542 SF, Garage 429 SF, Porch 24 SF - MVU Release	27459 RED ROCK RD	1542	480	57%
488440044	BFT18-0747	R15	R15	Detached Condos/ PUD	32	274	1	9 du/acre	36933	06/24/2019	Beazer - TR 36933 PH 6 Lot 195 Plan 1C - SFD 1542 SF, Garage 429 SF, Porch 24 SF - MVU Release	27427 RED ROCK RD	1542	480	57%
488440041	BFT18-0748	R15	R15	Detached Condos/ PUD	32	274	1	9 du/acre	36933	06/20/2019	Beazer - TR 36933 PH 6 Lot 192 Plan 2B - SFD 1733 SF, Garage 428 SF, Porch 15 SF - MVU Release	27451 RED ROCK RD	1733	480	57%
488440030	BFT18-0749	R15	R15	Detached Condos/ PUD	32	274	1	9 du/acre	36933	06/18/2019	Beazer - TR 36933 PH 6 Lot 181 Plan 2C - SFD 1733 SF, Garage 428 SF, Porch 15 SF - MVU Release	27448 RED ROCK RD	1733	480	57%
488440042	BFT18-0750	R15	R15	Detached Condos/ PUD	32	274	1	9 du/acre	36933	06/20/2019	Beazer - TR 36933 PH 6 Lot 193 Plan 3D - SFD 1542 SF, Garage 429 SF, Porch 24 SF - MVU Release	27443 RED ROCK RD	1818	480	57%
488440029	BFT18-0751	R15	R15	Detached Condos/ PUD	32	274	1	9 du/acre	36933	06/18/2019	Beazer - TR 36933 PH 6 Lot 180 Plan 3A - SFD 1818 SF, Garage 428 SF, Porch 22 SF - MVU Release	27440 RED ROCK RD	1818	480	57%

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488440043	BFT18-0752	R15	R15	Detached Condos/ PUD	32	274	1	9 du/acre	36933	06/24/2019	Beazer - TR 36933 PH 6 Lot 194 Plan 4A - SFD 1982 SF, Garage 428 SF, Porch 15 SF - MVU Release	27435 RED ROCK RD	1982	480	57%
488440028	BFT18-0753	R15	R15	Detached Condos/ PUD	32	274	1	9 du/acre	36933	06/19/2019	Beazer - TR 36933 PH 6 Lot 179 Plan 4B - SFD 1982 SF, Garage 428 SF, Porch 15 SF - MVU Release	27432 RED ROCK RD	1982	480	57%
488440021	BFT19-0011	R15	R15	Detached Condos/ PUD	32	274	1	9 du/acre	36933	06/28/2019	Beazer - TR 36933 PH 7 Lot 172 Plan 3BR - SFD 1818 SF, Garage 428 SF, Porch 22 SF - MVU Release	27376 RED ROCK RD	1818	480	57%
488440025	BFT19-0032	R15	R15	Detached Condos/ PUD	32	274	1	9 du/acre	36933	06/28/2019	Beazer - TR 36933 PH 7 Lot 176 Plan 3BR - SFD 1818 SF, Garage 428 SF, Porch 22 SF - MVU Release	27408 RED ROCK RD	1818	480	57%
488440046	BFT19-0033	R15	R15	Detached Condos/ PUD	32	274	1	9 du/acre	36933	06/28/2019	Beazer - TR 36933 PH 7 Lot 197 Plan 3A - SFD 1818 SF, Garage 428 SF, Porch 22 SF - MVU Release	27401 RED ROCK RD	1818	480	57%
488440048	BFT19-0034	R15	R15	Detached Condos/ PUD	32	274	1	9 du/acre	36933	06/28/2019	Beazer - TR 36933 PH 7 Lot 199 Plan 1A - SFD 1542 SF, Garage 429 SF, Porch 24 SF - MVU Release	27387 RED ROCK RD	1542	480	57%
488440023	BFT19-0035	R15	R15	Detached Condos/ PUD	32	274	1	9 du/acre	36933	06/28/2019	Beazer - TR 36933 PH 7 Lot 174 Plan 1DR - SFD 1542 SF, Garage 429 SF, Porch 24 SF - MVU Release	27392 RED ROCK RD	1542	480	57%

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488440049	BFT19-0036	R15	R15	Detached Condos/ PUD	32	274	1	9 du/acre	36933	07/01/2019	Beazer - TR 36933 PH 7 Lot 200 Plan 2C - SFD 1733 SF, Garage 428 SF, Porch 15 SF - MVU Release	27379 RED ROCK RD	1733	480	57%
488440045	BFT19-0037	R15	R15	Detached Condos/ PUD	32	274	1	9 du/acre	36933	06/28/2019	Beazer - TR 36933 PH 7 Lot 196 Plan 2B - SFD 1733 SF, Garage 428 SF, Porch 15 SF - MVU Release	27415 RED ROCK RD	1733	480	57%
488440026	BFT19-0038	R15	R15	Detached Condos/ PUD	32	274	1	9 du/acre	36933	06/28/2019	Beazer - TR 36933 PH 7 Lot 177 Plan 2DR - SFD 1733 SF, Garage 428 SF, Porch 15 SF - MVU Release	27416 RED ROCK RD	1733	480	57%
488440022	BFT19-0039	R15	R15	Detached Condos/ PUD	32	274	1	9 du/acre	36933	06/28/2019	Beazer - TR 36933 PH 7 Lot 173 Plan 2CR - SFD 1733 SF, Garage 428 SF, Porch 15 SF - MVU Release	27384 RED ROCK RD	1733	480	57%
488440047	BFT19-0040	R15	R15	Detached Condos/ PUD	32	274	1	9 du/acre	36933	06/28/2019	Beazer - TR 36933 PH 7 Lot 198 Plan 4D - SFD 1982 SF, Garage 428 SF, Porch 15 SF - MVU Release	27393 RED ROCK RD	1982	480	57%
488440024	BFT19-0041	R15	R15	Detached Condos/ PUD	32	274	1	9 du/acre	36933	06/28/2019	Beazer - TR 36933 PH 7 Lot 175 Plan 4AR - SFD 1982 SF, Garage 428 SF, Porch 15 SF - MVU Release	27400 RED ROCK RD	1982	480	57%
488440032	BFT19-0048	R15	R15	Detached Condos/ PUD	32	274	1	9 du/acre	36933	07/15/2019	Beazer - TR 36933 PH 8 Lot 183 Plan 3DR - SFD 1818 SF, Garage 428 SF, Porch 22 SF - MVU Release	27472 RED ROCK RD	1818	480	57%

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488440034	BFT19-0049	R15	R15	Detached Condos/ PUD	32	274	1	9 du/acre	36933	07/25/2019	Beazer - TR 36933 PH 8 Lot 185 Plan 3CR - SFD 1818 SF, Garage 428 SF, Porch 22 SF - MVU Release	27488 RED ROCK RD	1818	480	57%
488440036	BFT19-0050	R15	R15	Detached Condos/ PUD	32	274	1	9 du/acre	36933	07/15/2019	Beazer - TR 36933 PH 8 Lot 187 Plan 3D - SFD 1818 SF, Garage 428 SF, Porch 22 SF - MVU Release	27495 RED ROCK RD	1818	480	57%
488440035	BFT19-0051	R15	R15	Detached Condos/ PUD	32	274	1	9 du/acre	36933	07/15/2019	Beazer - TR 36933 PH 8 Lot 186 Plan 4BR - SFD 1982 SF, Garage 428 SF, Porch 15 SF - MVU Release	27496 RED ROCK RD	1982	480	57%
488440038	BFT19-0052	R15	R15	Detached Condos/ PUD	32	274	1	9 du/acre	36933	07/15/2019	Beazer - TR 36933 PH 8 Lot 189 Plan 4A - SFD 1982 SF, Garage 428 SF, Porch 15 SF - MVU Release	27483 RED ROCK RD	1982	480	57%
488440033	BFT19-0053	R15	R15	Detached Condos/ PUD	32	274	1	9 du/acre	36933	07/15/2019	Beazer - TR 36933 PH 8 Lot 184 Plan 2AR - SFD 1733 SF, Garage 428 SF, Porch 15 SF - MVU Release	27480 RED ROCK RD	1733	480	57%
488440037	BFT19-0054	R15	R15	Detached Condos/ PUD	32	274	1	9 du/acre	36933	07/15/2019	Beazer - TR 36933 PH 8 Lot 188 Plan 2B - SFD 1733 SF, Garage 428 SF, Porch 15 SF - MVU Release	27491 RED ROCK RD	1733	480	57%
488440039	BFT19-0055	R15	R15	Detached Condos/ PUD	32	274	1	9 du/acre	36933	07/25/2019	Beazer - TR 36933 PH 8 Lot 190 Plan 1B - SFD 1542 SF, Garage 429 SF, Porch 24 SF - MVU Release	27475 RED ROCK RD	1542	480	57%

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488440064	BFT19-0056	R15	R15	Detached Condos/ PUD	32	274	1	9 du/acre	36933	08/27/2019	Beazer - TR 36933 PH 9 Lot 223 Plan 3A - SFD 1818 SF, Garage 428 SF, Porch 22 SF - MVU Release	27474 BASALT WAY	1818	480	57%
488440065	BFT19-0057	R15	R15	Detached Condos/ PUD	32	274	1	9 du/acre	36933	08/27/2019	Beazer - TR 36933 PH 9 Lot 224 Plan 4DR - SFD 1982 SF, Garage 428 SF, Porch 15 SF - MVU Release	27482 BASALT WAY	1982	480	57%
488440066	BFT19-0058	R15	R15	Detached Condos/ PUD	32	274	1	9 du/acre	36933	08/27/2019	Beazer - TR 36933 PH 9 Lot 225 Plan 1CR - SFD 1542 SF, Garage 429 SF, Porch 24 SF - MVU Release	27490 BASALT WAY	1542	480	57%
488440067	BFT19-0059	R15	R15	Detached Condos/ PUD	32	274	1	9 du/acre	36933	08/27/2019	Beazer - TR 36933 PH 9 Lot 226 Plan 4AR - SFD 1982 SF, Garage 428 SF, Porch 15 SF - MVU Release	27496 BASALT WAY	1982	480	57%
488450001	BFT19-0060	R15	R15	Detached Condos/ PUD	32	274	1	9 du/acre	36933	08/27/2019	Beazer - TR 36933 PH 9 Lot 227 Plan 2B - SFD 1733 SF, Garage 428 SF, Porch 15 SF - MVU Release	27497 BASALT WAY	1733	480	57%
488450002	BFT19-0061	R15	R15	Detached Condos/ PUD	32	274	1	9 du/acre	36933	08/27/2019	Beazer - TR 36933 PH 9 Lot 228 Plan 3D - SFD 1818 SF, Garage 428 SF, Porch 22 SF - MVU Release	27489 BASALT WAY	1818	480	57%
488450003	BFT19-0062	R15	R15	Detached Condos/ PUD	32	274	1	9 du/acre	36933	08/27/2019	Beazer - TR 36933 PH 9 Lot 229 Plan 2A - SFD 1733 SF, Garage 428 SF, Porch 15 SF - MVU Release	27481 BASALT WAY	1733	480	57%

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488450004	BFT19-0063	R15	R15	Detached Condos/ PUD	32	274	1	9 du/acre	36933	08/27/2019	Beazer - TR 36933 PH 9 Lot 230 Plan 1C - SFD 1542 SF, Garage 429 SF, Porch 24 SF - MVU Release	27473 BASALT WAY	1542	480	57%
488440058	BFT19-0085	R15	R15	Detached Condos/ PUD	32	274	1	9 du/acre	36933	11/07/2019	Beazer - TR 36933 PH 10 Lot 217 Plan 3BR - SFD 1818 SF, Garage 428 SF, Porch 22 SF - MVU Release	27404 BASALT WAY	1818	480	57%
488450005	BFT19-0086	R15	R15	Detached Condos/ PUD	32	274	1	9 du/acre	36933	09/16/2019	Beazer - TR 36933 PH 10 Lot 231 Plan 3D - SFD 1818 SF, Garage 428 SF, Porch 22 SF - MVU Release	27447 BASALT WAY	1818	480	57%
488440061	BFT19-0087	R15	R15	Detached Condos/ PUD	32	274	1	9 du/acre	36933	09/16/2019	Beazer - TR 36933 PH 10 Lot 220 Plan 3D - SFD 1818 SF, Garage 428 SF, Porch 22 SF - MVU Release	27428 BASALT WAY	1818	480	57%
488450008	BFT19-0088	R15	R15	Detached Condos/ PUD	32	274	1	9 du/acre	36933	09/19/2019	Beazer - TR 36933 PH 10 Lot 234 Plan 1A - SFD 1542 SF, Garage 429 SF, Porch 24 SF - MVU Release	27415 BASALT WAY	1542	480	57%
488440063	BFT19-0089	R15	R15	Detached Condos/ PUD	32	274	1	9 du/acre	36933	09/16/2019	Beazer - TR 36933 PH 10 Lot 222 Plan 1C - SFD 1542 SF, Garage 429 SF, Porch 24 SF - MVU Release	27444 BASALT WAY	1542	480	57%
488440059	BFT19-0090	R15	R15	Detached Condos/ PUD	32	274	1	9 du/acre	36933	09/16/2019	Beazer - TR 36933 PH 10 Lot 218 Plan 2CR - SFD 1733 SF, Garage 428 SF, Porch 15 SF - MVU Release	27412 BASALT WAY	1733	480	57%

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488450009	BFT19-0091	R15	R15	Detached Condos/ PUD	32	274	1	9 du/acre	36933	11/07/2019	Beazer - TR 36933 PH 10 Lot 235 Plan 2D - SFD 1733 SF, Garage 428 SF, Porch 15 SF - MVU Release	27409 BASALT WAY	1733	480	57%
488450006	BFT19-0092	R15	R15	Detached Condos/ PUD	32	274	1	9 du/acre	36933	09/17/2019	Beazer - TR 36933 PH 10 Lot 232 Plan 2CR - SFD 1733 SF, Garage 428 SF, Porch 15 SF - MVU Release	27439 BASALT WAY	1733	480	57%
488440062	BFT19-0093	R15	R15	Detached Condos/ PUD	32	274	1	9 du/acre	36933	09/16/2019	Beazer - TR 36933 PH 10 Lot 221 Plan 2B - SFD 1733 SF, Garage 428 SF, Porch 15 SF - MVU Release	27436 BASALT WAY	1733	480	57%
488450007	BFT19-0094	R15	R15	Detached Condos/ PUD	32	274	1	9 du/acre	36933	09/17/2019	Beazer - TR 36933 PH 10 Lot 233 Plan 4BR - SFD 1982 SF, Garage 428 SF, Porch 15 SF - MVU Release	27423 BASALT WAY	1982	480	57%
488440060	BFT19-0095	R15	R15	Detached Condos/ PUD	32	274	1	9 du/acre	36933	09/16/2019	Beazer - TR 36933 PH 10 Lot 219 Plan 4A - SFD 1982 SF, Garage 428 SF, Porch 15 SF - MVU Release	27420 BASALT WAY	1982	480	57%
488450027	BFT19-0108	R15	R15	Detached Condos/ PUD	32	274	1	9 du/acre	36933	11/04/2019	Beazer - TR 36933 PH 11 Lot 253 Plan 3D - SFD 1818 SF, Garage 428 SF, Porch 22 SF - MVU Release	12853 SOVITE WAY	1818	480	57%
488450045	BFT19-0109	R15	R15	Detached Condos/ PUD	32	274	1	9 du/acre	36933	10/22/2019	Beazer - TR 36933 PH 11 Lot 271 Plan 3B - SFD 1818 SF, Garage 428 SF, Porch 22 SF - MVU Release	12804 SOVITE WAY	1818	480	57%

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488450040	BFT19-0110	R15	R15	Detached Condos/ PUD	32	274	1	9 du/acre	36933	10/23/2019	Beazer - TR 36933 PH 11 Lot 266 Plan 3C - SFD 1818 SF, Garage 428 SF, Porch 22 SF - MVU Release	12844 SOVITE WAY	1818	480	57%
488450044	BFT19-0111	R15	R15	Detached Condos/ PUD	32	274	1	9 du/acre	36933	10/22/2019	Beazer - TR 36933 PH 11 Lot 270 Plan 1C - SFD 1542 SF, Garage 429 SF, Porch 24 SF - MVU Release	12812 SOVITE WAY	1542	480	57%
488450041	BFT19-0112	R15	R15	Detached Condos/ PUD	32	274	1	9 du/acre	36933	10/21/2019	Beazer - TR 36933 PH 11 Lot 267 Plan 1A - SFD 1542 SF, Garage 429 SF, Porch 24 SF - MVU Release	12836 SOVITE WAY	1542	480	57%
488450043	BFT19-0113	R15	R15	Detached Condos/ PUD	32	274	1	9 du/acre	36933	10/21/2019	Beazer - TR 36933 PH 11 Lot 269 Plan 2D - SFD 1733 SF, Garage 428 SF, Porch 15 SF - MVU Release	12820 SOVITE WAY	1733	480	57%
488450046	BFT19-0114	R15	R15	Detached Condos/ PUD	32	274	1	9 du/acre	36933	10/21/2019	Beazer - TR 36933 PH 11 Lot 272 Plan 4A - SFD 1982 SF, Garage 428 SF, Porch 15 SF - MVU Release	12796 SOVITE WAY	1982	480	57%
488450042	BFT19-0115	R15	R15	Detached Condos/ PUD	32	274	1	9 du/acre	36933	10/22/2019	Beazer - TR 36933 PH 11 Lot 268 Plan 4B - SFD 1982 SF, Garage 428 SF, Porch 15 SF - MVU Release	12828 SOVITE WAY	1982	480	57%
488450028	BFT19-0116	R15	R15	Detached Condos/ PUD	32	274	1	9 du/acre	36933	10/23/2019	Beazer - TR 36933 PH 11 Lot 254 Plan 4CR - SFD 1982 SF, Garage 428 SF, Porch 15 SF - MVU Release	12861 SOVITE WAY	1982	480	57%

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488450020	BFT19-0134	R15	R15	Detached Condos/ PUD	32	274	1	9 du/acre	36933	11/25/2019	Beazer - TR 36933 PH 12 Lot 246 Plan 1DR - SFD 1542 SF, Garage 429 SF, Porch 24 SF - MVU Release	27436 GOSSAN WAY	1542	480	57%
488450026	BFT19-0135	R15	R15	Detached Condos/ PUD	32	274	1	9 du/acre	36933	12/02/2019	Beazer - TR 36933 PH 12 Lot 252 Plan 1B - SFD 1542 SF, Garage 429 SF, Porch 24 SF - MVU Release	27449 GOSSAN WAY	1542	480	57%
488450023	BFT19-0136	R15	R15	Detached Condos/ PUD	32	274	1	9 du/acre	36933	11/19/2019	Beazer - TR 36933 PH 12 Lot 249 Plan 2A - SFD 1733 SF, Garage 428 SF, Porch 15 SF - MVU Release	27460 GOSSAN WAY	1733	480	57%
488450022	BFT19-0137	R15	R15	Detached Condos/ PUD	32	274	1	9 du/acre	36933	11/25/2019	Beazer - TR 36933 PH 12 Lot 248 Plan 3B - SFD 1818 SF, Garage 428 SF, Porch 22 SF - MVU Release	27452 GOSSAN WAY	1818	480	57%
488450024	BFT19-0138	R15	R15	Detached Condos/ PUD	32	274	1	9 du/acre	36933	11/25/2019	Beazer - TR 36933 PH 12 Lot 250 Plan 3CR - SFD 1818 SF, Garage 428 SF, Porch 22 SF - MVU Release	27463 GOSSAN WAY	1818	480	57%
488450025	BFT19-0139	R15	R15	Detached Condos/ PUD	32	274	1	9 du/acre	36933	11/25/2019	Beazer - TR 36933 PH 12 Lot 251 Plan 4A - SFD 1982 SF, Garage 428 SF, Porch 15 SF - MVU Release	27457 GOSSAN WAY	1982	480	57%
488450021	BFT19-0140	R15	R15	Detached Condos/ PUD	32	274	1	9 du/acre	36933	11/25/2019	Beazer - TR 36933 PH 12 Lot 247 Plan 4C - SFD 1982 SF, Garage 428 SF, Porch 15 SF - MVU Release	27444 GOSSAN WAY	1982	480	57%

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488450033	BFT19-0222	R15	R15	Detached Condos/ PUD	32	274	1	9 du/acre	36933	12/23/2019	Beazer - TR 36933 PH 13 Lot 259 Plan 2AR - SFD 1733 SF, Garage 428 SF, Porch 15 SF - MVU Release	27469 MOONSTONE PL	1733	480	57%
488450036	BFT19-0223	R15	R15	Detached Condos/ PUD	32	274	1	9 du/acre	36933	12/26/2019	Beazer - TR 36933 PH 13 Lot 262 Plan 2AR - SFD 1733 SF, Garage 428 SF, Porch 15 SF - MVU Release	27491 MOONSTONE PL	1733	480	57%
488450039	BFT19-0224	R15	R15	Detached Condos/ PUD	32	274	1	9 du/acre	36933	12/30/2019	Beazer - TR 36933 PH 13 Lot 265 Plan 2BR - SFD 1733 SF, Garage 428 SF, Porch 15 SF - MVU Release	27476 MOONSTONE PL	1733	480	57%
488450030	BFT19-0225	R15	R15	Detached Condos/ PUD	32	274	1	9 du/acre	36933	12/23/2019	Beazer - TR 36933 PH 13 Lot 256 Plan 1B - SFD 1542 SF, Garage 429 SF, Porch 24 SF - MVU Release	27452 MOONSTONE PL	1542	480	57%
488450031	BFT19-0226	R15	R15	Detached Condos/ PUD	32	274	1	9 du/acre	36933	12/30/2019	Beazer - TR 36933 PH 13 Lot 257 Plan 1CR - SFD 1542 SF, Garage 429 SF, Porch 24 SF - MVU Release	27455 MOONSTONE PL	1542	480	57%
488450037	BFT19-0227	R15	R15	Detached Condos/ PUD	32	274	1	9 du/acre	36933	12/26/2019	Beazer - TR 36933 PH 13 Lot 263 Plan 1CR - SFD 1542 SF, Garage 429 SF, Porch 24 SF - MVU Release	27494 MOONSTONE PL	1542	480	57%
488450035	BFT19-0228	R15	R15	Detached Condos/ PUD	32	274	1	9 du/acre	36933	12/26/2019	Beazer - TR 36933 PH 13 Lot 261 Plan 4D - SFD 1982 SF, Garage 428 SF, Porch 15 SF - MVU Release	27483 MOONSTONE PL	1982	480	57%

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488450032	BFT19-0229	R15	R15	Detached Condos/ PUD	32	274	1	9 du/acre	36933	12/23/2019	Beazer - TR 36933 PH 13 Lot 258 Plan 3BR - SFD 1818 SF, Garage 428 SF, Porch 22 SF - MVU Release	27463 MOONSTONE PL	1818	480	57%
488450034	BFT19-0230	R15	R15	Detached Condos/ PUD	32	274	1	9 du/acre	36933	12/30/2019	Beazer - TR 36933 PH 13 Lot 260 Plan 3C - SFD 1818 SF, Garage 428 SF, Porch 22 SF - MVU Release	27475 MOONSTONE PL	1818	480	57%
488450038	BFT19-0231	R15	R15	Detached Condos/ PUD	32	274	1	9 du/acre	36933	12/30/2019	Beazer - TR 36933 PH 13 Lot 264 Plan 3AR - SFD 1818 SF, Garage 428 SF, Porch 22 SF - MVU Release	27484 MOONSTONE PL	1818	480	57%
488450010	BFT19-0232	R15	R15	Detached Condos/ PUD	32	274	1	9 du/acre	36933	12/17/2019	Beazer - TR 36933 PH 14 Lot 236 Plan 3C - SFD 1818 SF, Garage 428 SF, Porch 22 SF - MVU Release	27389 BASALT WAY	1818	480	57%
488440057	BFT19-0233	R15	R15	Detached Condos/ PUD	32	274	1	9 du/acre	36933	12/17/2019	Beazer - TR 36933 PH 14 Lot 216 Plan 2AR - SFD 1733 SF, Garage 428 SF, Porch 15 SF - MVU Release	27396 BASALT WAY	1733	480	57%
488440056	BFT19-0234	R15	R15	Detached Condos/ PUD	32	274	1	9 du/acre	36933	12/17/2019	Beazer - TR 36933 PH 14 Lot 215 Plan 1DR - SFD 1542 SF, Garage 429 SF, Porch 24 SF - MVU Release	27388 BASALT WAY	1542	480	57%
263120028	BFR16-0108	R20	R20	Apartments	5.67	112	8	20 du/acre	NA	05/25/2018	8 UNIT APT BLDG TYPE 2 9952 SF, PATIO COVERS 472 SF, COVERED ENTRIES 288 SF, STORAGE 136 SF, DECKS 272 SF	13076 EDGEMONT ST	9952	113	99%

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291291003	BFR16-0132	R20	R20	MF-Duplex	0.2	2	1	10 du/acre	NA	03/27/2018	New 2-story duplex - Unit "A" - 1,357 living square footage and 490 square foot attached garage	13921 COURAGE ST A	1357	4	50%
291291003	BFR16-0133	R20	R20	MF-Duplex	0.2	2	1	10 du/acre	NA	03/27/2018	New 2-story duplex - Unit "B" - 1,535 living square footage and 483 square foot attached garage	13941 COURAGE ST B	1535	4	50%
291050013	BFR17-0095	R30	R30	MF - Apts	12.15	266	14	22 du/acre	NA - MF	01/21/2020	Oak Parc Apts - BLDG # 14 MF 14 unit, three story apartment building 14,105 sf- with deck/patio area 1828 sf and first floor garages 3095 sf	12074 CLARK ST	14105	365	73%
291050013	BFR17-0094	R30	R30	MF - Apts	12.15	266	14	22 du/acre	NA - MF	01/21/2020	Oak Parc Apts - BLDG # 19 MF 14 unit, three story apartment building 14,105 sf- with deck/patio area 1828 sf and first floor garages 3095 sf	12050 CLARK ST	14105	365	73%
291050004	BFR17-0077	R30	R30	MF - Apts	12.15	266	14	22 du/acre	NA - MF	07/01/2019	BLDG 1 MF 14 unit, three story apartment building 14,105 sf- with deck/patio area 1828 sf and first floor garages 3095 sf	12010 CLARK ST	14105	365	73%

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291050004	BFR17-0078	R30	R30	MF - Apts	12.15	266	14	22 du/acre	NA - MF	07/10/2019	BLDG #4 MF 14 unit, three story apartment buildingMF 14 unit, three story apartment building 14,105 sf- with deck/patio area 1828 sf and first floor garages 3095 sf	12022 CLARK ST	14105	365	73%
291050003	BFR17-0079	R30	R30	MF - Apts	12.15	266	14	22 du/acre	NA - MF	07/23/2019	BLDG #2 MF 14 unit, three story apartment building 14,105 sf- with deck/patio area 1828 sf and first floor garages 3095 sf	12014 CLARK ST	14105	365	73%
291050003	BFR17-0080	R30	R30	MF - Apts	12.15	266	14	22 du/acre	NA - MF	10/31/2019	BLDG #8 MF 14 unit, three story apartment buildingMF 14 unit, three story apartment building 14,105 sf- with deck/patio area 1828 sf and first floor garages 3095 sf	12026 CLARK ST	14105	365	73%
291050003	BFR17-0081	R30	R30	MF - Apts	12.15	266	14	22 du/acre	NA - MF	11/14/2019	BLDG #9 MF 14 unit, three story apartment building 14,105 sf- with deck/patio area 1828 sf and first floor garages 3095 sf	12042 CLARK ST	14105	365	73%
291050003	BFR17-0082	R30	R30	MF - Apts	12.15	266	14	22 du/acre	NA - MF	10/31/2019	BLDG #7 MF 14 unit, three story apartment building 14,105 sf- with deck/patio area 1828 sf and first floor garages 3095 sf	12038 CLARK ST	14105	365	73%

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291050004	BFR17-0083	R30	R30	MF - Apts	12.15	266	14	22 du/acre	NA - MF	06/28/2019	BLDG #3 MF 14 unit, three story apartment building 14,105 sf- with deck/patio area 1828 sf and first floor garages 3095 sf	12018 CLARK ST	14105	365	73%
291050004	BFR17-0084	R30	R30	MF - Apts	12.15	266	14	22 du/acre	NA - MF	07/16/2019	BLDG #5 MF 14 unit, three story apartment building 14,105 sf- with deck/patio area 1828 sf and first floor garages 3095 sf	12030 CLARK ST	14105	365	73%
291050003	BFR17-0085	R30	R30	MF - Apts	12.15	266	14	22 du/acre	NA - MF	10/24/2019	BLDG #6 MF 14 unit, three story apartment building 14,105 sf- with deck/patio area 1828 sf and first floor garages 3095 sf	12034 CLARK ST	14105	365	73%
291050013	BFR17-0086	R30	R30	MF - Apts	12.15	266	14	22 du/acre	NA - MF	09/26/2019	BLDG #18 MF 14 unit, three story apartment building 14,105 sf- with deck/patio area 1828 sf and first floor garages 3095 sf	12054 CLARK ST	14105	365	73%
291050013	BFR17-0087	R30	R30	MF - Apts	12.15	266	14	22 du/acre	NA - MF	12/13/2019	BLDG #10 MF 14 unit, three story apartment building 14,105 sf- with deck/patio area 1828 sf and first floor garages 3095 sf	12062 CLARK ST	14105	365	73%

2018-20 Moreno Valley Residential Projects

APN	Building Permit #	Approved General Plan Land Use	Approved Zoning	Product Type	Gross Site Acreage of Approved Project	Units in Approved Project	Unit # Per Listed Address	Approved Dwelling Unit Per Acre	Tract #	Date of Final / Certificate of Occupancy	Description	Address	Building Sq. Ft.	Maximum Allowable Units	Percentage of Maximum Allowable Units Built
291050013	BFR17-0088	R30	R30	MF - Apts	12.15	266	14	22 du/acre	NA - MF	12/13/2019	BLDG # 11 MF 14 unit, three story apartment building 14,105 sf- with deck/patio area 1828 sf and first floor garages 3095 sf	12086 CLARK ST	14105	365	73%
291050013	BFR17-0089	R30	R30	MF - Apts	12.15	266	14	22 du/acre	NA - MF	11/21/2019	BLDG # 17 MF 14 unit, three story apartment building 14,105 sf- with deck/patio area 1828 sf and first floor garages 3095 sf	12070 CLARK ST	14105	365	73%
291050013	BFR17-0090	R30	R30	MF - Apts	12.15	266	14	22 du/acre	NA - MF	10/01/2019	BLDG # 16 MF 14 unit, three story apartment building 14,105 sf- with deck/patio area 1828 sf and first floor garages 3095 sf	12058 CLARK ST	14105	365	73%
291050013	BFR17-0091	R30	R30	MF - Apts	12.15	266	14	22 du/acre	NA - MF	12/13/2019	BLDG # 12 MF 14 unit, three story apartment building 14,105 sf- with deck/patio area 1828 sf and first floor garages 3095 sf	12082 CLARK ST	14105	365	73%
291050013	BFR17-0092	R30	R30	MF - Apts	12.15	266	14	22 du/acre	NA - MF	10/01/2019	BLDG # 15 MF 14 unit, three story apartment building 14,105 sf- with deck/patio area 1828 sf and first floor garages 3095 sf	12066 CLARK ST	14105	365	73%

2018-20 Moreno Valley Residential Projects

APN	Building Permit #	Approved General Plan Land Use	Approved Zoning	Product Type	Gross Site Acreage of Approved Project	Units in Approved Project	Unit # Per Listed Address	Approved Dwelling Unit Per Acre	Tract #	Date of Final / Certificate of Occupancy	Description	Address	Building Sq. Ft.	Maximum Allowable Units	Percentage of Maximum Allowable Units Built
291050013	BFR17-0093	R30	R30	MF - Apts	12.15	266	14	22 du/acre	NA - MF	12/13/2019	BLDG # 13 MF 14 unit, three story apartment building 14,105 sf- with deck/patio area 1828 sf and first floor garages 3095 sf	12078 CLARK ST	14105	365	73%

APPENDIX C:

REFERENCE AFFORDABLE HOUSING PROJECTS IN THE INLAND EMPIRE

Courtyards at Cottonwood

Northeast Corner of Cottonwood Ave. and Indian St., Moreno Valley, CA

- Site Size: 6.8 Acres
- Total Units: 80
- Density: 11.8 Units Per Acre
- Year Built: Approved
- Product Type: Stacked Flats

Highgrove Blossom

550 W. Center St., Riverside, CA

- Site Size: 6.7 Acres
- Total Units: 89
- Density: 13.3 Units Per Acre
- Year Built: 2014
- Product Type: Stacked Flats

Hemlock Family Apartments

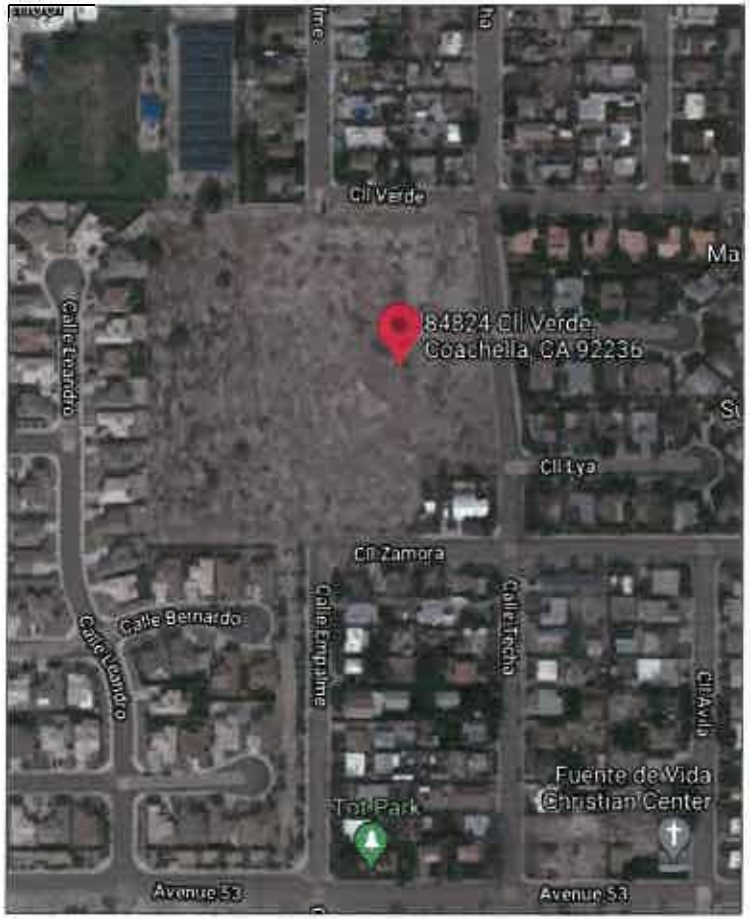
24889-24919 Hemlock Ave., Moreno Valley, CA

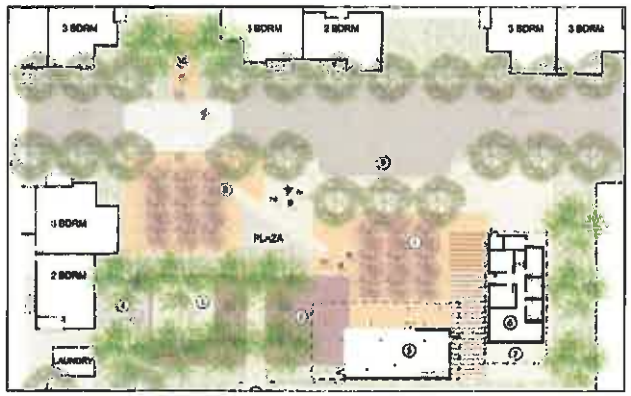
- Site Size: 5.4 Acres
- Total Units: 78
- Density: 14.4 Units Per Acre
- Year Built: 2013
- Product Type: Stacked Flats

Villa Verde

84824 Calle Verde, Coachella, CA

- Site Size: 9.3 Acres
- Total Units: 153
- Density: 16.5 Units Per Acre
- Year Built: Approved
- Product Type: Stacked Flats

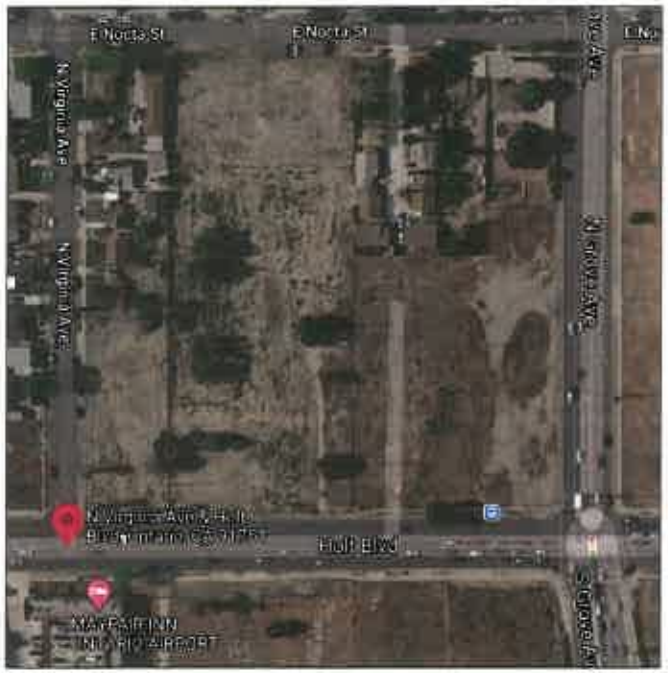


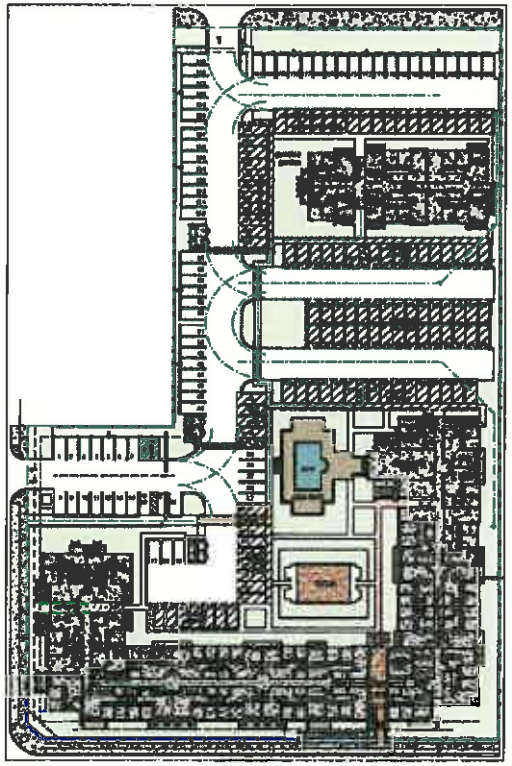


Vista Verde

Northeast Corner of Virginia Ave. and Holt Blvd., Ontario, CA

- Site Size: 3.8 Acres
- Total Units: 101
- Density: 26.6 Units Per Acre
- Year Built: Under Construction
- Product Type: Stacked Flats





Day Creek Villas

12250 Fire House Ct., Rancho Cucamonga, CA

- Site Size: 4.0 Acres
- Total Units: 140
- Density: 35.0 Units Per Acre
- Year Built: 2020
- Product Type: Stacked Flats

APPENDIX D:

LIST OF SITES TO BE REZONED

List of Sites to be Rezoned

The City of Moreno Valley's 2021-29 Housing Element has been prepared concurrently with a comprehensive update to the City's General Plan. A key focus of the General Plan Update is to promote infill development along major transit corridors and to facilitate development of a broad range of housing types in proximity to transit, jobs, shopping, and services. To achieve this, the 2040 General Plan introduces two new land use designations, Center Mixed Use and Corridor Mixed Use, both of which will require an update to Title 9 (Planning and Zoning, commonly referred to as the Zoning Ordinance) of the Moreno Valley Municipal Code, including an update to the City's Zoning Map and a rezoning of parcels identified in the Housing Element Sites Inventory with a view to ensuring residential density development standards are consistent with adopted planning documents. The updated Zoning Ordinance and Zoning Map are anticipated for adoption concurrently with the 2040 General Plan in May 2021.

This Appendix includes a list of Housing Element Opportunity Sites located within the new Center Mixed Use and Corridor Mixed Use land use designations, or in adjacent areas where densification is proposed, which will require updated zoning for implementation. Overall, the list includes 254 sites covering 648 acres of land and represents a small subset of the overall Housing Element Sites Inventory (1,644 sites/2,530 acres). The vast majority of sites (1,390 sites/1,883 acres) within the Housing Element Sites Inventory do not require rezoning for consistency with the 2040 General Plan and are presently available for the development of a diverse array of housing options at various price points suited to the needs of current and future residents.

List of Sites to be Rezoned

Assessor Parcel Number	Site Address / Intersection	5 Digit ZIP Code	General Plan Designation (Current)	Zoning Designation (Current)	Proposed General Plan (GP) Designation	Parcel Size (Acres)	Existing Use/Vacancy	Ownership
312360003	IRIS AVE	92551	C Commercial	CC	Corridor Mixed Use	0 504006	Vacant	IRIS PARTNERS
312360004	CLOVER AVE	92551	R15 Residential	R15	R15 Residential	0.1774991	Vacant	MARGARITA ISABEL ORTEGA
312360005	NE OF PERRIS BLVD AND DELPHINIUM AVE	92553	R/O Residential Office	R15	Corridor Mixed Use	2 1180958	Vacant	AMAN CO INC
312360006	24513 FANITA CT	92551	R5 Residential	R5	R5 Residential	0.2846338	Vacant	RSI COMMUNITIES CALIF
312360008	NE OF PERRIS BLVD AND DELPHINIUM AVE	92553	R/O Residential Office	R15	Corridor Mixed Use	2 1441455	Vacant	AMAN CO INC
312360009	SE OF GENTIAN AVE AND INDIAN ST	92551	R5 Residential	R5	R5 Residential	19.46342	Vacant	MPLC LEGACY 75 ASSOC
312360010	SW OF GENTIAN AVE AND PERRIS BLVD	92551	R5 Residential	R5	R5 Residential	14 911797	Vacant	MPLC LEGACY 75 ASSOC
312360011	SW OF GENTIAN AVE AND PERRIS BLVD	92551	C Commercial	CC	Corridor Mixed Use	22.22784	Vacant	WAL ART REAL ESTATE BUSINESS TRUST
487090006	VISTA DE CERROS DR	92555	R5 Residential	RA2	R5 Residential	0 8049569	Vacant	JESUS DURAN
487060006	MORRISON ST	92555	R5 Residential	RA2	R5 Residential	0.8526838	Vacant	ROSSER DAVID H REVOCABLE TRUST
485220026	PERRIS BLVD	92551	R30 Residential	R30	Corridor Mixed Use	0 519499	Vacant	PERRIS AT PENTECOSTAL

List of Sites to be Rezoned

Assessor Parcel Number	Site Address / Intersection	5 Digit ZIP Code	General Plan Designation (Current)	Zoning Designation (Current)	Proposed General Plan (GP) Designation	Parcel Size (Acres)	Existing Use/Vacancy	Ownership
487551001	SE OF COTTONWOOD AVE AND DARWIN DR	92555	R5 Residential	RA2	R5 Residential	0.5503466	Vacant	SANTA RITA INV
487551002	SE OF COTTONWOOD AVE AND DARWIN DR	92555	R5 Residential	RA2	R5 Residential	0.6094955	Vacant	SANTA RITA INV
487551005	SE OF COTTONWOOD AVE AND DARWIN DR	92555	R5 Residential	RA2	R5 Residential	0.5122641	Vacant	SANTA RITA INV
487550003	SW OF COTTONWOOD AVE AND DARWIN DR	92555	R5 Residential	RA2	R5 Residential	0.5244883	Vacant	SANTA RITA INV
487550002	SW OF COTTONWOOD AVE AND DARWIN DR	92555	R5 Residential	RA2	R5 Residential	0.5221097	Vacant	SANTA RITA INV
487550004	SW OF COTTONWOOD AVE AND DARWIN DR	92555	R5 Residential	RA2	R5 Residential	0.5181732	Vacant	ANTHONY HALE
487551003	SE OF COTTONWOOD AVE AND DARWIN DR	92555	R5 Residential	RA2	R5 Residential	0.5877157	Vacant	JUAN HERNANDEZ
487551004	SE OF COTTONWOOD AVE AND DARWIN DR	92555	R5 Residential	RA2	R5 Residential	0.5695295	Vacant	SANTA RITA INV
488080010	SE OF IRONWOOD AVE AND MORENO BEACH DR	92555	R2 Residential	RA2	R10 Residential	8.8474639	Vacant	JACOB LOGAR
488080011	OLIVER ST	92555	R2 Residential	R2	R10 Residential	8.9956295	Vacant	LCTH INV
488080008	SW OF IRONWOOD AVE AND MORENO BEACH DR	92555	R2 Residential	RA2	R10 Residential	8.5409358	Vacant	LCTH INV

List of Sites to be Rezoned

Assessor Parcel Number	Site Address / Intersection	5 Digit ZIP Code	General Plan Designation (Current)	Zoning Designation (Current)	Proposed General Plan (GP) Designation	Parcel Size (Acres)	Existing Use/Vacancy	Ownership
488080009	SE OF IRONWOOD AVE AND MORENO BEACH DR	92555	R2 Residential	RA2	R10 Residential	8.8620425	Vacant	RICHSTAR INV CORP
488080005	SW OF IRONWOOD AVE AND MORENO BEACH DR	92555	R2 Residential	RA2	R10 Residential	8.5750112	Vacant	LCTH INV
488080006	SE OF IRONWOOD AVE AND MORENO BEACH DR	92555	R2 Residential	RA2	R10 Residential	8.3536081	Vacant	LCTH INV
487550001	SW OF COTTONWOOD AVE AND DARWIN DR	92555	R5 Residential	RA2	R5 Residential	0.5546189	Vacant	SANTA RITA INV
487551006	COLLIE CT	92555	R5 Residential	RA2	R5 Residential	0.5457163	Vacant	SANTA RITA INV
487551008	COLLIE CT	92555	R5 Residential	RA2	R5 Residential	0.5674361	Vacant	SANTA RITA INV
488080007	SE OF IRONWOOD AVE AND MORENO BEACH DR	92555	R2 Residential	RA2	R10 Residential	8.5511822	Vacant	BORIS PIRIH
479131012	SE OF DRACAEA AVE AND PERRIS BLVD	92553	R/O Residential Office	OC	Corridor Mixed Use	3.5636573	Vacant	YUM YUM DONUT SHOPS INC
479140024	SE OF DRACAEA AVE AND PERRIS BLVD	92553	R/O Residential Office	OC	Corridor Mixed Use	2.0144684	Vacant	YUM YUM DONUT SHOPS INC
479230011	ALESSANDRO BLVD	92553	R/O Residential Office	R15	Corridor Mixed Use	2.2464363	Vacant	L A LIFE
479140022	COTTONWOOD AVE	92553	R10 Residential	R10	Corridor Mixed Use	9.0889714	Vacant	COTTONWOOD 939

List of Sites to be Rezoned

Assessor Parcel Number	Site Address / Intersection	5 Digit ZIP Code	General Plan Designation (Current)	Zoning Designation (Current)	Proposed General Plan (GP) Designation	Parcel Size (Acres)	Existing Use/Vacancy	Ownership
479190002	PERRIS BLVD	92553	R/O Residential Office	O	Corridor Mixed Use	4.759312	Vacant	EASTERN MUNICIPAL WATER DIST
479230012	ALESSANDRO BLVD	92553	R/O Residential Office	R15	Corridor Mixed Use	2.3224113	Vacant	L A LIFE
479230027	ALESSANDRO BLVD	92553	R5 Residential	R15	R5 Residential	0.5022123	Vacant	L A LIFE
481112041	POSTAL AVE	92553	MU Mixed Use	VCR, SP 204	Corridor Mixed Use	0.5706978	General/Retail Commercial	WARREN L VANCE
481120014	SUNNYMEAD BLVD	92553	MU Mixed Use	VCR, SP 204	Corridor Mixed Use	0.9051945	Vacant	24255 SUNNYMEAD BLV
481070047	INDIAN ST	92553	C Commercial	CC, SP 204	Corridor Mixed Use	1.807701	Vacant	ANTONIO FUENTES
482540023	ALESSANDRO BLVD	92553	C Commercial	CC	Corridor Mixed Use	0.9125043	General/Retail Commercial	BHULLAR INV
482582040	NW OF PERRIS BLVD AND DELPHINIUM AVE	92553	R/O Residential Office	R10	Corridor Mixed Use	1.9187391	Vacant	PERRIS CACTUS DEV
481120020	WEBSTER AVE	92553	R/O Residential Office	VOR, SP 204	R20 Residential	0.5921806	Vacant	PI OPZ FUND 1 LP
481171039	FIR AVE	92553	R15 Residential	VR, SP 204	R20 Residential	0.7772194	Vacant	M J RAHMANI NEJAD
481230053	EUCALYPTUS AVE	92553	R15 Residential	VR, SP 204	R20 Residential	0.1432862	Vacant	RIVERA ABEL & FERNANDEZ CECILIA L 2016 REVOCABLE

List of Sites to be Rezoned

Assessor Parcel Number	Site Address / Intersection	5 Digit ZIP Code	General Plan Designation (Current)	Zoning Designation (Current)	Proposed General Plan (GP) Designation	Parcel Size (Acres)	Existing Use/Vacancy	Ownership
481230055	EUCALYPTUS AVE	92553	R15 Residential	VR, SP 204	R20 Residential	0.1404213	Vacant	LA TORRE PENA BEATRIZ DE
481230052	EUCALYPTUS AVE	92553	R15 Residential	VR, SP 204	R20 Residential	0.1526111	Vacant	SAUL MENA
479090024	ATWOOD AVE	92553	R/O Residential Office	O	Corridor Mixed Use	0.5954329	Vacant	CHOW WENG LOH
481140024	WEBSTER AVE	92553	R/O Residential Office	VOR, SP 204	R20 Residential	0.9099969	Vacant	MARTIN COBIAN
481200033	MYERS AVE	92553	R15 Residential	VR, SP 204	R20 Residential	0.9159281	Vacant	MYERS PROP TASON
481240001	FIR AVE	92553	R15 Residential	VR, SP 204	R20 Residential	0.9081916	Vacant	HEINLEIN WILLIAM ESTATE OF
481270060	EUCALYPTUS AVE	92553	R/O Residential Office	VOR, SP 204	Corridor Mixed Use	0.932385	Vacant	ELYAMANY INV GROUP
482161023	COTTONWOOD AVE	92553	R5 Residential	R5	R10 Residential	1.1265806	Vacant	MORENO VALLEY HOUSING AUTHORITY
482210095	NW OF PERRIS BLVD AND BRODIAEA AVE	92553	R5 Residential	R5/CC	Corridor Mixed Use	12.902788	Vacant	WEAVER PARK
482020064	24176 ATWOOD AVE	92553	R15 Residential	VR, SP 204	R20 Residential	1.3181291	Vacant	MORENO VALLEY HOUSING AUTHORITY
482080014	ATWOOD AVE	92553	R15 Residential	VR, SP 204	R20 Residential	0.6119535	Vacant	PACIFIC PLUS INV

List of Sites to be Rezoned

Assessor Parcel Number	Site Address / Intersection	5 Digit ZIP Code	General Plan Designation (Current)	Zoning Designation (Current)	Proposed General Plan (GP) Designation	Parcel Size (Acres)	Existing Use/Vacancy	Ownership
482161021	24540 COTTONWOOD AVE	92553	R5 Residential	R5	R10 Residential	4.0125766	Vacant	MORENO VALLEY HOUSING AUTHORITY
482190020	NE OF ALESSANDRO BLVD AND INDIAN ST	92553	C Commercial	NC	Corridor Mixed Use	0.9181688	General/Retail Commercial	JOHN C TAYLOR
482020019	ATWOOD AVE	92553	R15 Residential	VR, SP 204	R20 Residential	0.5044929	Vacant	KAREN PURCELL
481270058	EUCALYPTUS AVE	92553	R15 Residential	VR, SP 204	R20 Residential	1.3987335	Vacant	MORENO VALLEY HOUSING AUTHORITY
481270053	MYERS AVE	92553	R15 Residential	VR, SP 204	R20 Residential	0.6123931	Vacant	TZENREN TARO HSU
482161024	24520 COTTONWOOD AVE	92553	R5 Residential	R5	R10 Residential	2.295037	Vacant	MORENO VALLEY HOUSING AUTHORITY
482020014	ATWOOD AVE	92553	R15 Residential	VR, SP 204	R20 Residential	0.5746797	Vacant	KAREN PURCELL
481140004	24325 SUNNYMEAD BLVD	92553	MU Mixed Use	VCR, SP 204	Corridor Mixed Use	0.8865144	Vacant	ISAAC ZAHARONI
481230054	EUCALYPTUS AVE	92553	R15 Residential	VR, SP 204	R20 Residential	0.1432909	Vacant	BEATRIZ DE LA TORRE PENA
482700005	NW OF ALESSANDRO BLVD AND INDIAN ST	92553	C Commercial	CC	Corridor Mixed Use	1.6029262	Vacant	OPT MORENO VALLEY
484020006	NE OF PERRIS BLVD AND BRODIAEA AVE	92553	R15 Residential	R15	Corridor Mixed Use	4.1775376	Vacant	SPRINGS ON ALESSANDRO APARTMENTS

List of Sites to be Rezoned

Assessor Parcel Number	Site Address / Intersection	5 Digit ZIP Code	General Plan Designation (Current)	Zoning Designation (Current)	Proposed General Plan (GP) Designation	Parcel Size (Acres)	Existing Use/Vacancy	Ownership
484020025	ALESSANDRO BLVD	92553	R15 Residential	R15	Corridor Mixed Use	6.7603023	Vacant	SPRINGS ON ALESSANDRO APARTMENTS
484030025	SE OF ALESSANDRO BLVD AND KITCHING ST	92553	R/O Residential Office	O	Corridor Mixed Use	2.7199017	Vacant	JACOB LOGAR
484020018	25421 RENOIR AVE	92553	R15 Residential	R15	Corridor Mixed Use	9.2203102	Vacant	SPRINGS ON ALESSANDRO APARTMENTS
484030003	SE OF ALESSANDRO BLVD AND KITCHING ST	92553	R/O Residential Office	O	Corridor Mixed Use	4.5153511	Vacant	PIRTH BORIS
481270055	MYERS AVE	92553	R15 Residential	VR, SP 204	R20 Residential	0.5992564	Vacant	TZENREN TARO HSU
482161022	24580 COTTONWOOD AVE	92553	R5 Residential	R5	R10 Residential	1.183406	Vacant	MORENO VALLEY HOUSING AUTHORITY
482700002	NW OF ALESSANDRO BLVD AND INDIAN ST	92553	C Commercial	CC	Corridor Mixed Use	1.5042954	Vacant	OPT MORENO VALLEY
484030020	COPPER COVE LN	92553	R15 Residential	R15	Corridor Mixed Use	1.5612082	Vacant	M J RAHMANI NEJAD
316030014	SW OF IRIS AVE AND PERRIS BLVD	92551	C Commercial	NC	Corridor Mixed Use	8.5588459	Vacant	UNITED FAMILY LTD PARTNERSHIP
316110006	SW OF KRAMERIA AVE and PERRIS BLVD	92551	R5 Residential	R5	R15 Residential	3.7797896	Vacant	PI PROPERTIES NO 67
316110005	SW OF KRAMERIA AVE and PERRIS BLVD	92551	R5 Residential	R5	R15 Residential	4.2876364	Vacant	PI PROPERTIES NO 67

List of Sites to be Rezoned

Assessor Parcel Number	Site Address / Intersection	5 Digit ZIP Code	General Plan Designation (Current)	Zoning Designation (Current)	Proposed General Plan (GP) Designation	Parcel Size (Acres)	Existing Use/Vacancy	Ownership
296300007	ROCKCREST DR	92553	C Commercial	NC	Corridor Mixed Use	1.0182916	General/Retail Commercial	OASIS COMMUNITY CHURCH
308610010	IRIS AVE AND LASSELLE ST	92555	R20 Residential	MH, SP 193	R20 Residential	0 9308377	Vacant	GID MORENO VALLEY
308610013	IRIS AVE AND LASSELLE ST	92555	R20 Residential	MH, SP 193	R20 Residential	1.7070974	Vacant	GID MORENO VALLEY
308610039	IRIS AVE AND LASSELLE ST	92555	R20 Residential	MH, SP 193	R20 Residential	0 5119391	Vacant	GID MORENO VALLEY
308610009	IRIS AVE AND LASSELLE ST	92555	R20 Residential	MH, SP 193	R20 Residential	1.2837022	Vacant	GID MORENO VALLEY
308610014	IRIS AVE AND LASSELLE ST	92555	R20 Residential	MH, SP 193	R20 Residential	2 0106519	Vacant	GID MORENO VALLEY
308610015	IRIS AVE AND LASSELLE ST	92555	R20 Residential	MH, SP 193	R20 Residential	0.8253274	Vacant	GID MORENO VALLEY
292250013	SUNNYMEAD BLVD	92553	C Commercial	CC, SP 204	Corridor Mixed Use	3 0465141	Vacant	MICHAEL R PASHLEY
292241015	OLIVE WOOD PLAZA DR	92553	C Commercial	CC, SP 204	Corridor Mixed Use	0.9600446	Vacant	ALLIANCE OLIVEWOOD
292230052	SUNNYMEAD BLVD	92553	C Commercial	CC, SP 204	Corridor Mixed Use	1 0866968	Vacant	THEODORE JAMES BOECKER
292250012	SUNNYMEAD BLVD	92553	C Commercial	CC, SP 204	Corridor Mixed Use	1.4139003	Vacant	SUNNYMEAD INV INC

List of Sites to be Rezoned

Assessor Parcel Number	Site Address / Intersection	5 Digit ZIP Code	General Plan Designation (Current)	Zoning Designation (Current)	Proposed General Plan (GP) Designation	Parcel Size (Acres)	Existing Use/Vacancy	Ownership
263132033	13191 EDGEMONT ST	92553	R/O Residential Office	R10	Residential Office	0.6483936	Vacant	APOLLO III DEV GROUP
259371009	FEATHERBROOK CT	92557	R10 Residential	PRD, SP 195	R10 Residential	0.1632171	Vacant	AARON GARCIA RODRIGUEZ
259371006	FEATHERBROOK CT	92557	R10 Residential	PRD, SP 195	R10 Residential	0.154195	Vacant	TRENTON MILLER
259371007	FEATHERBROOK CT	92557	R10 Residential	PRD, SP 195	R10 Residential	0.1606927	Vacant	JOHN FABRIS
474250017	IRONWOOD AVE	92555	R5 Residential	RA2	R5 Residential	0.5258515	Vacant	HASSAN KHANSARI
474130034	KALMIA ST	92557	R5 Residential	RA2	R5 Residential	0.4709239	Vacant	KATHRYN Y HALL
474250011	IRONWOOD AVE	92555	R5 Residential	RA2	R5 Residential	1.028984	Vacant	HASSAN KHANSARI
474180012	OVERLOOK CIR	92557	R5 Residential	RA2	R5 Residential	0.7397268	Vacant	RICARDO SANCHEZ
474250020	MORRISON ST	92555	R5 Residential	RA2	R5 Residential	0.3756891	Vacant	RAVINDRA SHARMA
474590036	VENETIAN DR	92557	R5 Residential	RA2	R5 Residential	1.4972017	Vacant	MARYLOUISE ZUPPARDO
474590037	KALMIA ST	92557	R5 Residential	RA2	R5 Residential	0.8938601	Vacant	MARYLOUISE ZUPPARDO

List of Sites to be Rezoned

Assessor Parcel Number	Site Address / Intersection	5 Digit ZIP Code	General Plan Designation (Current)	Zoning Designation (Current)	Proposed General Plan (GP) Designation	Parcel Size (Acres)	Existing Use/Vacancy	Ownership
474590039	KALMIA ST	92557	R5 Residential	RA2	R5 Residential	0.9728852	Vacant	SUPARNIE CANFIELD
474180030	OVERLOOK CIR	92557	R5 Residential	RA2	R5 Residential	0.4791701	Vacant	FRANCISCO J SANDOVAL
474180032	OVERLOOK CIR	92557	R5 Residential	RA2	R5 Residential	1.2118359	Vacant	COLEMAN STEVEN J
474130014	KALMIA ST	92557	R5 Residential	RA2	R5 Residential	1.7846081	Vacant	FEDERICO PINEDA ROSAS
474130003	KALMIA ST	92557	R5 Residential	RA2	R5 Residential	0.4709915	Vacant	NORBERTA R MONTERO
474170008	OVERLOOK CIR	92557	R5 Residential	RA2	R5 Residential	1.7020246	Vacant	HAO H TA
474180031	OVERLOOK CIR	92557	R5 Residential	RA2	R5 Residential	0.4878118	Vacant	A&A PROP GROUP
474161035	MATHEWS RD	92557	R5 Residential	RA2	R5 Residential	1.1514836	Vacant	MARIA J LUNA
474590034	KALMIA ST	92557	R5 Residential	RA2	R5 Residential	0.9954998	Vacant	TARDY KENNETH R
474250015	MORRISON ST	92555	R5 Residential	RA2	R5 Residential	13.335198	Vacant	JOHN FREDERICK FLUCK
474250058	IRONWOOD AVE	92555	R5 Residential	RA2	R5 Residential	0.4167531	Vacant	HASSAN KHANSARI

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Assessor Parcel Number	Site Address / Intersection	5 Digit ZIP Code	General Plan Designation (Current)	Zoning Designation (Current)	Proposed General Plan (GP) Designation	Parcel Size (Acres)	Existing Use/Vacancy	Ownership
292100015	GRAHAM ST	92553	C Commercial	CC, SP 204	Corridor Mixed Use	0.5854939	Vacant	KATYUSKA PAREDES LOPEZ
484030028	NW OF COPPER COVE LN AND LASSELLE ST	92553	C Commercial	NC	Corridor Mixed Use	8.6290095	Vacant	GLENN A SERRE
487461006	SW OF COTTONWOOD AVE AND DARWIN DR	92555	R5 Residential	RA2	R5 Residential	9.4338225	Vacant	MACJONES HOLDINGS
292100016	23805 SUNNYMEAD BLV	92553	C Commercial	CC, SP 204	Corridor Mixed Use	17.636668	General/Retail Commercial	MORENO VALLEY PLAZA
316110022	SW OF KRAMERIA AVE and PERRIS BLVD	92551	R5 Residential	R5	R15 Residential	1.6811592	Vacant	PI PROPERTIES NO 67
316110024	SW OF KRAMERIA AVE and PERRIS BLVD	92551	R5 Residential	R5	R15 Residential	4.6222286	Vacant	PI PROPERTIES NO 67
488080024	SW OF IRONWOOD AVE AND MORENO BEACH DR	92555	R2 Residential	RA2	R10 Residential	18.783018	Vacant	REGIONAL PROPERTIES INC
292100019	HEACOCK ST	92553	C Commercial	CC	Corridor Mixed Use	5.0381633	Vacant	KEVIN T DOAN
485081043	24897 JOHN F KENNEDY DR	92551	C Commercial	NC	Corridor Mixed Use	3.9079218	Vacant	GOSSETT FAMILY TRUST DATED 6/16/2000
316110023	SW OF KRAMERIA AVE and PERRIS BLVD	92551	R5 Residential	R5	R15 Residential	4.70513	Vacant	PI PROPERTIES NO 67
259550007	EAST OF PIGEON PASS RD AT LAWLESS RD	92557	R3 Residential	HR	R3 Residential	0.9467897	Vacant	KB HOME COASTAL INC

List of Sites to be Rezoned

Assessor Parcel Number	Site Address / Intersection	5 Digit ZIP Code	General Plan Designation (Current)	Zoning Designation (Current)	Proposed General Plan (GP) Designation	Parcel Size (Acres)	Existing Use/Vacancy	Ownership
259550012	EAST OF PIGEON PASS RD AT LAWLESS RD	92557	R3 Residential	HR	R3 Residential	0.6329531	Vacant	KB HOME COASTAL INC
259550013	EAST OF PIGEON PASS RD AT LAWLESS RD	92557	R3 Residential	HR	R3 Residential	0 6489645	Vacant	KB HOME COASTAL INC
259550010	EAST OF PIGEON PASS RD AT LAWLESS RD	92557	R3 Residential	HR	R3 Residential	0.6492541	Vacant	KB HOME COASTAL INC
259550014	EAST OF PIGEON PASS RD AT LAWLESS RD	92557	R3 Residential	HR	R3 Residential	0 6231013	Vacant	KB HOME COASTAL INC
259550015	EAST OF PIGEON PASS RD AT LAWLESS RD	92557	R3 Residential	HR	R3 Residential	0.6260458	Vacant	KB HOME COASTAL INC
259550009	EAST OF PIGEON PASS RD AT LAWLESS RD	92557	R3 Residential	HR	R3 Residential	0 6336883	Vacant	KB HOME COASTAL INC
259550006	EAST OF PIGEON PASS RD AT LAWLESS RD	92557	R3 Residential	HR	R3 Residential	0.8702683	Vacant	KB HOME COASTAL INC
259550008	EAST OF PIGEON PASS RD AT LAWLESS RD	92557	R3 Residential	HR	R3 Residential	0 7090268	Vacant	KB HOME COASTAL INC
259550011	EAST OF PIGEON PASS RD AT LAWLESS RD	92557	R3 Residential	HR	R3 Residential	0.6333637	Vacant	KB HOME COASTAL INC
259550016	EAST OF PIGEON PASS RD AT LAWLESS RD	92557	R3 Residential	HR	R3 Residential	0 5860901	Vacant	KB HOME COASTAL INC
259550017	EAST OF PIGEON PASS RD AT LAWLESS RD	92557	R3 Residential	HR	R3 Residential	0.7910529	Vacant	KB HOME COASTAL INC

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Assessor Parcel Number	Site Address / Intersection	5 Digit ZIP Code	General Plan Designation (Current)	Zoning Designation (Current)	Proposed General Plan (GP) Designation	Parcel Size (Acres)	Existing Use/Vacancy	Ownership
474741011	ROCKY HEIGHTS LN	92557	R3 Residential	OS	R3 Residential	0.3954464	Greenways/Open Space	DAYBREAK COMMUNITY ASSN
488080023	OLIVER ST	92555	R2 Residential	R2	R10 Residential	7.5329198	Vacant	LCTH INV
488080022	OLIVER ST	92555	R2 Residential	R2	R10 Residential	16.912297	Vacant	LCTH INV
485081037	24897 JOHN F KENNEDY	92551	C Commercial	NC	Corridor Mixed Use	0.5871809	Vacant	GOSSETT FAMILY TRUST DATED 6/16/2000
485081039	PERRIS BLVD	92551	C Commercial	NC	Corridor Mixed Use	0.6019182	General/Retail Commercial	OREILLY AUTO ENTERPRISES
482230024	NW OF PERRIS BLVD AND DELPHINIUM AVE	92553	R/O Residential Office	R10	Corridor Mixed Use	8.0205768	Vacant	PERRIS CACTUS DEV
308040054	LASSELLE ST AND KRAMERIA ST	92555	R20 Residential	MH, SP 193	R20 Residential	5.0956313	Vacant	CONTINENTAL EAST FUND III
482190022	NE OF ALESSANDRO BLVD AND INDIAN ST	92553	C Commercial	NC	Corridor Mixed Use	2.9842123	Vacant	VINOD KARDANI
484030026	25843 ALESSANDRO BLVD	92553	R/O Residential Office	R15	Corridor Mixed Use	2.2261533	Vacant	AMERICAN CHINESE DING CHEN DEV INC
474142006	11681 KITCHING ST	92557	R5 Residential	RA2	R5 Residential	4.6791295	Vacant	JOHNSON LIAO
292160041	12451 HEACOCK ST	92553	C Commercial	CC, SP 204	Corridor Mixed Use	0.6381929	General/Retail Commercial	KWAK KYUNG JA

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Assessor Parcel Number	Site Address / Intersection	5 Digit ZIP Code	General Plan Designation (Current)	Zoning Designation (Current)	Proposed General Plan (GP) Designation	Parcel Size (Acres)	Existing Use/Vacancy	Ownership
481120036	12578 HEACOCK ST	92553	C Commercial	CC, SP 204	Corridor Mixed Use	0.6205481	General/Retail Commercial	JOHN DAVID MONJAZI
481120027	12596 HEACOCK ST	92553	C Commercial	CC, SP 204	Corridor Mixed Use	0.5412841	General/Retail Commercial	WILLIAM H RAHE
481260048	12800 HEACOCK ST	92553	R/O Residential Office	VOR, SP 204	Corridor Mixed Use	1.4964922	Office	ARMANDO FRANCO
482030018	13055 INDIAN ST	92553	MU Mixed Use	VCR, SP 204	R20 Residential	0.6500132	Vacant	ALLCITY R E INC
482050038	13121 PERRIS BLV	92553	C Commercial	CC, SP 204	Corridor Mixed Use	1.0744535	General/Retail Commercial	ATHANASIOS ZOUNATIOTIS
482080023	13147 INDIAN ST	92553	R15 Residential	VR, SP 204	R20 Residential	0.5404211	Vacant	MARCELO CO
263132030	13171 EDGEMONT ST	92553	R/O Residential Office	R10	Residential Office	1.2979843	Vacant	APOLLO III DEV GROUP
482141033	13373 PERRIS BLV	92553	C Commercial	CC	Corridor Mixed Use	2.6408731	General/Retail Commercial	FORMOSA RENTALS
482152047	13373 PERRIS BLV	92553	C Commercial	CC	Corridor Mixed Use	2.9405507	General/Retail Commercial	FORMOSA RENTALS
482501032	14051 INDIAN ST	92553	C Commercial	NC	Corridor Mixed Use	1.9134522	General/Retail Commercial	MORENO WON CENTER
482501031	14125 INDIAN ST	92553	C Commercial	NC	Corridor Mixed Use	2.7368053	Light Industrial	SUNNYMEAD SELF STORAGE

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Assessor Parcel Number	Site Address / Intersection	5 Digit ZIP Code	General Plan Designation (Current)	Zoning Designation (Current)	Proposed General Plan (GP) Designation	Parcel Size (Acres)	Existing Use/Vacancy	Ownership
484253031	14910 PERRIS BLV K	92553	C Commercial	NC	Corridor Mixed Use	1 5371868	General/Retail Commercial	JFK PLAZA
484253035	14940 PERRIS BLV D	92553	C Commercial	NC	Corridor Mixed Use	0.7304201	General/Retail Commercial	JFK PLAZA
486070010	15030 PERRIS BLV	92551	C Commercial	NC	Corridor Mixed Use	0 8619329	General/Retail Commercial	YAEL ZUR
485081041	15135 PERRIS BLV	92551	C Commercial	NC	Corridor Mixed Use	0.6730039	General/Retail Commercial	MEI KIU LING
304260007	15551 VIA DEL LAGO	92555	R10 Residential	M, SP 193	R10 Residential	10 196976	Vacant	VIA DEL LAGO HOMES
485220019	15975 PERRIS BLV	92551	R30 Residential	R30	Corridor Mixed Use	2.0718999	Vacant	PERRIS AT PENTECOSTAL
486211022	15928 PERRIS BLV	92551	C Commercial	CC	Corridor Mixed Use	2 9906868	General/Retail Commercial	HOMAYOON SHAMOLIAN
485220031	15991 PERRIS BLV	92551	C Commercial	CC	Corridor Mixed Use	0.8406743	General/Retail Commercial	NEMC INC
312360002	16040 PERRIS BLV	92551	C Commercial	CC	Corridor Mixed Use	0 7344828	General/Retail Commercial	GREAT AMERICAN CHICKEN CORP INC
312360004	16080 PERRIS BLV	92551	C Commercial	CC	Corridor Mixed Use	1.7554425	General/Retail Commercial	IRIS PARTNERS
312360005	16100 PERRIS BLV	92551	C Commercial	CC	Corridor Mixed Use	1 3649991	General/Retail Commercial	Y OPCO

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Assessor Parcel Number	Site Address / Intersection	5 Digit ZIP Code	General Plan Designation (Current)	Zoning Designation (Current)	Proposed General Plan (GP) Designation	Parcel Size (Acres)	Existing Use/Vacancy	Ownership
312360006	16100 PERRIS BLV E	92551	C Commercial	CC	Corridor Mixed Use	2.2291251	General/Retail Commercial	IRIS PARTNERS
312360008	16150 PERRIS BLV	92551	C Commercial	CC	Corridor Mixed Use	0 8259467	General/Retail Commercial	DEL TACO
312360009	16170 PERRIS BLV	92551	C Commercial	CC	Corridor Mixed Use	0.9239949	General/Retail Commercial	IRIS PARTNERS
312360010	16190 PERRIS BLV	92551	C Commercial	CC	Corridor Mixed Use	0 9131857	General/Retail Commercial	J P D INLAND PROP
312360011	16210 PERRIS BLV	92551	C Commercial	CC	Corridor Mixed Use	0.6914156	General/Retail Commercial	VELIMIR PETAKOVICH
312020018	16340 PERRIS BLV	92551	C Commercial	CC	Corridor Mixed Use	4 4090318	Light Industrial	RED HAT PROP MORENO VALLEY
485081038	15075 PERRIS BLVD	92551	C Commercial	NC	Corridor Mixed Use	1.1105476	General/Retail Commercial	FAMILY DOLLAR INC
263132016	21644 DRACAEA AVE	92553	R/O Residential Office	R15	R3 Residential	2 3459977	Vacant	APOLLO IV DEV GROUP
291110032	22500 TOWN CIR	92553	C Commercial	MUC, SP 200	Center Mixed Use	31.664648	General/Retail Commercial	MORENO VALLEY MALL HOLDING
291110035	22550 TOWN CIR	92553	C Commercial	MUC, SP 200	Center Mixed Use	10 513489	General/Retail Commercial	SERITAGE SRC FINANCE
291110034	22650 TOWN CIR	92553	C Commercial	MUC, SP 200	Center Mixed Use	9.7337939	General/Retail Commercial	MORENO VALLEY MALL HOLDINGS

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Assessor Parcel Number	Site Address / Intersection	5 Digit ZIP Code	General Plan Designation (Current)	Zoning Designation (Current)	Proposed General Plan (GP) Designation	Parcel Size (Acres)	Existing Use/Vacancy	Ownership
296200003	23020 ALESSANDRO BLV	92553	C Commercial	NC	Corridor Mixed Use	0.724999	General/Retail Commercial	EVANGELOS KARPOUZIS
292241001	23260 SUNNYMEAD BLV	92553	C Commercial	CC, SP 204	Corridor Mixed Use	0.8032877	General/Retail Commercial	BRANDONS DINER INC
292241003	23278 OLIVEWOOD PLAZA DR	92553	C Commercial	CC, SP 204	Corridor Mixed Use	1.0619108	Vacant	HITEK DEV
292242008	23346 SUNNYMEAD BLV	92553	C Commercial	CC, SP 204	Corridor Mixed Use	0.8433011	General/Retail Commercial	HAROLD A VEUM
292230007	23550 SUNNYMEAD BLV	92553	C Commercial	CC, SP 204	Corridor Mixed Use	1.0428837	General/Retail Commercial	ZIBA INDUSTRIES INC
296280020	23550 ALESSANDRO BLV 100	92553	C Commercial	NC	Corridor Mixed Use	2.246908	General/Retail Commercial	GRAHAM SQUARE
292100003	23579 SUNNYMEAD RANCH RD	92553	C Commercial	CC, SP 204	Corridor Mixed Use	7.0714143	General/Retail Commercial	MORENO VALLEY PLAZA
292230046	23670 TOWER ST	92553	C Commercial	CC, SP 204	Corridor Mixed Use	2.0221153	General/Retail Commercial	JUAN P RENTERIA
296280016	23750 ALESSANDRO BLV	92553	C Commercial	NC	Corridor Mixed Use	2.9468926	General/Retail Commercial	MORENO BOWLING GROUP
296280010	23750 ALESSANDRO BLV B101	92553	C Commercial	NC	Corridor Mixed Use	2.243575	General/Retail Commercial	ALESSANDRO GROUP
296300005	23750 ALESSANDRO BLV C	92553	C Commercial	NC	Corridor Mixed Use	3.9994004	General/Retail Commercial	OASIS COMMUNITY CHURCH

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292160003	23846 SUNNYMEAD BLV	92553	C Commercial	CC, SP 204	Corridor Mixed Use	1.4707806	General/Retail Commercial	SUNNYMEAD INVESTMENTS
292160038	23848 SUNNYMEAD BLV	92553	C Commercial	CC, SP 204	Corridor Mixed Use	0.668022	General/Retail Commercial	PASHLEY PROP
292160009	23874 SUNNYMEAD BLV	92553	C Commercial	CC, SP 204	Corridor Mixed Use	0.6271548	General/Retail Commercial	EDDY HSIEH
292160040	23918 SUNNYMEAD BLV	92553	C Commercial	CC, SP 204	Corridor Mixed Use	0.6874637	General/Retail Commercial	0292160010 - NO ASSESSEE FOR RECONVEY
292100011	23935 SUNNYMEAD BLV	92553	C Commercial	CC, SP 204	Corridor Mixed Use	7.0279451	General/Retail Commercial	MORENO VALLEY PLAZA
482481034	24021 ALESSANDRO BLV	92553	C Commercial	NC	Corridor Mixed Use	4.4379809	General/Retail Commercial	SOUTHPOINTE CENTRE LTD
482180034	24050 ALESSANDRO BLV	92553	C Commercial	NC	Corridor Mixed Use	2.0460195	General/Retail Commercial	JEFFREY J STANSFIELD
481120004	24085 SUNNYMEAD BLV	92553	MU Mixed Use	VCR, SP 204	Corridor Mixed Use	0.6790119	Vacant	MOVAL PROP
482020029	24087 EUCALYPTUS AVE	92553	R15 Residential	VR, SP 204	R20 Residential	0.6414018	Vacant	ANTHONY ALMEIDA
481120006	24135 SUNNYMEAD BLV	92553	MU Mixed Use	VCR, SP 204	Corridor Mixed Use	0.6951218	General/Retail Commercial	SUNNYMEAD BLV TRUST
481112014	24150 SUNNYMEAD BLV	92553	MU Mixed Use	VCR, SP 204	Corridor Mixed Use	0.8094986	General/Retail Commercial	HO JEONG KIM

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481112013	24170 SUNNYMEAD BLV	92553	MU Mixed Use	VCR, SP 204	Corridor Mixed Use	0 798855	General/Retail Commercial	COMMERCIAL ESSA INV
481111013	24210 POSTAL AVE	92553	MU Mixed Use	VCR, SP 204	Corridor Mixed Use	1.1978408	General/Retail Commercial	RAMIN BRAL
481120012	24231 SUNNYMEAD BLV	92553	MU Mixed Use	VCR, SP 204	Corridor Mixed Use	0 5503139	Office	STEVEN R KAY
481112008	24240 SUNNYMEAD BLV	92553	MU Mixed Use	VCR, SP 204	Corridor Mixed Use	0.8121849	Vacant	J M J HUANG ENTERPRISES INC
481130030	24244 FIR AVE	92553	R15 Residential	VR, SP 204	R20 Residential	1 2316327	Vacant	HSIAO JEN LEE
481140025	24298 WEBSTER AVE	92553	R/O Residential Office	VOR, SP 204	R20 Residential	0.9058123	Vacant	CALCHOICE INV INC
481102016	24300 SUNNYMEAD BLV	92553	MU Mixed Use	VCR, SP 204	Corridor Mixed Use	1 927243	General/Retail Commercial	HMP PROP
481240035	24300 MYERS AVE	92553	R15 Residential	VR, SP 204	R20 Residential	0.5816782	Vacant	YUET LING LEE
481150027	24320 FIR AVE	92553	R15 Residential	VR, SP 204	R20 Residential	0 9075175	Vacant	DRESCH CHAN & ZHOU
482080011	24365 ATWOOD AVE	92553	R15 Residential	VR, SP 204	R20 Residential	0.8442388	Vacant	PACIFIC PLUS INV
481140022	24378 WEBSTER AVE	92553	R/O Residential Office	VOR, SP 204	R20 Residential	0 9130011	Vacant	LUVIE CORP

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Assessor Parcel Number	Site Address / Intersection	5 Digit ZIP Code	General Plan Designation (Current)	Zoning Designation (Current)	Proposed General Plan (GP) Designation	Parcel Size (Acres)	Existing Use/Vacancy	Ownership
481150024	24384 FIR AVE	92553	R15 Residential	VR, SP 204	R20 Residential	0.9154911	Vacant	DRESCH CHAN & ZHOU PARTNERSHIP
481140009	24405 SUNNYMEAD BLV	92553	MU Mixed Use	VCR, SP 204	Corridor Mixed Use	0 8861803	General/Retail Commercial	SAMIR SADIK
482700001	24430 ALESSANDRO BLV	92553	C Commercial	CC	Corridor Mixed Use	1.9645133	General/Retail Commercial	PERRY COOPER
481140031	24437 SUNNYMEAD BLV	92553	MU Mixed Use	VCR, SP 204	Corridor Mixed Use	2 6275879	General/Retail Commercial	SUNDANCE PLAZA
482700004	24440 ALESSANDRO BLV A	92553	C Commercial	CC	Corridor Mixed Use	0.7906428	General/Retail Commercial	ERIC D COMER
481101038	24456 SUNNYMEAD BLV	92553	MU Mixed Use	VCR, SP 204	Corridor Mixed Use	0 8009431	General/Retail Commercial	CHARLES MALCOM JAMES
481070046	24524 SUNNYMEAD BLV	92553	C Commercial	CC, SP 204	Corridor Mixed Use	2.1545972	General/Retail Commercial	TEMPLE DE MILAGROS INTERNATIONAL
482520006	24525 ALESSANDRO BLV	92553	C Commercial	CC	Corridor Mixed Use	0 7069753	General/Retail Commercial	KRISTIE M PABST
482520003	24525 ALESSANDRO BLV	92553	C Commercial	CC	Corridor Mixed Use	0.5312844	General/Retail Commercial	EDUARDO SALAS
482520001	24561 ALESSANDRO BLV	92553	C Commercial	CC	Corridor Mixed Use	1 3446594	General/Retail Commercial	AN TANG DAO
482070028	24564 DRACAEA AVE	92553	R15 Residential	VR, SP 204	R20 Residential	0.9265391	Vacant	PACIFIC SOUTHWEST DIST OF WESLEYAN CHURCH

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Assessor Parcel Number	Site Address / Intersection	5 Digit ZIP Code	General Plan Designation (Current)	Zoning Designation (Current)	Proposed General Plan (GP) Designation	Parcel Size (Acres)	Existing Use/Vacancy	Ownership
481161009	24595 SUNNYMEAD BLV	92553	C Commercial	CC, SP 204	Corridor Mixed Use	0.8711529	General/Retail Commercial	VICTOR N HERRERA
482520004	24595 ALESSANDRO BLV	92553	C Commercial	CC	Corridor Mixed Use	2.6755308	General/Retail Commercial	K & R INV
481161010	24619 SUNNYMEAD BLV	92553	C Commercial	CC, SP 204	Corridor Mixed Use	0.8883522	General/Retail Commercial	MARIO N HERRERA
481070044	24626 SUNNYMEAD BLV	92553	C Commercial	CC, SP 204	Corridor Mixed Use	0.8362735	General/Retail Commercial	BRANDONS DINER INC
482520005	24641 ALESSANDRO BLV	92553	C Commercial	CC	Corridor Mixed Use	1.091414	General/Retail Commercial	AN TANG DAO
482520012	24685 ALESSANDRO BLV	92553	C Commercial	CC	Corridor Mixed Use	1.789678	General/Retail Commercial	THONG VAN TRAN
482520013	24725 ALESSANDRO BLV 138	92553	C Commercial	CC	Corridor Mixed Use	6.1376204	General/Retail Commercial	EUNG CHEOL BAE
482540021	24757 ALESSANDRO BLV	92553	C Commercial	CC	Corridor Mixed Use	0.6931809	General/Retail Commercial	BHULLAR INV
481180045	24759 SUNNYMEAD BLV	92553	C Commercial	CC, SP 204	Corridor Mixed Use	1.1956647	General/Retail Commercial	NADER INV INC
481082005	24760 SUNNYMEAD BLV	92553	C Commercial	CC, SP 204	Corridor Mixed Use	1.0036201	General/Retail Commercial	MICHELLE I SIDNEY
482050025	24768 ATWOOD AVE	92553	R15 Residential	VR, SP 204	R20 Residential	0.8939036	Vacant	ANJJ

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Assessor Parcel Number	Site Address / Intersection	5 Digit ZIP Code	General Plan Designation (Current)	Zoning Designation (Current)	Proposed General Plan (GP) Designation	Parcel Size (Acres)	Existing Use/Vacancy	Ownership
482540020	24775 ALESSANDRO BLV	92553	C Commercial	CC	Corridor Mixed Use	0.6840011	General/Retail Commercial	BHULLAR INV
481082006	24800 SUNNYMEAD BLV	92553	C Commercial	CC, SP 204	Corridor Mixed Use	0.8866969	General/Retail Commercial	MORENO RESTAURANT SERVICES
481180048	24801 SUNNYMEAD BLV	92553	C Commercial	CC, SP 204	Corridor Mixed Use	1.9164945	General/Retail Commercial	NADER INV INC
482060041	24804 DRACAEA AVE	92553	R15 Residential	VR, SP 204	R20 Residential	0.8865811	Vacant	HARNETHIA N MANSELL
482540028	24805 ALESSANDRO BLV	92553	C Commercial	CC	Corridor Mixed Use	3.3945784	General/Retail Commercial	FORMOSA RENTALS
482540022	24825 ALESSANDRO BLV	92553	C Commercial	CC	Corridor Mixed Use	0.6466426	General/Retail Commercial	BHULLAR INV
482540024	24831 ALESSANDRO BLV	92553	C Commercial	CC	Corridor Mixed Use	0.7585422	General/Retail Commercial	BHULLAR INV
482050005	24849 EUCALYPTUS AVE	92553	R15 Residential	VR, SP 204	R20 Residential	0.8903603	Vacant	ANJJ
482540004	24853 ALESSANDRO BLV	92553	C Commercial	CC	Corridor Mixed Use	0.6481434	General/Retail Commercial	BHULLAR INV
482540025	24875 ALESSANDRO BLV	92553	C Commercial	CC	Corridor Mixed Use	1.7682096	General/Retail Commercial	BHULLAR INV
481180030	24933 SUNNYMEAD BLV	92553	C Commercial	CC, SP 204	Corridor Mixed Use	1.1719855	General/Retail Commercial	TALAT RADWAN

List of Sites to be Rezoned

Assessor Parcel Number	Site Address / Intersection	5 Digit ZIP Code	General Plan Designation (Current)	Zoning Designation (Current)	Proposed General Plan (GP) Designation	Parcel Size (Acres)	Existing Use/Vacancy	Ownership
482582038	24939 CACTUS AVE	92553	R/O Residential Office	R10	Corridor Mixed Use	0.1878872	Vacant	PERRIS CACTUS DEV
482582039	24939 CACTUS AVE	92553	R/O Residential Office	R10	Corridor Mixed Use	5.4651006	Vacant	PERRIS CACTUS DEV
481083001	24952 SUNNYMEAD BLV	92553	C Commercial	CC, SP 204	Corridor Mixed Use	0.9752411	General/Retail Commercial	JAMES M JERPBAK
481200039	24961 FIR AVE	92553	C Commercial	CC, SP 204	Corridor Mixed Use	0.5658299	Vacant	HAYAT HADDAD
482540029	24991 ALESSANDRO BLV	92553	C Commercial	CC	Corridor Mixed Use	1.6573587	General/Retail Commercial	VALERI KAROGLANOV
484020019	25011 ALESSANDRO BLV	92553	C Commercial	CC	Corridor Mixed Use	2.2067785	General/Retail Commercial	WALGREEN CO
486081002	25020 FILAREE AVE	92551	C Commercial	CC	Corridor Mixed Use	0.5433596	General/Retail Commercial	CLARENCE ROMERO
312020020	25025 RED MAPLE LN	92551	C Commercial	CC	Corridor Mixed Use	1.0440533	General/Retail Commercial	RED MAPLE TOWERS
479200002	25141 COTTONWOOD AVE	92553	R5 Residential	R5	Corridor Mixed Use	2.7814982	Vacant	ROY A BLECKERT
484030002	25539 ALESSANDRO BLV	92553	R/O Residential Office	O	Corridor Mixed Use	0.7725031	Vacant	BORIS PIRIH
484030022	25767 ALESSANDRO BLV	92553	R15 Residential	R15	Corridor Mixed Use	0.5399849	Vacant	M J RAHMANI NEJAD

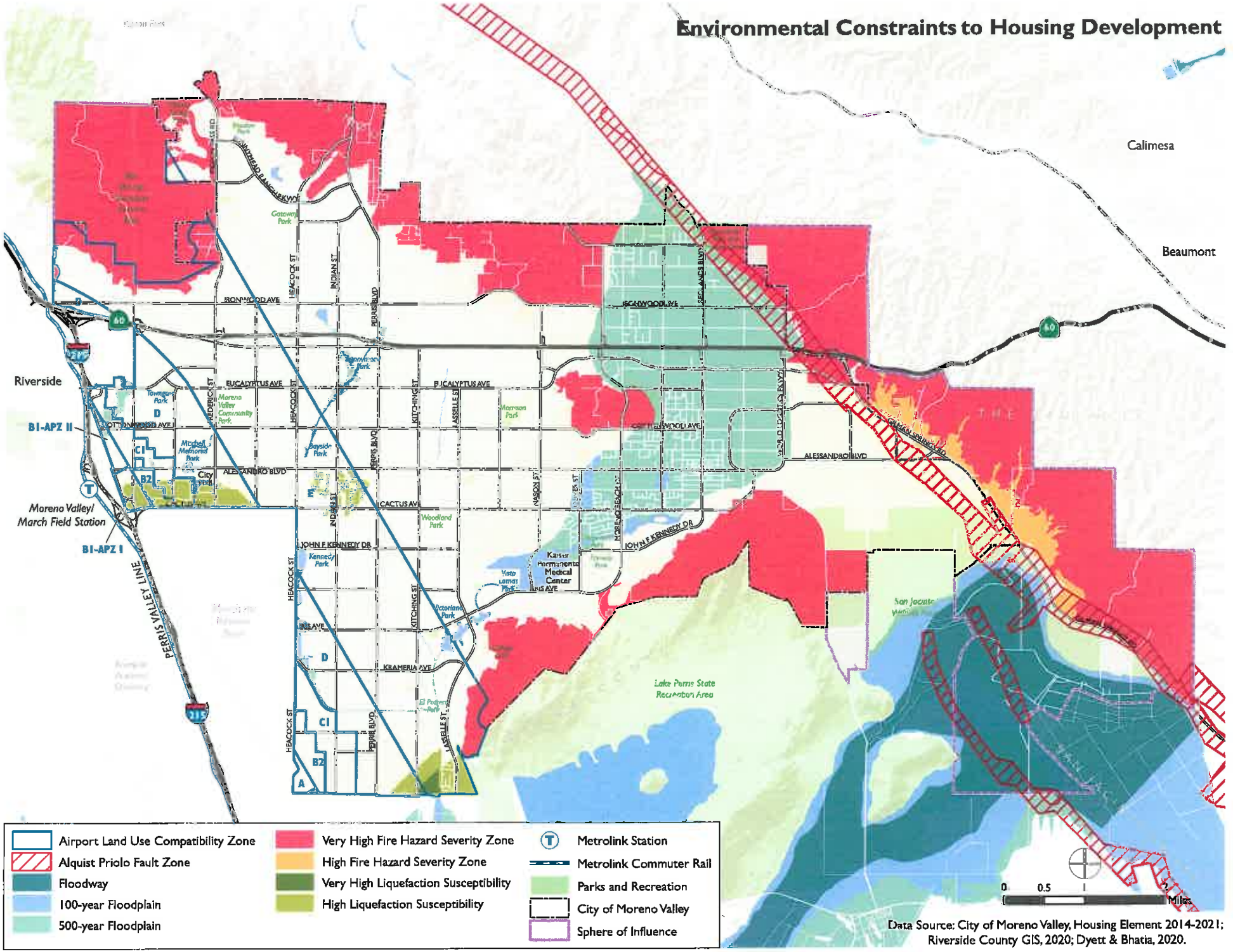
List of Sites to be Rezoned

Assessor Parcel Number	Site Address / Intersection	5 Digit ZIP Code	General Plan Designation (Current)	Zoning Designation (Current)	Proposed General Plan (GP) Designation	Parcel Size (Acres)	Existing Use/Vacancy	Ownership
484030013	25817 ALESSANDRO BLV	92553	R/O Residential Office	R15	Corridor Mixed Use	1.6673656	Vacant	AMERICAN CHINESE DING CHEN DEV INC

APPENDIX E:

ENVIRONMENTAL CONSTRAINTS TO HOUSING DEVELOPMENT

Environmental Constraints to Housing Development



Data Source: City of Moreno Valley, Housing Element 2014-2021; Riverside County GIS, 2020; Dyett & Bhatia, 2020.

APPENDIX F:

SITES APPROPRIATELY ZONED AND AVAILABLE FOR MOBILE HOME PARKS

Sites Appropriately Zoned and Available for Mobile Home Parks

Zoning in the City of Moreno Valley allows mobile home parks in any residential zone with a Conditional Use Permit. This allows for maximum design flexibility. There are no established standards for the design of mobile home spaces.

Currently, mobile home parks must be large enough to allow for professional management and a decent living environment and each mobile home park must include a minimum of 5 acres and recreational amenities for the tenants. It would not be financially advantageous to develop mobile home parks on land zoned for multiple-family housing since higher density could not be achieved given the single-story nature of the units. Accordingly, it would not be financially feasible to develop mobile home parks in residential designations lower than Residential 5 (R5).

This Appendix includes a list of vacant Housing Element Opportunity Sites that are five acres and larger, without environmental constraints, and are adequate in both size and zoning for development of new mobile home parks (84 total vacant acres). It is assumed that no more than 10 percent of the available acreage could potentially develop as mobile homes during the planning period, resulting in a possible 33 units. Units are calculated at 80 percent of total density capacity and reflect typical historical development patterns in the City (refer to Table 6-4).

Sites Appropriately Zoned and Available for Mobile Home Parks

Assessor Parcel Number	Site Address / Intersection	5 Digit ZIP Code	General Plan Designation (Current)	Zoning Designation (Current)	Proposed General Plan (GP) Designation	Parcel Size (Acres)	Existing Use / Vacancy	Ownership	Capacity (Units)
486310014	OLIVER ST	92555	R5 Residential	R5	R5 Residential	8.50	Vacant	T CAL REALTY II	3
478090011	BRADSHAW CIR	92555	R5 Residential	R5	R5 Residential	8.10	Vacant	ANDREWS STEPHEN V	3
316020025	SE OF INDIAN ST and GOYA AVE	92551	R5 Residential	R5	R5 Residential	5.08	Vacant	ALEXANDER TO	2
316020026	SE OF INDIAN ST and GOYA AVE	92551	R5 Residential	R5	R5 Residential	5.03	Vacant	CHRISTINA SIEW	2
316100024	NE OF MARIPOSA AVE AND INDIAN ST	92551	R5 Residential	R5	R5 Residential	6.60	Vacant	ZECHARIA HOVAV	3
474250015	MORRISON ST	92555	R5 Residential	RA2	R5 Residential	13.34	Vacant	JOHN FREDERICK FLUCK	5
488330051	ENCELIA AVE	92555	R5 Residential; R2 Residential; BP Business Park/Light Industrial	R5	R5 Residential	36.94	Vacant	PROLOGIS PARK MORENO VALLEY EUCALYPTUS	15

APPENDIX G:

SITES APPROPRIATELY ZONED AND AVAILABLE FOR MANUFACTURED HOMES

Sites Appropriately Zoned and Available for Manufactured Homes

Zoning in the City of Moreno Valley allows for the placement of manufactured homes on individual lots of 7,200 square feet or more in area. Manufactured homes on individual lots are subject to the same design guidelines as conventional homes.

This Appendix includes a list of vacant Housing Element Opportunity Sites that could potentially develop as manufactured housing (1,375 total vacant acres). It is assumed that no more than 10 percent of the available acreage would develop as manufactured housing during the planning period, resulting in a possible 640 units. Units are calculated at 80 percent of total density capacity and reflect typical historical development patterns in the City (refer to Table 6-5).

Sites Appropriately Zoned and Available for Manufactured Homes

Assessor Parcel Number	Site Address / Intersection	5 Digit ZIP Code	General Plan Designation (Current)	Zoning Designation (Current)	Proposed General Plan (GP) Designation	Parcel Size (Acres)	Existing Use / Vacancy	Ownership	Capacity (Units)
312360003	IRIS AVE	92551	C Commercial	CC	Corridor Mixed Use	0.50	Vacant	IRIS PARTNERS	1
312360004	CLOVER AVE	92551	R15 Residential	R15	R15 Residential	0.18	Vacant	MARGARITA ISABEL ORTEGA	0
312360007	CLOVER AVE	92551	R5 Residential	R5	R5 Residential	8.68	Vacant	TOWNE AVE PROP	3
312360011	SW OF GENTIAN AVE AND PERRIS BLVD	92551	C Commercial	CC	Corridor Mixed Use	22.23	Vacant	WAL ART REAL ESTATE BUSINESS TRUST	44
312360013	FIR AVE	92555	R5 Residential	R5	R5 Residential	2.29	Vacant	OLYMPIC MEDICAL SUPPLY	1
485163027	GENTIAN AVE	92551	R10 Residential	RS10	R10 Residential	0.32	Vacant	CECIL MACQUINTO	0
486570010	DAMASCUS RD	92555	R2 Residential	RA2	R2 Residential	9.43	Vacant	KUE SUNG LIN	2
487090006	VISTA DE CERROS DR	92555	R5 Residential	RA2	R5 Residential	0.80	Vacant	JESUS DURAN	0
487160001	NASON ST	92555	R2 Residential	RA2	R2 Residential	9.02	Vacant	DAVID L LANTZ	1
487160003	NASON ST	92555	R2 Residential	RA2	R2 Residential	5.81	Vacant	CAROLE LANTZ	1
487370001	EUCALYPTUS AVE	92555	R20 Residential	R20	R20 Residential	9.28	Vacant	SANMEAD LTD PARTNERSHIP	15
487370002	DRACAEA AVE	92555	R20 Residential	R20	R20 Residential	9.38	Vacant	SANMEAD LTD PARTNERSHIP	15
487150014	HEMLOCK AVE	92555	R2 Residential	RA2	R2 Residential	2.10	Vacant	CHARLOTTE BANTA	0
487170004	HEMLOCK AVE	92555	R2 Residential	RA2	R2 Residential	4.45	Vacant	CAROLE LANTZ	1
487060006	MORRISON ST	92555	R5 Residential	RA2	R5 Residential	0.85	Vacant	ROSSER DAVID H REVOCABLE TRUST	0
487150016	IRONWOOD AVE	92555	R2 Residential	RA2	R2 Residential	2.58	Vacant	GEORGE KEATING	0
487170005	HEMLOCK AVE	92555	R2 Residential	RA2	R2 Residential	4.89	Vacant	JOHN W LANTZ	1
487150018	IRONWOOD AVE	92555	R2 Residential	RA2	R2 Residential	2.30	Vacant	MICHAEL J KEATING	0
487170001	HEMLOCK AVE	92555	R2 Residential	RA2	R2 Residential	6.05	Vacant	CAROLE LANTZ	1
486310014	OLIVER ST	92555	R5 Residential	R5	R5 Residential	8.50	Vacant	T CAL REALTY II	3
486290010	WINDMILL LN	92555	R2 Residential	RA2	R2 Residential	1.16	Vacant	ADAN OLIVARES	0
485220006	EMMA LN	92551	R30 Residential	R30	R30 Residential	2.22	Vacant	PERRIS AT PENTECOSTAL	5

Sites Appropriately Zoned and Available for Manufactured Homes

Assessor Parcel Number	Site Address / Intersection	5 Digit ZIP Code	General Plan Designation (Current)	Zoning Designation (Current)	Proposed General Plan (GP) Designation	Parcel Size (Acres)	Existing Use / Vacancy	Ownership	Capacity (Units)
485220026	PERRIS BLVD	92551	R30 Residential	R30	Corridor Mixed Use	0.52	Vacant	PERRIS AT PENTECOSTAL	1
487260003	FIR AVE	92555	R5 Residential	R5	R5 Residential	2.33	Vacant	OLYMPIC MEDICAL SUPPLY	1
487150001	HEMLOCK AVE	92555	R2 Residential	RA2	R2 Residential	0.80	Vacant	MICHAEL FANOUS	0
486290005	WINDMILL LN	92555	R2 Residential	RA2	R2 Residential	1.16	Vacant	HERMINIO S ACADEMIA	0
487551001	SE OF COTTONWOOD AVE AND DARWIN DR	92555	R5 Residential	RA2	R5 Residential	0.55	Vacant	SANTA RITA INV	0
487551002	SE OF COTTONWOOD AVE AND DARWIN DR	92555	R5 Residential	RA2	R5 Residential	0.61	Vacant	SANTA RITA INV	0
487551005	SE OF COTTONWOOD AVE AND DARWIN DR	92555	R5 Residential	RA2	R5 Residential	0.51	Vacant	SANTA RITA INV	0
487550003	SW OF COTTONWOOD AVE AND DARWIN DR	92555	R5 Residential	RA2	R5 Residential	0.52	Vacant	SANTA RITA INV	0
487550002	SW OF COTTONWOOD AVE AND DARWIN DR	92555	R5 Residential	RA2	R5 Residential	0.52	Vacant	SANTA RITA INV	0
487550004	SW OF COTTONWOOD AVE AND DARWIN DR	92555	R5 Residential	RA2	R5 Residential	0.52	Vacant	ANTHONY HALE	0
487551003	SE OF COTTONWOOD AVE AND DARWIN DR	92555	R5 Residential	RA2	R5 Residential	0.59	Vacant	JUAN HERNANDEZ	0
487551004	SE OF COTTONWOOD AVE AND DARWIN DR	92555	R5 Residential	RA2	R5 Residential	0.57	Vacant	SANTA RITA INV	0
488080010	SE OF IRONWOOD AVE AND MORENO BEACH DR	92555	R2 Residential	RA2	R10 Residential	8.85	Vacant	JACOB LOGAR	7
488080011	OLIVER ST	92555	R2 Residential	R2	R10 Residential	9.00	Vacant	LCTH INV	7

Sites Appropriately Zoned and Available for Manufactured Homes

Assessor Parcel Number	Site Address / Intersection	5 Digit ZIP Code	General Plan Designation (Current)	Zoning Designation (Current)	Proposed General Plan (GP) Designation	Parcel Size (Acres)	Existing Use / Vacancy	Ownership	Capacity (Units)
488080008	SW OF IRONWOOD AVE AND MORENO BEACH DR	92555	R2 Residential	RA2	R10 Residential	8.54	Vacant	LCTH INV	7
488080009	SE OF IRONWOOD AVE AND MORENO BEACH DR	92555	R2 Residential	RA2	R10 Residential	8.86	Vacant	RICHSTAR INV CORP	7
488080005	SW OF IRONWOOD AVE AND MORENO BEACH DR	92555	R2 Residential	RA2	R10 Residential	8.58	Vacant	LCTH INV	7
488080006	SE OF IRONWOOD AVE AND MORENO BEACH DR	92555	R2 Residential	RA2	R10 Residential	8.35	Vacant	LCTH INV	7
487550001	SW OF COTTONWOOD AVE AND DARWIN DR	92555	R5 Residential	RA2	R5 Residential	0.55	Vacant	SANTA RITA INV	0
487551006	COLLIE CT	92555	R5 Residential	RA2	R5 Residential	0.55	Vacant	SANTA RITA INV	0
487551008	COLLIE CT	92555	R5 Residential	RA2	R5 Residential	0.57	Vacant	SANTA RITA INV	0
488080007	SE OF IRONWOOD AVE AND MORENO BEACH DR	92555	R2 Residential	RA2	R10 Residential	8.55	Vacant	BORIS PIRIH	7
475351019	HUBBARD ST	92557	R5 Residential	R5	R5 Residential	0.99	Vacant	CLAY FRAZIER	0
475300019	IRONWOOD AVE	92557	R5 Residential	R5	R5 Residential	0.47	Vacant	LEONARDO F GARCIA	0
475182053	OCALA CT	92557	R5 Residential	R5	R5 Residential	0.28	Vacant	GENAH ISAAC	0
475210047	HUBBARD ST	92557	R5 Residential	R5	R5 Residential	0.39	Vacant	CARLOS MEDINA	0
478120021	NW OF CACTUS AVE AND MERWIN ST	92555	R10 Residential	R10	R10 Residential	2.07	Vacant	MULTI VAC INC	2
475182051	OCALA CT	92557	R5 Residential	R5	R5 Residential	0.32	Vacant	GENAH ISAAC	0
475210006	HUBBARD ST	92557	R5 Residential	R5	R5 Residential	0.63	Vacant	ROY A BLECKERT	0
479170033	LASSELLE ST	92553	R5 Residential	R5	R5 Residential	0.68	Vacant	SAIRA MUSTAFIZ	0

Sites Appropriately Zoned and Available for Manufactured Homes

Assessor Parcel Number	Site Address / Intersection	5 Digit ZIP Code	General Plan Designation (Current)	Zoning Designation (Current)	Proposed General Plan (GP) Designation	Parcel Size (Acres)	Existing Use / Vacancy	Ownership	Capacity (Units)
479131012	SE OF DRACAEA AVE AND PERRIS BLVD	92553	R/O Residential Office	OC	Corridor Mixed Use	3.56	Vacant	YUM YUM DONUT SHOPS INC	7
479140024	SE OF DRACAEA AVE AND PERRIS BLVD	92553	R/O Residential Office	OC	Corridor Mixed Use	2.01	Vacant	YUM YUM DONUT SHOPS INC	4
479121027	ATWOOD AVE	92553	R15 Residential	R15	R15 Residential	0.23	Vacant	ENRIQUE MORAN CEJA	0
479150062	DRACAEA AVE	92553	R5 Residential	R5	R5 Residential	0.97	Vacant	PAUL SMITH	0
479140022	COTTONWOOD AVE	92553	R10 Residential	R10	Corridor Mixed Use	9.09	Vacant	COTTONWOOD 939	18
479190002	PERRIS BLVD	92553	R/O Residential Office	O	Corridor Mixed Use	4.76	Vacant	EASTERN MUNICIPAL WATER DIST	10
479312068	LAS PALOMAS DR	92557	R5 Residential	R5	R5 Residential	4.16	Vacant	VISTA DEL VERDE HOMEOWNERS ASSN	2
478120007	NE OF RICHARDS AVE AND REDLANDS BLVD	92555	R5 Residential	R5	R5 Residential	1.87	Vacant	MULTI VAC INC	1
478120020	NE OF RICHARDS AVE AND REDLANDS BLVD	92555	R10 Residential	RS10	R10 Residential	2.05	Vacant	MULTI VAC INC	2
478171010	WILMOT ST	92555	R3 Residential	R3	R3 Residential	0.73	Vacant	HENRI J RAHMON	0
478120017	NE OF RICHARDS AVE AND REDLANDS BLVD	92555	R5 Residential	R5	R5 Residential	2.00	Vacant	MULTI VAC INC	1
478120018	NE OF RICHARDS AVE AND REDLANDS BLVD	92555	R5 Residential	R5	R5 Residential	2.24	Vacant	MULTI VAC INC	1
478120023	NW OF CACTUS AVE AND MERWIN ST	92555	R10 Residential	R10	R10 Residential	2.20	Vacant	MULTI VAC INC	2
478120008	NE OF RICHARDS AVE AND REDLANDS BLVD	92555	R5 Residential	R5	R5 Residential	2.19	Vacant	MULTI VAC INC	1
478120022	NW OF CACTUS AVE AND MERWIN ST	92555	R10 Residential	R10	R10 Residential	2.29	Vacant	MULTI VAC INC	2
478120005	NE OF RICHARDS AVE AND WILMOT ST	92555	R10 Residential	RS10	R10 Residential	2.04	Vacant	MULTI VAC INC	2

Sites Appropriately Zoned and Available for Manufactured Homes

Assessor Parcel Number	Site Address / Intersection	5 Digit ZIP Code	General Plan Designation (Current)	Zoning Designation (Current)	Proposed General Plan (GP) Designation	Parcel Size (Acres)	Existing Use / Vacancy	Ownership	Capacity (Units)
478120011	NE OF RICHARDS AVE AND REDLANDS BLVD	92555	R10 Residential	RS10	R10 Residential	2.24	Vacant	MULTI VAC INC	2
478120019	NE OF RICHARDS AVE AND REDLANDS BLVD	92555	R10 Residential	RS10	R10 Residential	2.29	Vacant	MULTI VAC INC	2
478120024	NW OF CACTUS AVE AND MERWIN ST	92555	R10 Residential	R10	R10 Residential	1.98	Vacant	MULTI VAC INC	2
478250001	NE OF BAY AVE AND QUNCIY ST	92555	R3 Residential	R3	R3 Residential	17.98	Vacant	COTTONWOOD INV	4
478240012	SW OF BRODIAEA AVE AND SINCLAIR ST	92555	R10 Residential	R5\RS10	R10 Residential	8.85	Vacant	SANDEEP GUPTA	7
479690029	ABBEY LN	92557	R5 Residential	R5	R5 Residential	0.34	Vacant	MORENO VALLEY HOMES INC ASSN	0
482304041	BOGUE ST	92553	R10 Residential	RS10	R10 Residential	0.18	Vacant	ISAAC GENAH	0
479050010	SUNNYMEAD BLVD	92553	R15 Residential	R15	R15 Residential	4.34	Vacant	FURNITUREWALA LTD PARTNERSHIP	5
479090024	ATWOOD AVE	92553	R/O Residential Office	O	Corridor Mixed Use	0.60	Vacant	CHOW WENG LOH	1
482304040	BOGUE ST	92553	R10 Residential	RS10	R10 Residential	0.22	Vacant	ISAAC GENAH	0
482304037	BOGUE ST	92553	R10 Residential	RS10	R10 Residential	0.25	Vacant	ISAAC GENAH	0
482304038	BOGUE ST	92553	R10 Residential	RS10	R10 Residential	0.20	Vacant	ISAAC GENAH	0
482304043	BOGUE ST	92553	R10 Residential	RS10	R10 Residential	0.26	Vacant	ISAAC GENAH	0
478202053	GIFFORD AVE	92555	R3 Residential	R3	R3 Residential	0.57	Vacant	JORGE CALDERON	0
479050004	SUNNYMEAD BLVD	92553	R15 Residential	R15	R15 Residential	0.88	Vacant	PALM INV GROUP	1
482304045	BOGUE ST	92553	R10 Residential	RS10	R10 Residential	0.17	Vacant	ISAAC GENAH	0
482304039	BOGUE ST	92553	R10 Residential	RS10	R10 Residential	0.21	Vacant	ISAAC GENAH	0
479090019	ATWOOD AVE	92553	R15 Residential	R15	R15 Residential	0.28	Vacant	LAVERNE PAYTON	0
482304042	BOGUE ST	92553	R10 Residential	RS10	R10 Residential	0.20	Vacant	ISAAC GENAH	0
482210095	NW OF PERRIS BLVD AND BRODIAEA AVE	92553	R5 Residential	R5/CC	Corridor Mixed Use	12.90	Vacant	WEAVER PARK	26
482170009	SW OF COTTONWOOD AVE AND INDIAN ST	92553	R5 Residential	R5	R5 Residential	0.79	Vacant	JESUS MEJIA	0

Sites Appropriately Zoned and Available for Manufactured Homes

Assessor Parcel Number	Site Address / Intersection	5 Digit ZIP Code	General Plan Designation (Current)	Zoning Designation (Current)	Proposed General Plan (GP) Designation	Parcel Size (Acres)	Existing Use / Vacancy	Ownership	Capacity (Units)
482170011	SW OF COTTONWOOD AVE AND INDIAN ST	92553	R5 Residential	R5	R5 Residential	0.40	Vacant	RAY MEADOR	0
482170049	SW OF COTTONWOOD AVE AND INDIAN ST	92553	R5 Residential	R5	R5 Residential	0.38	Vacant	PARSHOTAM SAVITA	0
478120006	NE OF RICHARDS AVE AND WILMOT ST	92555	R10 Residential	RS10	R10 Residential	2.26	Vacant	MULTI VAC INC	2
478120010	NE OF RICHARDS AVE AND REDLANDS BLVD	92555	R10 Residential	RS10	R10 Residential	1.91	Vacant	MULTI VAC INC	2
479050001	SUNNYMEAD BLVD	92553	R15 Residential	R15	R15 Residential	1.46	Vacant	DJM GROUP	2
482304044	BOGUE ST	92553	R10 Residential	RS10	R10 Residential	0.17	Vacant	ISAAC GENAH	0
485220043	PERRIS BLVD	92551	R30 Residential	R30	R30 Residential	9.87	Vacant	PERRIS AT PENTECOSTAL	24
482700005	NW OF ALESSANDRO BLVD AND INDIAN ST	92553	C Commercial	CC	Corridor Mixed Use	1.60	Vacant	OPT MORENO VALLEY	3
484030025	SE OF ALESSANDRO BLVD AND KITCHING ST	92553	R/O Residential Office	O	Corridor Mixed Use	2.72	Vacant	JACOB LOGAR	5
484030003	SE OF ALESSANDRO BLVD AND KITCHING ST	92553	R/O Residential Office	O	Corridor Mixed Use	4.52	Vacant	PIRTH BORIS	9
478020035	SHUBERT ST	92555	R2 Residential	RA2	R2 Residential	8.07	Vacant	HARMINDER S CHERA	1
478040031	SE OF BAY AVE AND QUINCY ST	92555	R3 Residential	R3	R3 Residential	0.72	Vacant	ALFONSO R GUZMAN	0
478080004	NW OF BRODIAEA AVE AND QUNCY ST	92555	R3 Residential	R3	R3 Residential	2.28	Vacant	JAY MAROUN	1
478080005	NW OF BRODIAEA AVE AND QUNCY ST	92555	R3 Residential	R3	R3 Residential	2.35	Vacant	JAY MAROUN	1
478090012	BRADSHAW CIR	92555	R5 Residential	R5	R5 Residential	2.38	Vacant	ARIS SARIGIANIDES	1

Sites Appropriately Zoned and Available for Manufactured Homes

Assessor Parcel Number	Site Address / Intersection	5 Digit ZIP Code	General Plan Designation (Current)	Zoning Designation (Current)	Proposed General Plan (GP) Designation	Parcel Size (Acres)	Existing Use / Vacancy	Ownership	Capacity (Units)
478090025	BRADSHAW CIR	92555	R5 Residential	R5	R5 Residential	0.75	Vacant	CORP OF PRES BISHOP CH OF JESUS CHRIST LDS	0
478110003	NW OFCACTUS AVE AND REDLANDS BLVD	92555	R20 Residential	R20	R20 Residential	0.36	Vacant	SP CCI	1
478040025	SE OF BAY AVE AND ROXANNE RD	92555	R3 Residential	R3	R3 Residential	0.98	Vacant	HABITAT FOR HUMANITY	0
478090015	BRADSHAW CIR	92555	R5 Residential	R5	R5 Residential	1.88	Vacant	ARIS SARIGIANIDES	1
478100024	NE OF BRODIAEA AVE AND QUNCY ST	92555	R3 Residential	R3	R3 Residential	1.15	Vacant	KEVIN THINH NGUYEN	0
478110001	NW OFCACTUS AVE AND REDLANDS BLVD	92555	R15 Residential	R15	R15 Residential	8.52	Vacant	SP CCI	10
478110004	NW OFCACTUS AVE AND REDLANDS BLVD	92555	R20 Residential	R20	R20 Residential	1.34	Vacant	SP CCI	2
478120002	NE OF RICHARDS AVE AND WILMOT ST	92555	R5 Residential	R5	R5 Residential	2.20	Vacant	MULTI VAC INC	1
478040020	SE OF BAY AVE AND QUINCY ST	92555	R3 Residential	R3	R3 Residential	2.42	Vacant	SAMUEL SHENG E YANG	1
478070014	NW OF BRODIAEA AVE AND QUNCY ST	92555	R3 Residential	R3	R3 Residential	1.28	Vacant	JAY MAROUN	0
478080002	NW OF BRODIAEA AVE AND QUNCY ST	92555	R3 Residential	R3	R3 Residential	5.87	Vacant	K & S DEV CO	1
478080003	NW OF BRODIAEA AVE AND QUNCY ST	92555	R3 Residential	R3	R3 Residential	4.59	Vacant	MELVIN FRANKLIN PARKS	1
478090028	MC CLOUD DR	92555	R10 Residential	R10	R10 Residential	1.83	Vacant	STEVE SHIH TENG TSAI	1
478100018	NE OF BRODIAEA AVE AND QUNCY ST	92555	R3 Residential	R3	R3 Residential	6.29	Vacant	STEPHEN H PARK	2
478040021	SE OF BAY AVE AND QUINCY ST	92555	R3 Residential	R3	R3 Residential	1.79	Vacant	SANDY SHENG HUEI YANG	0

Sites Appropriately Zoned and Available for Manufactured Homes

Assessor Parcel Number	Site Address / Intersection	5 Digit ZIP Code	General Plan Designation (Current)	Zoning Designation (Current)	Proposed General Plan (GP) Designation	Parcel Size (Acres)	Existing Use / Vacancy	Ownership	Capacity (Units)
478080007	NW OF BRODIAEA AVE AND QUNCY ST	92555	R3 Residential	R3	R3 Residential	9.13	Vacant	TANCLAN LP	2
478080008	NW OF BRODIAEA AVE AND QUNCY ST	92555	R3 Residential	R3	R3 Residential	8.75	Vacant	TANCLAN LP	2
478080009	NW OF BRODIAEA AVE AND QUNCY ST	92555	R3 Residential	R3	R3 Residential	0.74	Vacant	JAMES S STAVROPOULOS	0
478090024	BRADSHAW CIR	92555	R5 Residential	R5	R5 Residential	0.90	Vacant	CORP OF PRES BISHOP CH OF JESUS CHRIST LDS	0
478090029	MC CLOUD DR	92555	R10 Residential	R10	R10 Residential	1.83	Vacant	STEVE SHIH TENG TSAI	1
478100002	NE OF BRODIAEA AVE AND QUNCY ST	92555	R3 Residential	R3	R3 Residential	6.55	Vacant	GRACE HONG	2
478110007	NW OFCACTUS AVE AND REDLANDS BLVD	92555	R20 Residential	R20	R20 Residential	2.21	Vacant	MULTI VAC INC	4
478040016	SE OF BAY AVE AND QUINCY ST	92555	R3 Residential	R3	R3 Residential	1.23	Vacant	LIN CHAI CHEN	0
478040017	SE OF BAY AVE AND QUINCY ST	92555	R3 Residential	R3	R3 Residential	1.58	Vacant	LIN CHAI CHEN	0
478040018	SE OF BAY AVE AND QUINCY ST	92555	R3 Residential	R3	R3 Residential	1.52	Vacant	LIN CHAI CHEN	0
478090026	MC CLOUD DR	92555	R10 Residential	R10	R10 Residential	2.90	Vacant	STEVE SHIH TENG TSAI	2
478110002	NW OFCACTUS AVE AND REDLANDS BLVD	92555	R20 Residential	R20	R20 Residential	2.28	Vacant	MULTI VAC INC	4
482700002	NW OF ALESSANDRO BLVD AND INDIAN ST	92553	C Commercial	CC	Corridor Mixed Use	1.50	Vacant	OPT MORENO VALLEY	3
478040024	SE OF BAY AVE AND ROXANNE RD	92555	R3 Residential	R3	R3 Residential	3.32	Vacant	RANCHO VERDE ESTATES	1
478070013	NW OF BRODIAEA AVE AND QUNCY ST	92555	R3 Residential	R3	R3 Residential	1.26	Vacant	JAY MAROUN	0

Sites Appropriately Zoned and Available for Manufactured Homes

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478080011	NW OF BRODIAEA AVE AND QUNCY ST	92555	R3 Residential	R3	R3 Residential	0.59	Vacant	JAMES S STAVROPOULOS	0
478090011	BRADSHAW CIR	92555	R5 Residential	R5	R5 Residential	8.10	Vacant	ANDREWS STEPHEN V	3
478090022	BRADSHAW CIR	92555	R5 Residential	R5	R5 Residential	1.11	Vacant	EDUARDO CATABAY VALENZUELA	0
478090027	MC CLOUD DR	92555	R10 Residential	R10	R10 Residential	1.90	Vacant	STEVE SHIH TENG TSAI	2
478100023	NE OF BRODIAEA AVE AND QUNCY ST	92555	R3 Residential	R3	R3 Residential	3.30	Vacant	KEVIN THINH NGUYEN	1
478100025	NE OF BRODIAEA AVE AND QUNCY ST	92555	R3 Residential	R3	R3 Residential	1.12	Vacant	KEVIN THINH NGUYEN	0
478110005	NW OFCACTUS AVE AND REDLANDS BLVD	92555	R20 Residential	R20	R20 Residential	0.19	Vacant	SP CCI	0
478020037	SHUBERT ST	92555	R2 Residential	RA2	R2 Residential	8.16	Vacant	AMRIK SINGH	1
478040028	SE OF BAY AVE AND QUINCY ST	92555	R3 Residential	R3	R3 Residential	0.85	Vacant	JESUS PULIDOAVILA	0
478080010	NW OF BRODIAEA AVE AND QUNCY ST	92555	R3 Residential	R3	R3 Residential	0.75	Vacant	JAMES S STAVROPOULOS	0
478110006	NW OFCACTUS AVE AND REDLANDS BLVD	92555	R20 Residential	R20	R20 Residential	1.84	Vacant	SP CCI	3
478120001	NE OF RICHARDS AVE AND WILMOT ST	92555	R5 Residential	R5	R5 Residential	1.99	Vacant	MULTI VAC INC	1
484041029	ALESSANDRO BLVD	92553	R5 Residential	R5	R5 Residential	0.43	Vacant	QUESTAR LINE 90 CO	0
484030020	COPPER COVE LN	92553	R15 Residential	R15	Corridor Mixed Use	1.56	Vacant	M J RAHMANI NEJAD	3
478040027	SE OF BAY AVE AND ROXANNE RD	92555	R3 Residential	R3	R3 Residential	3.68	Vacant	HABITAT FOR HUMANITY	1
478040029	SE OF BAY AVE AND QUINCY ST	92555	R3 Residential	R3	R3 Residential	0.91	Vacant	ROSALBA LEAL	0

Sites Appropriately Zoned and Available for Manufactured Homes

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478060013	BELIA CT	92555	R3 Residential	R3	R3 Residential	1.16	Vacant	JOSE MERCADO MACIAS	0
478090018	BRADSHAW CIR	92555	R5 Residential	R5	R5 Residential	3.07	Vacant	CORP OF PRES BISHOP CH OF JESUS CHRIST LDS	1
316020025	SE OF INDIAN ST and GOYA AVE	92551	R5 Residential	R5	R5 Residential	5.08	Vacant	ALEXANDER TO	2
316030019	GOYA AVE	92551	R5 Residential	R5	R5 Residential	2.48	Vacant	APOSTOLIC ASSEM FAITH IN CHRIST JESUS INC	1
316020023	SE OF INDIAN ST and GOYA AVE	92551	R5 Residential	R5	R5 Residential	0.93	Vacant	YOUSSEF LAND NINE	0
316020026	SE OF INDIAN ST and GOYA AVE	92551	R5 Residential	R5	R5 Residential	5.03	Vacant	CHRISTINA SIEW	2
316030003	SW OF IRIS AVE and NEW LIGHT WAY	92551	R5 Residential	R5	R5 Residential	1.11	Vacant	CREAMEAN THOMAS W	0
316030014	SW OF IRIS AVE AND PERRIS BLVD	92551	C Commercial	NC	Corridor Mixed Use	8.56	Vacant	UNITED FAMILY LTD PARTNERSHIP	17
316100021	NE OF MARIPOSA AVE AND INDIAN ST	92551	R5 Residential	R5	R5 Residential	3.60	Vacant	ZECHARIA HOVAV	1
316100022	NE OF MARIPOSA AVE AND INDIAN ST	92551	R5 Residential	R5	R5 Residential	3.66	Vacant	ZECHARIA HOVAV	1
316160003	NE OF MARIPOSA AVE AND INDIAN ST	92551	R5 Residential	R5	R5 Residential	0.63	Vacant	JAMES LYNN OLSEN	0
316110010	SW OF KRAMERIA AVE and PERRIS BLVD	92551	R5 Residential	R5	R5 Residential	2.07	Vacant	KENNETH LEE	1
312300034	SADDLEBROOK LN	92551	R5 Residential	R5	R5 Residential	1.02	Vacant	GTE	0
316020020	SE OF INDIAN ST and GOYA AVE	92551	R5 Residential	R5	R5 Residential	1.26	Vacant	YOUSSEF LAND NINE	1
316020024	SE OF INDIAN ST and GOYA AVE	92551	R5 Residential	R5	R5 Residential	4.87	Vacant	YOUSSEF LAND NINE	2

Sites Appropriately Zoned and Available for Manufactured Homes

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316030018	GOYA AVE	92551	R5 Residential	R5	R5 Residential	2.46	Vacant	APOSTOLIC ASSEMBLY FAITH CHRIST JESUS INC	1
316030021	EMMA LN SOUTH OF IRIS AVE	92551	R5 Residential	R5	R5 Residential	1.36	Vacant	JOHN OOTEN	1
292222036	HEMLOCK AVE	92557	R15 Residential	R15	R15 Residential	0.20	Vacant	BLANCA ESTELLA HERNANDEZ	0
292170017	HEMLOCK AVE	92557	R15 Residential	R15	R15 Residential	0.91	Vacant	GTE CALIF	1
316100024	NE OF MARIPOSA AVE AND INDIAN ST	92551	R5 Residential	R5	R5 Residential	6.60	Vacant	ZECHARIA HOVAV	3
316100026	NE OF MARIPOSA AVE AND INDIAN ST	92551	R5 Residential	R5	R5 Residential	3.05	Vacant	ZECHARIA HOVAV	1
316020021	SE OF INDIAN ST and GOYA AVE	92551	R5 Residential	R5	R5 Residential	1.29	Vacant	YOUSSEF LAND NINE	1
316020022	SE OF INDIAN ST and GOYA AVE	92551	R5 Residential	R5	R5 Residential	0.90	Vacant	YOUSSEF LAND NINE	0
291181027	BAY AVE	92553	R5 Residential	R5	R5 Residential	0.40	Vacant	FERNANDO MIRANDA CASAS	0
292222015	HEMLOCK AVE	92557	R15 Residential	R15	R15 Residential	0.20	Vacant	BLANCA ESTELLA HERNANDEZ	0
292181004	HEMLOCK AVE	92557	R15 Residential	R15	R15 Residential	0.89	Vacant	JOHN CHARLES SMITH	1
292181015	KRISTEN CT	92557	R15 Residential	R15	R15 Residential	0.16	Vacant	ALBINE TRINIDAD MENDOZA	0
256150034	PENUNURI WAY	92557	R5 Residential	R5	R5 Residential	0.44	Vacant	DENNIS L COLEMAN	0
264236001	MARK TWAIN	92557	R10 Residential	RS10	R10 Residential	2.14	Vacant	A 1 PROP MANAGEMENT	2
264100021	PIGEON PASS RD	92557	R5 Residential	R5	R5 Residential	2.30	Vacant	DAVID P VO	1
256222007	WINDING RD	92557	R5 Residential	R5	R5 Residential	0.36	Vacant	SHARON D LAMBERT	0
256222011	WINDING RD	92557	R5 Residential	R5	R5 Residential	0.29	Vacant	JUAN CARLOS AGUILAR	0

Sites Appropriately Zoned and Available for Manufactured Homes

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256222012	WINDING RD	92557	R5 Residential	R5	R5 Residential	0.36	Vacant	CAROL DOBSON	0
474250017	IRONWOOD AVE	92555	R5 Residential	RA2	R5 Residential	0.53	Vacant	HASSAN KHANSARI	0
474120010	VENETIAN DR	92557	R5 Residential	R5	R5 Residential	0.60	Vacant	YONA NIR	0
474130034	KALMIA ST	92557	R5 Residential	RA2	R5 Residential	0.47	Vacant	KATHRYN Y HALL	0
474250011	IRONWOOD AVE	92555	R5 Residential	RA2	R5 Residential	1.03	Vacant	HASSAN KHANSARI	0
474180012	OVERLOOK CIR	92557	R5 Residential	RA2	R5 Residential	0.74	Vacant	RICARDO SANCHEZ	0
475090003	DAYBREAK TRL	92557	R5 Residential	R5	R5 Residential	0.98	Vacant	ROBERT MEDINA	0
474250020	MORRISON ST	92555	R5 Residential	RA2	R5 Residential	0.38	Vacant	RAVINDRA SHARMA	0
474590036	VENETIAN DR	92557	R5 Residential	RA2	R5 Residential	1.50	Vacant	MARYLOUISE ZUPPARDO	1
475050040	PERRIS BLVD	92557	R5 Residential	R5	R5 Residential	2.65	Vacant	ZECHARIA HOVAV	1
474590037	KALMIA ST	92557	R5 Residential	RA2	R5 Residential	0.89	Vacant	MARYLOUISE ZUPPARDO	0
474590039	KALMIA ST	92557	R5 Residential	RA2	R5 Residential	0.97	Vacant	SUPARNIE CANFIELD	0
474180030	OVERLOOK CIR	92557	R5 Residential	RA2	R5 Residential	0.48	Vacant	FRANCISCO J SANDOVAL	0
474180032	OVERLOOK CIR	92557	R5 Residential	RA2	R5 Residential	1.21	Vacant	COLEMAN STEVEN J	0
474130014	KALMIA ST	92557	R5 Residential	RA2	R5 Residential	1.78	Vacant	FEDERICO PINEDA ROSAS	1
473290013	NE OF JUNIPER AVE AND QUNCY ST	92555	R1 Residential	R1	R1 Residential	9.34	Vacant	LCTH INV	1
473300002	NW OF IRONWOOD AVE AND QUNCY ST	92555	R2 Residential	RA2	R2 Residential	9.30	Vacant	PELICAN LANDING LP	1
473300008	NW OF IRONWOOD AVE AND QUNCY ST	92555	R2 Residential	RA2	R2 Residential	9.48	Vacant	IRONWOOD JUNIPER PARTNERSHIP	2
473220072	IRONWOOD AVE	92555	R1 Residential	R1	R1 Residential	1.42	Vacant	IL NAM OH	0
473160008	NE OF IRONWOOD AVE AND MORENO BEACH DR	92555	R2 Residential	RA2	R2 Residential	28.07	Vacant	CA MILANO LTD PARTNERSHIP	4

Sites Appropriately Zoned and Available for Manufactured Homes

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473401021	LOCUST AVE	92555	R2 Residential	R2	R2 Residential	5.71	Vacant	NICHOLAS VICTOR BRUNO	1
473290007	NE OF JUNIPER AVE AND QUNCY ST	92555	R1 Residential	R1	R1 Residential	4.76	Vacant	CHRIS M RICE	0
473174002	NE OF KALMIA AVE AND QUNCY ST	92555	R1 Residential	R1	R1 Residential	9.46	Vacant	MARCELLO CO	1
473174003	NE OF KALMIA AVE AND QUNCY ST	92555	R1 Residential	R1	R1 Residential	9.45	Vacant	CHIU HUA CHANG	1
473174005	NE OF KALMIA AVE AND QUNCY ST	92555	R1 Residential	R1	R1 Residential	9.00	Vacant	FURNITUREWALA LTD PARTNERSHIP	1
488180028	COTTONWOOD AVE	92555	R2 Residential	RA2	R2 Residential	18.39	Vacant	LIANG CHYR CHANG	3
488190031	BAY AVE	92555	HR Hillside Residential	HR/R3	HR Hillside Residential	1.74	Vacant	WILLIAM RASMUSSEN	0
488220014	SE OF BAY AVE AND OLIVER ST	92555	R3 Residential	R3	R3 Residential	8.94	Vacant	MORENO VALLEY INV ASSOC	2
474130003	KALMIA ST	92557	R5 Residential	RA2	R5 Residential	0.47	Vacant	NORBERTA R MONTERO	0
488250014	SW OF IRONWOOD AVE AND QUNCY ST	92555	R2 Residential	RA2	R2 Residential	9.49	Vacant	CHIU HUA CHANG	2
488260002	IRONWOOD AVE	92555	R1 Residential	R1	R1 Residential	2.12	Vacant	ROMAN CATHOLIC BISHOP OF SAN BERNARDINO	0
488260008	NW OF HEMLOCK AVE AND SINCLAIR ST	92555	R1 Residential	R1	R1 Residential	4.72	Vacant	BC MV LAND	0
473300004	NW OF IRONWOOD AVE AND QUNCY ST	92555	R2 Residential	RA2	R2 Residential	4.68	Vacant	CHRISTINE YANG	1
473300005	NW OF IRONWOOD AVE AND QUNCY ST	92555	R2 Residential	RA2	R2 Residential	4.05	Vacant	CHRISTINE YANG	1
473220009	JUNIPER AVE	92555	R1 Residential	R1	R1 Residential	9.50	Vacant	RICHARD CHADO	1
473220075	JUNIPER AVE	92555	R1 Residential	R1	R1 Residential	2.82	Vacant	EFREN Z LUCENA	0

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473280013	NW OF JUNIPER AVE AND QUNCY ST	92555	R2 Residential	RA2	R2 Residential	8.94	Vacant	CHRISTINE YANG	1
473280014	NW OF JUNIPER AVE AND QUNCY ST	92555	R2 Residential	RA2	R2 Residential	9.39	Vacant	TOWNE AVENUE PROP	2
473290015	NE OF JUNIPER AVE AND QUNCY ST	92555	R1 Residential	R1	R1 Residential	8.50	Vacant	LCTH INV	1
473300003	NW OF IRONWOOD AVE AND QUNCY ST	92555	R2 Residential	RA2	R2 Residential	9.38	Vacant	IRONWOOD JUNIPER PARTNERSHIP	2
473220010	JUNIPER AVE	92555	R1 Residential	R1	R1 Residential	7.81	Vacant	RICHARD CHADO	1
473220044	HIGHLAND BLVD	92555	R1 Residential	R1	R1 Residential	12.42	Vacant	PROFESSORS HIGHLANDERSON PROP PARTNERS	1
488220012	NE OF ALESSANDRO BLVD AND OLIVER ST	92555	R3 Residential	R3	R3 Residential	1.06	Vacant	GRACE LINK	0
488250013	SW OF IRONWOOD AVE AND QUNCY ST	92555	R2 Residential	RA2	R2 Residential	8.89	Vacant	CHIU HUA CHANG	1
488260005	NW OF HEMLOCK AVE AND SINCLAIR ST	92555	R1 Residential	R1	R1 Residential	9.45	Vacant	TRINITY BAPTIST CHURCH OF SUNNYMEAD	1
488260023	NE OF HEMLOCK AVE AND SINCLAIR ST	92555	R1 Residential	R1	R1 Residential	9.24	Vacant	IRONWOOD PROP PARTNERS	1
488260024	NE OF HEMLOCK AVE AND SINCLAIR ST	92555	R1 Residential	R1	R1 Residential	9.21	Vacant	IRONWOOD PROP PARTNERS	1
473220076	JUNIPER AVE	92555	R1 Residential	R1	R1 Residential	2.81	Vacant	EFREN Z LUCENA	0
473174004	NE OF KALMIA AVE AND QUNCY ST	92555	R1 Residential	R1	R1 Residential	9.07	Vacant	CHIU HUA CHANG	1
473174008	NE OF KALMIA AVE AND QUNCY ST	92555	R1 Residential	R1	R1 Residential	8.46	Vacant	MARCELLO CO	1
473174010	NE OF KALMIA AVE AND QUNCY ST	92555	R1 Residential	R1	R1 Residential	2.14	Vacant	WILLIAM VITO BRUNO	0

Sites Appropriately Zoned and Available for Manufactured Homes

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474170008	OVERLOOK CIR	92557	R5 Residential	RA2	R5 Residential	1.70	Vacant	HAO H TA	1
474180031	OVERLOOK CIR	92557	R5 Residential	RA2	R5 Residential	0.49	Vacant	A&A PROP GROUP	0
473290014	NE OF JUNIPER AVE AND QUNCY ST	92555	R1 Residential	R1	R1 Residential	9.38	Vacant	LCTH INV	1
473300001	NW OF IRONWOOD AVE AND QUNCY ST	92555	R2 Residential	RA2	R2 Residential	8.83	Vacant	USASIA INTERNATIONAL	1
473300009	NW OF IRONWOOD AVE AND QUNCY ST	92555	R2 Residential	RA2	R2 Residential	9.42	Vacant	PELICAN LANDING LP	2
473160009	NE OF IRONWOOD AVE AND MORENO BEACH DR	92555	R2 Residential	RA2	R2 Residential	9.43	Vacant	CALVARY CHAPEL OF MORENO VALLEY	2
473174012	NE OF KALMIA AVE AND QUNCY ST	92555	R1 Residential	R1	R1 Residential	2.16	Vacant	JUAN MIGUEL BUSTAMANTE	0
488190027	BAY AVE	92555	R3 Residential	R3	R3 Residential	9.35	Vacant	DR PARK PROP	2
488190033	BAY AVE	92555	HR Hillside Residential	HR	HR Hillside Residential	2.75	Vacant	RASMUSSEN WILLIAM T	0
488200015	BAY AVE	92555	HR Hillside Residential	HR/R3	HR Hillside Residential	2.45	Vacant	RASMUSSEN WILLIAM T	0
488260007	NW OF HEMLOCK AVE AND SINCLAIR ST	92555	R1 Residential	R1	R1 Residential	4.84	Vacant	MING HONG HSU	0
488260009	NW OF HEMLOCK AVE AND SINCLAIR ST	92555	R1 Residential	R1	R1 Residential	9.03	Vacant	LCTH INV	1
488260026	NE OF HEMLOCK AVE AND SINCLAIR ST	92555	R1 Residential	R1	R1 Residential	9.60	Vacant	IRONWOOD PROP PARTNERS	1
474161035	MATHEWS RD	92557	R5 Residential	RA2	R5 Residential	1.15	Vacant	MARIA J LUNA	0
474120011	11722 PERRIS BLVD	92557	R5 Residential	R5	R5 Residential	0.66	Vacant	MARIA MORALES	0
473280018	DOW ST	92555	R2 Residential	RA2	R2 Residential	1.13	Vacant	TOWNE AVENUE PROP	0
473280019	DOW ST	92555	R2 Residential	RA2	R2 Residential	1.12	Vacant	TOWNE AVENUE PROP	0

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473290003	NE OF JUNIPER AVE AND QUNCY ST	92555	R1 Residential	R1	R1 Residential	2.37	Vacant	GAYLE W WICKERD	0
473300010	NW OF IRONWOOD AVE AND QUNCY ST	92555	R2 Residential	RA2	R2 Residential	8.99	Vacant	USASIA INTERNATIONAL	1
473220043	JUNIPER AVE	92555	R1 Residential	R1	R1 Residential	5.79	Vacant	HUGO PALOMO LUNA	0
473174007	NE OF KALMIA AVE AND QUNCY ST	92555	R1 Residential	R1	R1 Residential	9.49	Vacant	MARCELO CO	1
488180027	COTTONWOOD AVE	92555	R2 Residential	RA2	R2 Residential	10.30	Vacant	PEW INV	2
488190024	COTTONWOOD AVE	92555	R3 Residential	R3	R3 Residential	6.87	Vacant	PLYMOUTH FOUNDATION	2
488200012	NE OF BAY AVE AND OLIVER ST	92555	R3 Residential	R3	R3 Residential	2.09	Vacant	COBRA 28 NO 5 LTD PARTNERSHIP	1
488220006	NE OF ALESSANDRO BLVD AND OLIVER ST	92555	R3 Residential	R3	R3 Residential	2.66	Vacant	JOON HO KIM	1
488220011	NE OF ALESSANDRO BLVD AND OLIVER ST	92555	R3 Residential	R3	R3 Residential	0.82	Vacant	ROBERT K YUN	0
488220001	NW OF ALESSANDRO BLVD AND OLIVER ST	92555	HR Hillside Residential	HR/R3	HR Hillside Residential	17.85	Vacant	CHARLES F MOOTHART	0
488250004	SE OF IRONWOOD AVE AND QUNCY ST	92555	R1 Residential	R1	R1 Residential	9.55	Vacant	LINDA CHANG	1
488250005	SE OF IRONWOOD AVE AND QUNCY ST	92555	R1 Residential	R1	R1 Residential	9.57	Vacant	REDLANDS 8 PROP	1
488250011	SE OF IRONWOOD AVE AND QUNCY ST	92555	R1 Residential	R1	R1 Residential	8.71	Vacant	AHMAD NINA REVOCABLE TRUST DATED 3/11/2019	1
488260010	NW OF HEMLOCK AVE AND SINCLAIR ST	92555	R1 Residential	R1	R1 Residential	9.03	Vacant	LCTH INV	1
488180025	COTTONWOOD AVE	92555	R2 Residential	RA2	R2 Residential	9.50	Vacant	PEW INV	2
488200022	NE OF BAY AVE AND OLIVER ST	92555	R3 Residential	R3	R3 Residential	1.82	Vacant	AVTAR S DHANJAL	0

Sites Appropriately Zoned and Available for Manufactured Homes

Assessor Parcel Number	Site Address / Intersection	5 Digit ZIP Code	General Plan Designation (Current)	Zoning Designation (Current)	Proposed General Plan (GP) Designation	Parcel Size (Acres)	Existing Use / Vacancy	Ownership	Capacity (Units)
488200023	NE OF BAY AVE AND OLIVER ST	92555	R3 Residential	R3	R3 Residential	1.45	Vacant	JUAN RAMIRO HERNANDEZ	0
488200025	NE OF BAY AVE AND MORENO BEACH DR	92555	R3 Residential	R3	R3 Residential	27.63	Vacant	CHARLES F MOOTHART	7
488250002	SW OF IRONWOOD AVE AND QUNCY ST	92555	R2 Residential	RA2	R2 Residential	9.01	Vacant	CHIU HUA CHANG	1
488250010	SE OF IRONWOOD AVE AND QUNCY ST	92555	R1 Residential	R1	R1 Residential	9.45	Vacant	LINDA CHANG	1
488200024	NE OF BAY AVE AND OLIVER ST	92555	R3 Residential	R3	R3 Residential	3.29	Vacant	MORENO VALLEY CHURCH OF CHRIST	1
488250009	SE OF IRONWOOD AVE AND QUNCY ST	92555	R1 Residential	R1	R1 Residential	9.50	Vacant	REDLANDS 8 PROP	1
488260001	IRONWOOD AVE	92555	R1 Residential	R1	R1 Residential	2.10	Vacant	ROMAN CATHOLIC BISHOP OF SAN BERNARDINO	0
488250001	SW OF IRONWOOD AVE AND QUNCY ST	92555	R2 Residential	RA2	R2 Residential	9.61	Vacant	CHIU HUA CHANG	2
488260025	NE OF HEMLOCK AVE AND SINCLAIR ST	92555	R1 Residential	R1	R1 Residential	9.23	Vacant	IRONWOOD PROP PARTNERS	1
488260027	NE OF HEMLOCK AVE AND SINCLAIR ST	92555	R1 Residential	R1	R1 Residential	19.26	Vacant	LCTH INV	2
475160065	INDIAN ST	92557	R5 Residential	R5	R5 Residential	1.59	Vacant	CAMPUS REALTY	1
475100006	SANDY GLADE AVE	92557	R5 Residential	R5	R5 Residential	0.32	Vacant	SOUTH 66 TRUST	0
474590034	KALMIA ST	92557	R5 Residential	RA2	R5 Residential	1.00	Vacant	TARDY KENNETH R	0
474250015	MORRISON ST	92555	R5 Residential	RA2	R5 Residential	13.34	Vacant	JOHN FREDERICK FLUCK	5
474250058	IRONWOOD AVE	92555	R5 Residential	RA2	R5 Residential	0.42	Vacant	HASSAN KHANSARI	0
474120046	VIA VON BATSCH	92557	R5 Residential	R5	R5 Residential	0.37	Vacant	GKC TRADING	0
475111036	SANDY GLADE AVE	92557	R5 Residential	R5	R5 Residential	0.37	Vacant	RAFAEL ZARATE	0
473220011	JUNIPER AVE	92555	R1 Residential	R1	R1 Residential	1.71	Vacant	EFREN Z LUCENA	0

Sites Appropriately Zoned and Available for Manufactured Homes

Assessor Parcel Number	Site Address / Intersection	5 Digit ZIP Code	General Plan Designation (Current)	Zoning Designation (Current)	Proposed General Plan (GP) Designation	Parcel Size (Acres)	Existing Use / Vacancy	Ownership	Capacity (Units)
473220017	NE OF IRONWOOD AVE AND SINCLAIR ST	92555	R1 Residential	R1	R1 Residential	15.83	Vacant	PROFESSORS HIGHLANDERSON PROP PARTNERS	1
473174013	28728 KALMIA AVE	92555	R1 Residential	R1	R1 Residential	2.16	Vacant	LATHAM HOMES INC	0
488200021	NE OF BAY AVE AND OLIVER ST	92555	R3 Residential	R3	R3 Residential	1.84	Vacant	MORENO VALLEY CHURCH OF CHRIST	0
488220005	NE OF ALESSANDRO BLVD AND OLIVER ST	92555	R3 Residential	R3	R3 Residential	9.14	Vacant	HELEN M H LIN	2
488250006	SE OF IRONWOOD AVE AND QUNCY ST	92555	R1 Residential	R1	R1 Residential	8.13	Vacant	REDLANDS 8 PROP	1
484030028	NW OF COPPER COVE LN AND LASSELLE ST	92553	C Commercial	NC	Corridor Mixed Use	8.63	Vacant	GLENN A SERRE	17
316110030	ANGELLA WAY	92551	R5 Residential	R5	R5 Residential	2.21	Vacant	SUDHIR S PATEL	1
316110025	SW OF KRAMERIA AVE and PERRIS BLVD	92551	R5 Residential	R5	R5 Residential	0.35	Vacant	KENNETH LEE	0
488080024	SW OF IRONWOOD AVE AND MORENO BEACH DR	92555	R2 Residential	RA2	R10 Residential	18.78	Vacant	REGIONAL PROPERTIES INC	15
292100019	HEACOCK ST	92553	C Commercial	CC	Corridor Mixed Use	5.04	Vacant	KEVIN T DOAN	10
478060023	ALESSANDRO BLVD	92555	R3 Residential	R3	R3 Residential	2.20	Vacant	MORENO VALLEY HAMNER PROP	1
478120025	NW OF RICHARDS AVE AND REDLANDS BLVD	92555	R10 Residential	RS10	R10 Residential	0.64	Vacant	SP CCI	1
478060018	SE OF BAY AVE AND MORENO BEACH DR	92555	R3 Residential	R3	R3 Residential	6.81	Vacant	MORENO VALLEY HAMNER PROP	2
474120054	11668 PERRIS BLVD	92557	R5 Residential	R5	R5 Residential	0.41	Vacant	NAFEESAH KAHALA	0
478060016	SE OF BAY AVE AND MORENO BEACH DR	92555	R3 Residential	R3	R3 Residential	3.33	Vacant	MORENO VALLEY HAMNER PROP	1

Sites Appropriately Zoned and Available for Manufactured Homes

Assessor Parcel Number	Site Address / Intersection	5 Digit ZIP Code	General Plan Designation (Current)	Zoning Designation (Current)	Proposed General Plan (GP) Designation	Parcel Size (Acres)	Existing Use / Vacancy	Ownership	Capacity (Units)
485081043	24897 JOHN F KENNEDY DR	92551	C Commercial	NC	Corridor Mixed Use	3.91	Vacant	GOSSETT FAMILY TRUST DATED 6/16/2000	8
488330052	ENCELIA AVE	92555	R5 Residential	R5	R5 Residential	2.96	Vacant	PROLOGIS PARK MORENO VALLEY EUCALYPTUS	1
488330051	ENCELIA AVE	92555	R5 Residential; R2 Residential; BP Business Park/Light Industrial	R5	R5 Residential	36.94	Vacant	PROLOGIS PARK MORENO VALLEY EUCALYPTUS	15
488080023	OLIVER ST	92555	R2 Residential	R2	R10 Residential	7.53	Vacant	LCTH INV	6
488080022	OLIVER ST	92555	R2 Residential	R2	R10 Residential	16.91	Vacant	LCTH INV	14
485081037	24897 JOHN F KENNEDY	92551	C Commercial	NC	Corridor Mixed Use	0.59	Vacant	GOSSETT FAMILY TRUST DATED 6/16/2000	1
482190022	NE OF ALESSANDRO BLVD AND INDIAN ST	92553	C Commercial	NC	Corridor Mixed Use	2.98	Vacant	VINOD KARDANI	6
474142006	11681 KITCHING ST	92557	R5 Residential	RA2	R5 Residential	4.68	Vacant	JOHNSON LIAO	2
488250008	12181 REDLANDS BLV	92555	R1 Residential	R1	R1 Residential	8.42	Vacant	REDLANDS 8 PROP	1
488260003	12212 REDLANDS BLV	92555	R1 Residential	R1	R1 Residential	12.85	Vacant	ROMAN CATHOLIC BISHOP OF SAN BERNARDINO	1
482121001	13245 INDIAN ST	92553	R5 Residential	R5	R5 Residential	4.19	Vacant	JACOB LOGAR	2
485220019	15975 PERRIS BLV	92551	R30 Residential	R30	Corridor Mixed Use	2.07	Vacant	PERRIS AT PENTECOSTAL	4
485220007	15924 EMMA LN	92551	R30 Residential	R30	R30 Residential	2.23	Vacant	PERRIS AT PENTECOSTAL	5
316160014	16958 INDIAN ST	92551	R5 Residential	R5	R5 Residential	0.58	Vacant	EDUARDO MARQUEZ	0
256150035	21143 JENNINGS CT	92557	R5 Residential	R5	R5 Residential	0.37	Vacant	ROY C EASLEY	0
256150025	21159 JENNINGS CT	92557	R5 Residential	R5	R5 Residential	0.36	Vacant	ROY C EASLEY	0

Sites Appropriately Zoned and Available for Manufactured Homes

Assessor Parcel Number	Site Address / Intersection	5 Digit ZIP Code	General Plan Designation (Current)	Zoning Designation (Current)	Proposed General Plan (GP) Designation	Parcel Size (Acres)	Existing Use / Vacancy	Ownership	Capacity (Units)
256150026	21177 JENNINGS CT	92557	R5 Residential	R5	R5 Residential	0.35	Vacant	DANIEL MENDOZA	0
292193032	23915 IRONWOOD AVE	92557	R5 Residential	R5	R5 Residential	0.89	Vacant	FERNANDO VALENZUELA TARAZAS	0
485032013	24181 JOHN F KENNEDY DR	92551	R15 Residential	R15	R15 Residential	0.20	Vacant	MORENO VALLEY HOUSING AUTHORITY	0
481341034	24741 IRONWOOD AVE	92557	R5 Residential	R5	R5 Residential	1.80	Vacant	REHAN QEDWAI	1
485220009	24850 IRIS AVE	92551	R30 Residential	R30	R30 Residential	2.53	Vacant	PERRIS AT PENTECOSTAL	6
479200002	25141 COTTONWOOD AVE	92553	R5 Residential	R5	Corridor Mixed Use	2.78	Vacant	ROY A BLECKERT	6
479050003	25357 SUNNYMEAD BLV	92553	R15 Residential	R15	R15 Residential	0.93	Vacant	PALM INV GROUP	1
479391021	25421 FIR AVE	92553	R5 Residential	R5	R5 Residential	2.85	Vacant	RBC DEV	1
484030002	25539 ALESSANDRO BLV	92553	R/O Residential Office	O	Corridor Mixed Use	0.77	Vacant	BORIS PIRIH	2
484030022	25767 ALESSANDRO BLV	92553	R15 Residential	R15	Corridor Mixed Use	0.54	Vacant	M J RAHMANI NEJAD	1
487260004	26681 FIR AVE	92555	R5 Residential	R5	R5 Residential	1.73	Vacant	OLYMPIC MEDICAL SUPPLY	1
487260005	26721 FIR AVE	92555	R5 Residential	R5	R5 Residential	1.71	Vacant	OLYMPIC MEDICAL SUPPLY	1
478090020	28163 BRADSHAW CIR	92555	R5 Residential	R5	R5 Residential	1.21	Vacant	WILLIAM DEWEY REDDEN	0
478060004	28171 BAY AVE	92555	R3 Residential	R3	R3 Residential	0.52	Vacant	MORENO VALLEY HAMNER PROP	0
478060009	28196 ALESSANDRO BLV	92555	R3 Residential	R3	R3 Residential	4.52	Vacant	SU CHIN Y WU	1

Sites Appropriately Zoned and Available for Manufactured Homes

Assessor Parcel Number	Site Address / Intersection	5 Digit ZIP Code	General Plan Designation (Current)	Zoning Designation (Current)	Proposed General Plan (GP) Designation	Parcel Size (Acres)	Existing Use / Vacancy	Ownership	Capacity (Units)
488250003	28321 IRONWOOD AVE	92555	R1 Residential	R1	R1 Residential	8 98	Vacant	CHUL HEE HWANG	1
478060011	28471 BAY AVE	92555	R3 Residential	R3	R3 Residential	4.21	Vacant	CHOJ VAAJ	1
473290006	28731 KALMIA AVE	92555	R1 Residential	R1	R1 Residential	1 55	Vacant	GAYLE W WICKERD	0
473220015	29300 IRONWOOD AVE	92555	R1 Residential	R1	R1 Residential	9.49	Vacant	LCTH INV	1

APPENDIX H:

SITES APPROPRIATELY ZONED AND AVAILABLE FOR TRANSITIONAL AND SUPPORTIVE HOUSING

Sites Appropriately Zoned and Available for Transitional and Supportive Housing

Any existing single-family or multiple-family dwelling can be used as transitional or supportive housing, without any city licensing or permits. In addition, boarding and rooming houses can be operated in the multiple-family residential zones without a Conditional Use Permit. Transitional and supportive housing will continue to be treated as residential uses pursuant to the requirements of Senate Bill 2.

This Appendix includes a list of vacant sites citywide that could potentially develop as new transitional and supportive housing (649 total vacant acres). It is assumed that no more than 10 percent of the available acreage could potentially be developed as transitional or supportive housing during the planning period, resulting in a possible 920 units. Units are calculated at 80 percent of total density capacity and reflect typical historical development patterns in the City (refer to Table 6-6).

Sites Appropriately Zoned and Available for Transitional and Supportive Housing

Assessor Parcel Number	Site Address / Intersection	5 Digit ZIP Code	General Plan Designation (Current)	Zoning Designation (Current)	Proposed General Plan (GP) Designation	Parcel Size (Acres)	Existing Use / Vacancy	Ownership	Capacity (Units)
486081021		92551	C Commercial	CC	Corridor Mixed Use	0.27	Vacant	CLARENCE ROMERO	1
312360003	IRIS AVE	92551	C Commercial	CC	Corridor Mixed Use	0.50	Vacant	IRIS PARTNERS	1
485032001	CLOVER AVE	92551	R15 Residential	R15	R15 Residential	0.18	Vacant	MARGARITA ISABEL ORTEGA	0
486091005		92551	R20 Residential	R20	Corridor Mixed Use	0.17	Vacant	SOL CONSTRUCTION CO	0
486091013		92551	R20 Residential	R20	Corridor Mixed Use	0.10	Vacant	JINS PROP MANAGEMENT	0
485220041	SW OF GENTIAN AVE AND PERRIS BLVD	92551	C Commercial	CC	Corridor Mixed Use	22.23	Vacant	WAL ART REAL ESTATE BUSINESS TRUST	53
485220027		92551	R30 Residential	R30	Corridor Mixed Use	0.08	Vacant	PERRIS AT PENTECOSTAL	0
486084006		92551	R20 Residential	R20	Corridor Mixed Use	0.09	Vacant	MORENO VALLEY HOUSING AUTHORITY	0
486084007		92551	R20 Residential	R20	Corridor Mixed Use	0.09	Vacant	PRESTIGE WORLDWIDE CAPITAL	0
486091016		92551	R20 Residential	R20	Corridor Mixed Use	0.10	Vacant	FERNANDO POSADA	0
486091012		92551	R20 Residential	R20	Corridor Mixed Use	0.09	Vacant	MARGARITO RAMOS	0
486084010		92551	R20 Residential	R20	Corridor Mixed Use	0.09	Vacant	RIVERSIDE HOUSING DEV CORP	0
486084011		92551	R20 Residential	R20	Corridor Mixed Use	0.10	Vacant	MORENO VALLEY HOUSING AUTHORITY	0
487370001	EUCALYPTUS AVE	92555	R20 Residential	R20	R20 Residential	9.28	Vacant	SANMEAD LTD PARTNERSHIP	15
487370002	DRACAEA AVE	92555	R20 Residential	R20	R20 Residential	9.38	Vacant	SANMEAD LTD PARTNERSHIP	15

487361070	DRACAEA AVE	92555	R10 Residential	RS10	R10 Residential	0.03	Vacant	DALE RICHARD BEAN	0
486240013		92555	R/O Residential Office	OC	Residential Office	6.79	Vacant	POZGAJ INV	8
486240003		92555	R/O Residential Office	OC	Residential Office	5.45	Vacant	TOM JAMES DORLIS	7
486240004		92555	R/O Residential Office	OC	Residential Office	1.06	Vacant	JOHN T KLAEB	1
486240005		92555	R/O Residential Office	OC	Residential Office	1.07	Vacant	JOHN T KLAEB	1
486240006		92555	R/O Residential Office	OC	Residential Office	1.20	Vacant	JOHN T KLAEB	1
486240007		92555	R/O Residential Office	OC	Residential Office	2.09	Vacant	JOHN T KLAEB	3
485220006	EMMA LN	92551	R30 Residential	R30	R30 Residential	2.22	Vacant	PERRIS AT PENTECOSTAL	5
485220026	PERRIS BLVD	92551	R30 Residential	R30	Corridor Mixed Use	0.52	Vacant	PERRIS AT PENTECOSTAL	1
486091002		92551	R20 Residential	R20	Corridor Mixed Use	0.17	Vacant	ARIAN EZZAT	0
486240012		92555	R/O Residential Office	OC	Residential Office	1.88	Vacant	CHARLTON H YU	2
488080010	SE OF IRONWOOD AVE AND MORENO BEACH DR	92555	R2 Residential	RA2	R10 Residential	8.85	Vacant	JACOB LOGAR	7
488080011	OLIVER ST	92555	R2 Residential	R2	R10 Residential	9.00	Vacant	LCTH INV	7
488080008	SW OF IRONWOOD AVE AND MORENO BEACH DR	92555	R2 Residential	RA2	R10 Residential	8.54	Vacant	LCTH INV	7
488080009	SE OF IRONWOOD AVE AND MORENO BEACH DR	92555	R2 Residential	RA2	R10 Residential	8.86	Vacant	RICHSTAR INV CORP	7
488080005	SW OF IRONWOOD AVE AND MORENO BEACH DR	92555	R2 Residential	RA2	R10 Residential	8.58	Vacant	LCTH INV	7
488080006	SE OF IRONWOOD AVE AND MORENO BEACH DR	92555	R2 Residential	RA2	R10 Residential	8.35	Vacant	LCTH INV	7
488080007	SE OF IRONWOOD AVE AND MORENO BEACH DR	92555	R2 Residential	RA2	R10 Residential	8.55	Vacant	BORIS PIRIH	7
475190002		92557	R/O Residential Office	O	Residential Office	0.95	Vacant	KFPMZ REAL ESTATE	1
478120021	NW OF CACTUS AVE AND MERWIN ST	92555	R10 Residential	R10	R10 Residential	2.07	Vacant	MULTI VAC INC	2

Sites Appropriately Zoned and Available for Transitional and Supportive Housing

479131012	SE OF DRACAEA AVE AND PERRIS BLVD	92553	R/O Residential Office	OC	Corridor Mixed Use	3.56	Vacant	YUM YUM DONUT SHOPS INC	9
479140024	SE OF DRACAEA AVE AND PERRIS BLVD	92553	R/O Residential Office	OC	Corridor Mixed Use	2.01	Vacant	YUM YUM DONUT SHOPS INC	5
479121027	ATWOOD AVE	92553	R15 Residential	R15	R15 Residential	0.23	Vacant	ENRIQUE MORAN CEJA	0
479200036		92553	R5 Residential	R5	Corridor Mixed Use	4.77	Vacant	COUNTY OF RIVERSIDE	11
479230018		92553	R/O Residential Office		Corridor Mixed Use	4.54	Vacant	T&C SNF MORENO VALLEY LLC	11
479140022	COTTONWOOD AVE	92553	R10 Residential	R10	Corridor Mixed Use	9.09	Vacant	COTTONWOOD 939	22
479190002	PERRIS BLVD	92553	R/O Residential Office	O	Corridor Mixed Use	4.76	Vacant	EASTERN MUNICIPAL WATER DIST	11
479140023		92553	C Commercial	CC	Corridor Mixed Use	1.56	Vacant	YUM YUM DONUT SHOPS INC	4
481070048		92553	C Commercial	SP 204 CC	Corridor Mixed Use	0.10	Vacant	ANTONIO FUENTES	0
481090018		92557	BP Business Park/Light Industrial	SP 205 RMU	Center Mixed Use	1.00	Vacant	LCG MVD	2
481090029		92557	BP Business Park/Light Industrial	SP 205 RMU	Center Mixed Use	2.71	Vacant	LCG MVD	7
481120014	SUNNYMEAD BLVD	92553	MU Mixed Use	VCR, SP 204	Corridor Mixed Use	0.91	Vacant	24255 SUNNYMEAD BLV	2
481130037		92553	C Commercial	SP 204 CC	Corridor Mixed Use	0.45	Vacant	CHIHIRO TAMAKI	1
481171027		92553	R15 Residential	SP 204 VR	R20 Residential	0.47	Vacant	DARIOUSH ENAYATI	1
481171046		92553	R15 Residential	SP 204 VR	R20 Residential	0.10	Vacant	BYLES & MAS DEV	0
481101002		92553	MU Mixed Use	SP 204 VCR	Corridor Mixed Use	0.17	Vacant	ANJJ	0
481171050		92553	R15 Residential	SP 204 VR	R20 Residential	0.14	Vacant	YARAMEEKAH ADAMS	0
481230042		92553	R15 Residential	SP 204 VR	R20 Residential	0.23	Vacant	PIERRE SAAD	0
478120020	NE OF RICHARDS AVE AND REDLANDS BLVD	92555	R10 Residential	RS10	R10 Residential	2.05	Vacant	MULTI VAC INC	2
478120023	NW OF CACTUS AVE AND MERWIN ST	92555	R10 Residential	R10	R10 Residential	2.20	Vacant	MULTI VAC INC	2

478120022	NW OF CACTUS AVE AND MERWIN ST	92555	R10 Residential	R10	R10 Residential	2.29	Vacant	MULTI VAC INC	2
481070047	INDIAN ST	92553	C Commercial	CC, SP 204	Corridor Mixed Use	1 81	Vacant	ANTONIO FUENTES	4
481120035		92553	C Commercial	SP 204 CC	Corridor Mixed Use	0.12	Vacant	SJOERD DEJAGER	0
481150026		92553	R15 Residential	SP 204 VR	R20 Residential	0 46	Vacant	DRESCH CHAN & ZHOU PARTNERSHIP	1
481200005		92553	R15 Residential	SP 204 VR	R20 Residential	0.45	Vacant	FIRST BAPTIST CHURCH OF MORENO VALLEY	1
481200013		92553	R15 Residential	SP 204 VR	R20 Residential	0.45	Vacant	ANOOP K MAHESHWARI	1
481200044		92553	R15 Residential	SP 204 VR	R20 Residential	0.45	Vacant	ANOOP K MAHESHWARI	1
478120005	NE OF RICHARDS AVE AND WILMOT ST	92555	R10 Residential	RS10	R10 Residential	2 04	Vacant	MULTI VAC INC	2
478120011	NE OF RICHARDS AVE AND REDLANDS BLVD	92555	R10 Residential	RS10	R10 Residential	2.24	Vacant	MULTI VAC INC	2
478120019	NE OF RICHARDS AVE AND REDLANDS BLVD	92555	R10 Residential	RS10	R10 Residential	2 29	Vacant	MULTI VAC INC	2
478120024	NW OF CACTUS AVE AND MERWIN ST	92555	R10 Residential	R10	R10 Residential	1.98	Vacant	MULTI VAC INC	2
478240012	SW OF BRODIAEA AVE AND SINCLAIR ST	92555	R10 Residential	R5\RS10	R10 Residential	8 85	Vacant	SANDEEP GUPTA	7
481020020		92557	OS Open Space	SP 205 OS	Center Mixed Use	12.96	Vacant	CITY OF MORENO VALLEY	31
481090021		92557	BP Business Park/Light Industrial	SP 205 RMU	Center Mixed Use	0 68	Vacant	LCG MVD	2
481111011		92553	MU Mixed Use	SP 204 VCR	Corridor Mixed Use	0.03	Vacant	MORENO VALLEY FIRST APOSTOLIC FAITH CHURCH	0
481112040		92553	MU Mixed Use	SP 204 VCR	Corridor Mixed Use	0 41	Vacant	24226 SUNNYMEAD BOULEVARD	1
482304041	BOGUE ST	92553	R10 Residential	RS10	R10 Residential	0.18	Vacant	ISAAC GENAH	0
481120020	WEBSTER AVE	92553	R/O Residential Office	VOR, SP 204	R20 Residential	0 59	Vacant	PI OPZ FUND 1 LP	1
481120021		92553	R/O Residential Office	SP 204 VOR	R20 Residential	0.32	Vacant	PI OPZ FUND 1 LP	1

481161003		92553	C Commercial	SP 204 CC	Corridor Mixed Use	0.14	Vacant	PAUL C LOVATO	0
481161004		92553	C Commercial	SP 204 CC	Corridor Mixed Use	0.06	Vacant	HEATHER NOEL ONTIVEROS	0
481161022		92553	R15 Residential	SP 204 VR	R20 Residential	0.19	Vacant	VICTOR PELAYO	0
481171047		92553	R15 Residential	SP 204 VR	R20 Residential	0.10	Vacant	GILBERTO MONROY GARCIA	0
481240036		92553	R15 Residential	SP 204 VR	R20 Residential	0.17	Vacant	YUET LING LEE	0
481270026		92553	R15 Residential	SP 204 VR	R20 Residential	0.46	Vacant	KIMHENG CHANLY	1
481270040		92553	R/O Residential Office	SP 204 VOR	Corridor Mixed Use	0.21	Vacant	M J RAHMANI NEJAD	0
481270043		92553	R/O Residential Office	SP 204 VOR	Corridor Mixed Use	0.02	Vacant	GIANNI	0
481270015		92553	R15 Residential	SP 204 VR	R20 Residential	0.22	Vacant	MARIA DE LA RUZ RAMOS	0
481270046		92553	R15 Residential	SP 204 VR	R20 Residential	0.31	Vacant	WILLIAM J LOWREY	0
479050010	SUNNYMEAD BLVD	92553	R15 Residential	R15	R15 Residential	4.34	Vacant	FURNITUREWALA LTD PARTNERSHIP	5
479090024	ATWOOD AVE	92553	R/O Residential Office	O	Corridor Mixed Use	0.60	Vacant	CHOW WENG LOH	1
482304040	BOGUE ST	92553	R10 Residential	RS10	R10 Residential	0.22	Vacant	ISAAC GENAH	0
479090003		92553	R/O Residential Office	O	Corridor Mixed Use	0.47	Vacant	MOVAL PROP	1
482304037	BOGUE ST	92553	R10 Residential	RS10	R10 Residential	0.25	Vacant	ISAAC GENAH	0
482304038	BOGUE ST	92553	R10 Residential	RS10	R10 Residential	0.20	Vacant	ISAAC GENAH	0
481140005		92553	MU Mixed Use	SP 204 VCR	Corridor Mixed Use	0.44	Vacant	ISAAC ZAHARONI	1
482304043	BOGUE ST	92553	R10 Residential	RS10	R10 Residential	0.26	Vacant	ISAAC GENAH	0
481130039		92553	C Commercial	SP 204 CC	Corridor Mixed Use	0.13	Vacant	ARMANDO FRANCO	0
481150030		92553	R15 Residential	SP 204 VR	R20 Residential	0.38	Vacant	RUBEN MONTES	1
481161005		92553	C Commercial	SP 204 CC	Corridor Mixed Use	0.22	Vacant	HEATHER NOEL ONTIVEROS	1
481171011		92553	R15 Residential	SP 204 VR	R20 Residential	0.35	Vacant	FREDERICK HOMES INC	1
481171032		92553	R15 Residential	SP 204 VR	R20 Residential	0.25	Vacant	ELENA CARRILLO	0
481171043		92553	R/O Residential Office	SP 204 VOR	R20 Residential	0.01	Vacant	ALLEN W CRANE	0
481171049		92553	R15 Residential	SP 204 VR	R20 Residential	0.11	Vacant	YARAMEEKAH ADAMS	0
481200018		92553	C Commercial	SP 204 CC	Corridor Mixed Use	0.11	Vacant	SUSAN R REAL	0
481200033	MYERS AVE	92553	R15 Residential	VR, SP 204	R20 Residential	0.92	Vacant	MYERS PROP TASON	1

481210025		92553	R15 Residential	SP 204 VR	R20 Residential	0.46	Vacant	JOEL CARRILLO	1
481230041		92553	R15 Residential	SP 204 VR	R20 Residential	0 22	Vacant	PIERRE SAAD	0
481240001	FIR AVE	92553	R15 Residential	VR, SP 204	R20 Residential	0.91	Vacant	HEINLEIN WILLIAM ESTATE OF	1
481240042		92553	R15 Residential	SP 204 VR	R20 Residential	0 26	Vacant	CARMELLA B BUQUID	0
481270048		92553	R/O Residential Office	SP 204 VOR	Corridor Mixed Use	0.01	Vacant	MARCELO CO	0
481270060	EUCALYPTUS AVE	92553	R/O Residential Office	VOR, SP 204	Corridor Mixed Use	0 93	Vacant	ELYAMANY INV GROUP	2
479050004	SUNNYMEAD BLVD	92553	R15 Residential	R15	R15 Residential	0.88	Vacant	PALM INV GROUP	1
482304045	BOGUE ST	92553	R10 Residential	RS10	R10 Residential	0 17	Vacant	ISAAC GENAH	0
481240043		92553	R15 Residential	SP 204 VR	R20 Residential	0.20	Vacant	ROBERT WANG	0
482040009		92553	MU Mixed Use	SP 204 VCR	R20 Residential	0 01	Vacant	MOOREHOWARD INV	0
482060027		92553	R15 Residential	SP 204 VR	R20 Residential	0.23	Vacant	ALMA ROSA G DELOPEZ	0
482304039	BOGUE ST	92553	R10 Residential	RS10	R10 Residential	0 21	Vacant	ISAAC GENAH	0
482080051		92553	R15 Residential	SP 204 VR	R20 Residential	0.10	Vacant	KINGSFORD 366	0
482090019		92553	R15 Residential	SP 204 VR	R20 Residential	0 04	Vacant	LARRY RIEGER	0
479070051		92553	R/O Residential Office	O	Corridor Mixed Use	1.13	Vacant	SBCK CAPITAL GROUP INC	3
479090019	ATWOOD AVE	92553	R15 Residential	R15	R15 Residential	0 28	Vacant	LAVERNE PAYTON	0
482304042	BOGUE ST	92553	R10 Residential	RS10	R10 Residential	0.20	Vacant	ISAAC GENAH	0
482210095	NW OF PERRIS BLVD AND BRODIAEA AVE	92553	R5 Residential	R5/CC	Corridor Mixed Use	12 90	Vacant	WEAVER PARK	31
482020064	24176 ATWOOD AVE	92553	R15 Residential	VR, SP 204	R20 Residential	1.32	Vacant	MORENO VALLEY HOUSING AUTHORITY	2
482030039		92553	R15 Residential	SP 204 VR	R20 Residential	0 03	Vacant	ENEDINA P BECERRA	0
482080014	ATWOOD AVE	92553	R15 Residential	VR, SP 204	R20 Residential	0.61	Vacant	PACIFIC PLUS INV	1
482080039		92553	R15 Residential	SP 204 VR	R20 Residential	0 10	Vacant	PACIFIC PLUS INV	0
482080060		92553	R15 Residential	SP 204 VR	R20 Residential	0.17	Vacant	ERNESTO CEJA	0
482080024		92553	R15 Residential	SP 204 VR	R20 Residential	0 27	Vacant	MARCELO CO	0
291650034		92553	O Office	SP 200 OC	Center Mixed Use	1.72	Vacant	GATEWAY CO	4
482020019	ATWOOD AVE	92553	R15 Residential	VR, SP 204	R20 Residential	0 50	Vacant	KAREN PURCELL	1

482030041		92553	R15 Residential	SP 204 VR	R20 Residential	0.03	Vacant	LUIS G ARREDONDO	0
482080044		92553	R15 Residential	SP 204 VR	R20 Residential	0 02	Vacant	KINGSFORD 366	0
482090027		92553	R15 Residential	SP 204 VR	R20 Residential	0.45	Vacant	VERD TANRIVERDI	1
481270058	EUCALYPTUS AVE	92553	R15 Residential	VR, SP 204	R20 Residential	1 40	Vacant	MORENO VALLEY HOUSING AUTHORITY	2
482501035		92553	C Commercial	NC	Corridor Mixed Use	3.13	Vacant	DGK INV	8
481270027		92553	R15 Residential	SP 204 VR	R20 Residential	0 44	Vacant	KIMHENG CHANLY	1
481270053	MYERS AVE	92553	R15 Residential	VR, SP 204	R20 Residential	0.61	Vacant	TZENREN TARO HSU	1
481270059		92553	R/O Residential Office	SP 204 VOR	Corridor Mixed Use	0.04	Vacant	ELYAMANY INV GROUP	0
478120006	NE OF RICHARDS AVE AND WILMOT ST	92555	R10 Residential	RS10	R10 Residential	2.26	Vacant	MULTI VAC INC	2
478120010	NE OF RICHARDS AVE AND REDLANDS BLVD	92555	R10 Residential	RS10	R10 Residential	1 91	Vacant	MULTI VAC INC	2
482080061		92553	R15 Residential	SP 204 VR	R20 Residential	0.22	Vacant	PACIFIC PLUS INV	0
482090026		92553	R15 Residential	SP 204 VR	R20 Residential	0 15	Vacant	GONZALO GOMEZ	0
482020014	ATWOOD AVE	92553	R15 Residential	VR, SP 204	R20 Residential	0.57	Vacant	KAREN PURCELL	1
482020044		92553	R15 Residential	SP 204 VR	R20 Residential	0 23	Vacant	ANGELICA A AYALA	0
482040007		92553	MU Mixed Use	SP 204 VCR	R20 Residential	0.00	Vacant	O K LAND PRODUCTIONS INC	0
482040008		92553	R15 Residential	SP 204 VR	R20 Residential	0 05	Vacant	GENOVEVA U CAMPA	0
482040010		92553	MU Mixed Use	SP 204 VCR	R20 Residential	0.01	Vacant	MARGARET MILI SHENG	0
481101003		92553	MU Mixed Use	SP 204 VCR	Corridor Mixed Use	0 17	Vacant	ANJJ	0
481140004	24325 SUNNYMEAD BLVD	92553	MU Mixed Use	VCR, SP 204	Corridor Mixed Use	0.89	Vacant	ISAAC ZAHARONI	2
481161043		92553	C Commercial	SP 204 CC	Corridor Mixed Use	0 06	Vacant	PAUL C LOVATO	0
481161046		92553	C Commercial	SP 204 CC	Corridor Mixed Use	0.42	Vacant	JOHN D MONJAZI	1
481171013		92553	R15 Residential	SP 204 VR	R20 Residential	0 01	Vacant	FRANK I DAVALOS	0
481171048		92553	R15 Residential	SP 204 VR	R20 Residential	0.11	Vacant	KENNETH D MCKNIGHT	0
481230040		92553	R15 Residential	SP 204 VR	R20 Residential	0 21	Vacant	PIERRE SAAD	0
479050001	SUNNYMEAD BLVD	92553	R15 Residential	R15	R15 Residential	1.46	Vacant	DJM GROUP	2

482304044	BOGUE ST	92553	R10 Residential	RS10	R10 Residential	0.17	Vacant	ISAAC GENAH	0
481020023		92557	BP Business Park/Light Industrial	SP 205 RMU	Center Mixed Use	0.98	Vacant	LCG MVD	2
485220043	PERRIS BLVD	92551	R30 Residential	R30	R30 Residential	9.87	Vacant	PERRIS AT PENTECOSTAL	24
482700005	NW OF ALESSANDRO BLVD AND INDIAN ST	92553	C Commercial	CC	Corridor Mixed Use	1.60	Vacant	OPT MORENO VALLEY	4
484030025	SE OF ALESSANDRO BLVD AND KITCHING ST	92553	R/O Residential Office	O	Corridor Mixed Use	2.72	Vacant	JACOB LOGAR	7
484030003	SE OF ALESSANDRO BLVD AND KITCHING ST	92553	R/O Residential Office	O	Corridor Mixed Use	4.52	Vacant	PIRTH BORIS	11
478020027		92555	HR Hillside Residential	HR	R10 Residential	23.42	Vacant	RANCHO BELAGO	19
481270055	MYERS AVE	92553	R15 Residential	VR, SP 204	R20 Residential	0.60	Vacant	TZENREN TARO HSU	1
478110003	NW OFCACTUS AVE AND REDLANDS BLVD	92555	R20 Residential	R20	R20 Residential	0.36	Vacant	SP CCI	1
478110001	NW OFCACTUS AVE AND REDLANDS BLVD	92555	R15 Residential	R15	R15 Residential	8.52	Vacant	SP CCI	10
478110004	NW OFCACTUS AVE AND REDLANDS BLVD	92555	R20 Residential	R20	R20 Residential	1.34	Vacant	SP CCI	2
478090028	MC CLOUD DR	92555	R10 Residential	R10	R10 Residential	1.83	Vacant	STEVE SHIH TENG TSAI	1
478020026		92555	R2 Residential	RA2	R10 Residential	27.07	Vacant	RANCHO BELAGO	22
478090029	MC CLOUD DR	92555	R10 Residential	R10	R10 Residential	1.83	Vacant	STEVE SHIH TENG TSAI	1
478110007	NW OFCACTUS AVE AND REDLANDS BLVD	92555	R20 Residential	R20	R20 Residential	2.21	Vacant	MULTI VAC INC	4
478020023		92555	HR Hillside Residential	HR	R10 Residential	24.51	Vacant	RANCHO BELAGO	20
478020024		92555	R2 Residential	RA2	R10 Residential	19.59	Vacant	RANCHO BELAGO	16
478020025		92555	R2 Residential	RA2	R10 Residential	21.08	Vacant	RANCHO BELAGO	17
478020030		92555	R2 Residential	RA2	R10 Residential	21.86	Vacant	RANCHO BELAGO	17
478090026	MC CLOUD DR	92555	R10 Residential	R10	R10 Residential	2.90	Vacant	STEVE SHIH TENG TSAI	2

478110002	NW OFCACTUS AVE AND REDLANDS BLVD	92555	R20 Residential	R20	R20 Residential	2.28	Vacant	MULTI VAC INC	4
482700002	NW OF ALESSANDRO BLVD AND INDIAN ST	92553	C Commercial	CC	Corridor Mixed Use	1.50	Vacant	OPT MORENO VALLEY	4
478020031		92555	R2 Residential	RA2	R10 Residential	0.96	Vacant	RANCHO BELAGO	1
478090027	MC CLOUD DR	92555	R10 Residential	R10	R10 Residential	1.90	Vacant	STEVE SHIH TENG TSAI	2
478110005	NW OFCACTUS AVE AND REDLANDS BLVD	92555	R20 Residential	R20	R20 Residential	0.19	Vacant	SP CCI	0
478110006	NW OFCACTUS AVE AND REDLANDS BLVD	92555	R20 Residential	R20	R20 Residential	1.84	Vacant	SP CCI	3
484030020	COPPER COVE LN	92553	R15 Residential	R15	Corridor Mixed Use	1.56	Vacant	M J RAHMANI NEJAD	4
481101016		92553	MU Mixed Use	SP 204 VCR	Corridor Mixed Use	1.66	Vacant	TRI MANAGEMENT	4
316030014	SW OF IRIS AVE AND PERRIS BLVD	92551	C Commercial	NC	Corridor Mixed Use	8.56	Vacant	UNITED FAMILY LTD PARTNERSHIP	21
481161053		92553	C Commercial	SP 204 CC	Corridor Mixed Use	0.39	Vacant	HONG R PARK	1
308020012		92555	R10 Residential	SP 193 ML	R10 Residential	1.80	Vacant	MORENO VALLEY COMMUNITY SERVICES DIST	1
308610010	IRIS AVE AND LASSELLE ST	92555	R20 Residential	MH, SP 193	R20 Residential	0.93	Vacant	GID MORENO VALLEY	1
308610013	IRIS AVE AND LASSELLE ST	92555	R20 Residential	MH, SP 193	R20 Residential	1.71	Vacant	GID MORENO VALLEY	3
308610039	IRIS AVE AND LASSELLE ST	92555	R20 Residential	MH, SP 193	R20 Residential	0.51	Vacant	GID MORENO VALLEY	1
308020019		92555	R10 Residential	SP 193 ML	R10 Residential	5.41	Vacant	MORENO VALLEY COMMUNITY SERVICES DIST	4
308610009	IRIS AVE AND LASSELLE ST	92555	R20 Residential	MH, SP 193	R20 Residential	1.28	Vacant	GID MORENO VALLEY	2
308610011		92555	R20 Residential	SP 193 MH	R20 Residential	1.07	Vacant	GID MORENO VALLEY	2
308610012		92555	R20 Residential	SP 193 MH	R20 Residential	1.29	Vacant	GID MORENO VALLEY	2

308610014	IRIS AVE AND LASSELLE ST	92555	R20 Residential	MH, SP 193	R20 Residential	2.01	Vacant	GID MORENO VALLEY	3
308610015	IRIS AVE AND LASSELLE ST	92555	R20 Residential	MH, SP 193	R20 Residential	0.83	Vacant	GID MORENO VALLEY	1
308610041		92555	R20 Residential	SP 193 MH	R20 Residential	1.24	Vacant	GID MORENO VALLEY	2
292230041		92553	C Commercial	SP 204 CC	Corridor Mixed Use	0.04	Vacant	WILLIAM ROBERT STEVENSON	0
292250013	SUNNYMEAD BLVD	92553	C Commercial	CC, SP 204	Corridor Mixed Use	3.05	Vacant	MICHAEL R PASHLEY	7
292160011		92553	C Commercial	SP 204 CC	Corridor Mixed Use	0.17	Vacant	SAMUEL ANDREW REED	0
292241011		92553	C Commercial	SP 204 CC	Corridor Mixed Use	0.08	Vacant	KUNZ & CO	0
291650004		92553	O Office	SP 200 OC	Center Mixed Use	1.98	Vacant	GATEWAY CO	5
292222036	HEMLOCK AVE	92557	R15 Residential	R15	R15 Residential	0.20	Vacant	BLANCA ESTELLA HERNANDEZ	0
292100012		92553	C Commercial	SP 204 CC	Corridor Mixed Use	2.18	Vacant	GO FRESH	5
292241015	OLIVE WOOD PLAZA DR	92553	C Commercial	CC, SP 204	Corridor Mixed Use	0.96	Vacant	ALLIANCE OLIVEWOOD	2
292170017	HEMLOCK AVE	92557	R15 Residential	R15	R15 Residential	0.91	Vacant	GTE CALIF	1
292230052	SUNNYMEAD BLVD	92553	C Commercial	CC, SP 204	Corridor Mixed Use	1.09	Vacant	THEODORE JAMES BOECKER	3
292241006		92553	C Commercial	SP 204 CC	Corridor Mixed Use	0.45	Vacant	GAYLE W WICKERD	1
291130021		92553	R/O Residential Office	R15	Residential Office	2.11	Vacant	GENESIS CHRISTIAN FELLOWSHIP C O G I C	3
291130005		92553	R/O Residential Office	R15	Residential Office	0.28	Vacant	MAURO DELGADO	0
291130013		92553	R/O Residential Office	R15	Residential Office	0.35	Vacant	RENE A RODRIGUEZ	0
304300067		92555	R10 Residential	SP 193 ML	R10 Residential	0.42	Vacant	MOUNTAIN VIEW COMMUNITY ASSN	0
304310063		92555	R10 Residential	SP 193 ML	R10 Residential	0.16	Vacant	MOUNTAIN VIEW COMMUNITY ASSN	0
291281006		92553	R20 Residential	R20	R20 Residential	0.48	Vacant	MEHDI BEHZAD SHAHOSSINI	1
291140011		92553	R/O Residential Office	R15	Residential Office	0.25	Vacant	CONRADO AGRAS	0

291570013		92553	C Commercial	SP 200 C	Center Mixed Use	0.77	Vacant	TUMON BAY RESORT & SPA	2
308610016		92555	R20 Residential	SP 193 MH	R20 Residential	0 11	Vacant	GID MORENO VALLEY	0
308610016		92555	R20 Residential	SP 193 MH	R20 Residential	0.11	Vacant	GID MORENO VALLEY	0
291650006		92553	O Office	SP 200 OC	Center Mixed Use	1 90	Vacant	GATEWAY CO	5
291570015		92553	C Commercial	SP 200 C	Center Mixed Use	0.26	Vacant	TUMON BAY RESORT & SPA	1
291650005		92553	O Office	SP 200 OC	Center Mixed Use	1.95	Vacant	GATEWAY CO	5
481270033		92553	R15 Residential	SP 204 VR	R20 Residential	0.49	Vacant	ELYAMANY INV GROUP	1
292250012	SUNNYMEAD BLVD	92553	C Commercial	CC, SP 204	Corridor Mixed Use	1 41	Vacant	SUNNYMEAD INV INC	3
292222015	HEMLOCK AVE	92557	R15 Residential	R15	R15 Residential	0.20	Vacant	BLANCA ESTELLA HERNANDEZ	0
292181004	HEMLOCK AVE	92557	R15 Residential	R15	R15 Residential	0 89	Vacant	JOHN CHARLES SMITH	1
292181015	KRISTEN CT	92557	R15 Residential	R15	R15 Residential	0.16	Vacant	ALBINE TRINIDAD MENDOZA	0
263170017		92553	R/O Residential Office	R10	Residential Office	0 24	Vacant	ALLEN ROGER W	0
263180013		92553	R/O Residential Office	OC	Residential Office	0.28	Vacant	JOE HOWARD TEAGUE	0
263140017		92553	R/O Residential Office	R15	Residential Office	0.28	Vacant	ECL FOUR LP	0
263132028		92553	R/O Residential Office	R10	Residential Office	0.24	Vacant	COSME PACILLAS	0
263170032		92553	R/O Residential Office	R15	Residential Office	0 09	Vacant	GUADALUPE ARENAS LOPEZ	0
263170003		92553	R/O Residential Office	R15	Residential Office	1.07	Vacant	KEVIN HSU	1
263180012		92553	R/O Residential Office	OC	Residential Office	0 22	Vacant	JOE HOWARD TEAGUE	0
263140028		92553	R/O Residential Office	R15	Residential Office	1.40	Vacant	NIRANJAN J SHAH	2
264236001	MARK TWAIN	92557	R10 Residential	RS10	R10 Residential	2 14	Vacant	A 1 PROP MANAGEMENT	2

260074011		92557	R10 Residential	SP 168 R4	R10 Residential	2.60	Vacant	SUNNYMEAD RANCH PLANNED COMMUNITY ASSN	2
291130019		92553	R/O Residential Office	R15	Residential Office	0.64	Vacant	CAMILO SHANG PEREZ	1
291140001		92553	R/O Residential Office	R15	Residential Office	1.04	Vacant	SADIE KACHOEFF	1
291140002		92553	R/O Residential Office	R15	Residential Office	1.16	Vacant	KACHOEFF ARTHUR ESTATE OF	1
256200004		92557	R/O Residential Office	R15	Residential Office	0.79	Vacant	RIVERSIDE COUNTY FARM BUREAU INC	1
291090032		92553	R/O Residential Office	OC	Residential Office	0.12	Vacant	CANYON SPRINGS MARKETPLACE CORP	0
263180058		92553	R/O Residential Office	R15	Residential Office	0.95	Vacant	CRYSTAL M LAM	1
259371009	FEATHERBROOK CT	92557	R10 Residential	PRD, SP 195	R10 Residential	0.16	Vacant	AARON GARCIA RODRIGUEZ	0
263180078		92553	R/O Residential Office	OC	Residential Office	0.19	Vacant	JOE HOWARD TEAGUE	0
259371006	FEATHERBROOK CT	92557	R10 Residential	PRD, SP 195	R10 Residential	0.15	Vacant	TRENTON MILLER	0
259371007	FEATHERBROOK CT	92557	R10 Residential	PRD, SP 195	R10 Residential	0.16	Vacant	JOHN FABRIS	0
256211001		92557	R/O Residential Office	O	Residential Office	2.22	Vacant	CRESTMONT HOMEOWNERS ASSN	3
488330016		92555	R2 Residential	RA2	R10 Residential	9.30	Vacant	RANCHO BELAGO	7
292100015	GRAHAM ST	92553	C Commercial	CC, SP 204	Corridor Mixed Use	0.59	Vacant	KATYUSKA PAREDES LOPEZ	1
484030028	NW OF COPPER COVE LN AND LASSELLE ST	92553	C Commercial	NC	Corridor Mixed Use	8.63	Vacant	GLENN A SERRE	21
488080024	SW OF IRONWOOD AVE AND MORENO BEACH DR	92555	R2 Residential	RA2	R10 Residential	18.78	Vacant	REGIONAL PROPERTIES INC	15
292100019	HEACOCK ST	92553	C Commercial	CC	Corridor Mixed Use	5.04	Vacant	KEVIN T DOAN	12
478120025	NW OF RICHARDS AVE AND REDLANDS BLVD	92555	R10 Residential	RS10	R10 Residential	0.64	Vacant	SP CCI	1

Sites Appropriately Zoned and Available for Transitional and Supportive Housing

485081043	24897 JOHN F KENNEDY DR	92551	C Commercial	NC	Corridor Mixed Use	3.91	Vacant	GOSSETT FAMILY TRUST DATED 6/16/2000	9
488080023	OLIVER ST	92555	R2 Residential	R2	R10 Residential	7.53	Vacant	LCTH INV	6
488080022	OLIVER ST	92555	R2 Residential	R2	R10 Residential	16.91	Vacant	LCTH INV	14
485081037	24897 JOHN F KENNEDY	92551	C Commercial	NC	Corridor Mixed Use	0.59	Vacant	GOSSETT FAMILY TRUST DATED 6/16/2000	1
291650026		92553	C Commercial	CC	Center Mixed Use	0.99	Vacant	DAY & EUCALYPTUS STREET	2
308040054	LASSELLE ST AND KRAMERIA ST	92555	R20 Residential	MH, SP 193	R20 Residential	5.10	Vacant	CONTINENTAL EAST FUND III	8
482190022	NE OF ALESSANDRO BLVD AND INDIAN ST	92553	C Commercial	NC	Corridor Mixed Use	2.98	Vacant	VINOD KARDANI	7
475190022	11636 HEACOCK ST	92557	R/O Residential Office	O	Residential Office	4.73	Vacant	BEL AIR MURRIETA	6
475190005	11680 HEACOCK ST	92557	R/O Residential Office	O	Residential Office	2.89	Vacant	KFPMZ REAL ESTATE	3
481171004	12650 INDIAN ST	92553	R/O Residential Office	SP 204 VOR	R20 Residential	0.18	Vacant	SUNNYMEAD CHURCH OF CHRIST	0
481200046	12795 PERRIS BLV	92553	C Commercial	SP 204 CC	Corridor Mixed Use	0.36	Vacant	MARTHA IZVERNARI	1
481270039	12900 HEACOCK ST	92553	R/O Residential Office	SP 204 VOR	Corridor Mixed Use	0.12	Vacant	ELYAMANY INV GROUP	0
481270038	12922 HEACOCK ST	92553	R/O Residential Office	SP 204 VOR	Corridor Mixed Use	0.11	Vacant	ELYAMANY INV GROUP	0
482030018	13055 INDIAN ST	92553	MU Mixed Use	VCR, SP 204	R20 Residential	0.65	Vacant	ALLCITY R E INC	1
263132031	13141 EDGEMONT ST	92553	R/O Residential Office	R10	Residential Office	0.38	Vacant	ANTONIO GARCIA	0
482080023	13147 INDIAN ST	92553	R15 Residential	VR, SP 204	R20 Residential	0.54	Vacant	MARCELO CO	1
482080027	13191 INDIAN ST	92553	R15 Residential	SP 204 VR	R20 Residential	0.26	Vacant	VAL CHRIS INV INC	0
291130002	13538 DAY ST	92553	R/O Residential Office	R15	Residential Office	0.12	Vacant	ROBERTO ACEVEDO	0
291140017	13611 ELSWORTH ST	92553	R/O Residential Office	R15	Residential Office	0.24	Vacant	GARLAND REALTY	0
485220019	15975 PERRIS BLV	92551	R30 Residential	R30	Corridor Mixed Use	2.07	Vacant	PERRIS AT PENTECOSTAL	5
485220007	15924 EMMA LN	92551	R30 Residential	R30	R30 Residential	2.23	Vacant	PERRIS AT PENTECOSTAL	5
308530027	17200 LASSELLE ST	92555	R15 Residential	SP 193 M	R15 Residential	1.04	Vacant	CITY OF MORENO VALLEY	1

263132022	21704 DRACAEA AVE	92553	R/O Residential Office	R10	Residential Office	0.19	Vacant	MARCO ANTONIO C CEDILLO	0
263140048	21878 DRACAEA AVE	92553	R/O Residential Office	R15	Residential Office	0 18	Vacant	GEORGE YOUDEEM	0
263140035	21956 DRACAEA AVE	92553	R/O Residential Office	R15	Residential Office	2.23	Vacant	YU MING HUANG	3
291130007	22055 COTTONWOOD AVE	92553	R/O Residential Office	R15	Residential Office	0 41	Vacant	MICHAEL REID	0
291130016	22175 COTTONWOOD AVE	92553	R/O Residential Office	R15	Residential Office	2.97	Vacant	SUWIGHT FAMILY LTD PARTNERSHIP	4
291130017	22193 COTTONWOOD AVE	92553	R/O Residential Office	R15	Residential Office	1 79	Vacant	NIRANJAN J SHAH	2
292241003	23278 OLIVEWOOD PLAZA DR	92553	C Commercial	CC, SP 204	Corridor Mixed Use	1.06	Vacant	HITEK DEV	3
292230053	23582 SUNNYMEAD BLV	92553	C Commercial	SP 204 CC	Corridor Mixed Use	0 33	Vacant	THEODORE JAMES BOECKER	1
292160023	23960 SUNNYMEAD BLV	92553	C Commercial	SP 204 CC	Corridor Mixed Use	1.67	Vacant	ALISAM MORENO LLC	4
481130038	24005 WEBSTER AVE	92553	C Commercial	SP 204 CC	Corridor Mixed Use	0 15	Vacant	ARMANDO FRANCO	0
481130025	24080 FIR AVE	92553	R/O Residential Office	SP 204 VOR	R20 Residential	0.46	Vacant	J MASSEY INC PSP & TRUST	1
481120004	24085 SUNNYMEAD BLV	92553	MU Mixed Use	VCR, SP 204	Corridor Mixed Use	0 68	Vacant	MOVAL PROP	2
482020029	24087 EUCALYPTUS AVE	92553	R15 Residential	VR, SP 204	R20 Residential	0.64	Vacant	ANTHONY ALMEIDA	1
481130024	24090 FIR AVE	92553	R/O Residential Office	SP 204 VOR	R20 Residential	0 45	Vacant	J MASSEY INC	1
481270008	24093 MYERS AVE	92553	R15 Residential	SP 204 VR	R20 Residential	0.45	Vacant	CENTRO CRISTIANO SINAI ASSEMBLY OF GOD	1
481130023	24108 FIR AVE	92553	R15 Residential	SP 204 VR	R20 Residential	0 50	Vacant	MORENO VALLEY HOUSING AUTHORITY	1
481130022	24124 FIR AVE	92553	R15 Residential	SP 204 VR	R20 Residential	0.42	Vacant	MORENO VALLEY HOUSING AUTHORITY	1

485032013	24181 JOHN F KENNEDY DR	92551	R15 Residential	R15	R15 Residential	0.20	Vacant	MORENO VALLEY HOUSING AUTHORITY	0
481120013	24233 SUNNYMEAD BLV	92553	MU Mixed Use	SP 204 VCR	Corridor Mixed Use	0.32	Vacant	LUIS A SAPIEN	1
481112008	24240 SUNNYMEAD BLV	92553	MU Mixed Use	VCR, SP 204	Corridor Mixed Use	0.81	Vacant	J M J HUANG ENTERPRISES INC	2
481130030	24244 FIR AVE	92553	R15 Residential	VR, SP 204	R20 Residential	1.23	Vacant	HSIAO JEN LEE	2
481240035	24300 MYERS AVE	92553	R15 Residential	VR, SP 204	R20 Residential	0.58	Vacant	YUET LING LEE	1
481150027	24320 FIR AVE	92553	R15 Residential	VR, SP 204	R20 Residential	0.91	Vacant	DRESCH CHAN & ZHOU	1
482080011	24365 ATWOOD AVE	92553	R15 Residential	VR, SP 204	R20 Residential	0.84	Vacant	PACIFIC PLUS INV	1
481140022	24378 WEBSTER AVE	92553	R/O Residential Office	VOR, SP 204	R20 Residential	0.91	Vacant	LUVIE CORP	1
482030027	24380 ATWOOD AVE	92553	R15 Residential	SP 204 VR	R20 Residential	0.28	Vacant	JOSE MANUEL T PORTILLO	0
481150024	24384 FIR AVE	92553	R15 Residential	VR, SP 204	R20 Residential	0.92	Vacant	DRESCH CHAN & ZHOU PARTNERSHIP	1
481101030	24404 SUNNYMEAD BLV	92553	MU Mixed Use	SP 204 VCR	Corridor Mixed Use	0.41	Vacant	HADEER SADIK	1
481101033	24450 SUNNYMEAD BLV	92553	MU Mixed Use	SP 204 VCR	Corridor Mixed Use	0.40	Vacant	CHARLES MALCOM JAMES	1
482070028	24564 DRACAEA AVE	92553	R15 Residential	VR, SP 204	R20 Residential	0.93	Vacant	PACIFIC SOUTHWEST DIST OF WESLEYAN CHURCH	1
481171007	24567 WEBSTER AVE	92553	R15 Residential	SP 204 VR	R20 Residential	0.46	Vacant	FREDERICK HOMES INC	1
481171008	24585 WEBSTER AVE	92553	R15 Residential	SP 204 VR	R20 Residential	0.79	Vacant	FREDERICK HOMES INC	1
482070027	24588 DRACAEA AVE	92553	R15 Residential	SP 204 VR	R20 Residential	0.46	Vacant	PACIFIC SOUTHWEST DIST OF WESLEYAN CHURCH	1
481230039	24615 MYERS AVE	92553	R15 Residential	SP 204 VR	R20 Residential	0.25	Vacant	PIERRE SAAD	0
482040040	24660 ATWOOD AVE	92553	R15 Residential	SP 204 VR	R20 Residential	0.23	Vacant	EARL H CARRAWAY	0

Sites Appropriately Zoned and Available for Transitional and Supportive Housing

481223017	24681 FIR AVE	92553	R15 Residential	SP 204 VR	R20 Residential	0.35	Vacant	VILMA LARDON	1
482050025	24768 ATWOOD AVE	92553	R15 Residential	VR, SP 204	R20 Residential	0.89	Vacant	ANJJ	1
482060041	24804 DRACAEA AVE	92553	R15 Residential	VR, SP 204	R20 Residential	0.89	Vacant	HARNETHIA N MANSELL	1
482050005	24849 EUCALYPTUS AVE	92553	R15 Residential	VR, SP 204	R20 Residential	0.89	Vacant	ANJJ	1
485220009	24850 IRIS AVE	92551	R30 Residential	R30	R30 Residential	2.53	Vacant	PERRIS AT PENTECOSTAL	6
481200039	24961 FIR AVE	92553	C Commercial	CC, SP 204	Corridor Mixed Use	0.57	Vacant	HAYAT HADDAD	1
482152046	24974 COTTONWOOD AVE	92553	C Commercial	CC	Corridor Mixed Use	0.36	Vacant	SUSAN R REAL	1
479090004	25057 EUCALYPTUS AVE	92553	R/O Residential Office	O	Corridor Mixed Use	0.46	Vacant	WHITE MAPPLE	1
479200002	25141 COTTONWOOD AVE	92553	R5 Residential	R5	Corridor Mixed Use	2.78	Vacant	ROY A BLECKERT	7
479050003	25357 SUNNYMEAD BLV	92553	R15 Residential	R15	R15 Residential	0.93	Vacant	PALM INV GROUP	1
484030002	25539 ALESSANDRO BLV	92553	R/O Residential Office	O	Corridor Mixed Use	0.77	Vacant	BORIS PIRIH	2
484030022	25767 ALESSANDRO BLV	92553	R15 Residential	R15	Corridor Mixed Use	0.54	Vacant	M J RAHMANI NEJAD	1
479631009	25876 ALESSANDRO BLV	92553	C Commercial	NC	Corridor Mixed Use	0.23	Vacant	SU CHIN WU	1

APPENDIX I:

VACANT SITES AVAILABLE FOR EMERGENCY SHELTERS WITH CONDITIONAL USE PERMIT

Vacant Sites Available for Emergency Shelters with Conditional Use Permit

The City of Moreno Valley General Plan allows emergency homeless shelters with Conditional Use Permits in the following zones: Community Commercial (CC), Office Commercial (OC), Office (O), Public (P), Industrial (I), and Business Park-Mixed Use (BPX).

This Appendix includes a list of vacant sites citywide on which emergency shelters could be developed with a Conditional Use Permit. In total, the City of Moreno Valley has 439 vacant acres within 141 sites available for shelters with a Conditional Use Permit (refer to Table 6-7).

Vacant Sites Available for Emergency Shelters with Conditional Use Permit

Assessor Parcel Number	Site Address / Intersection	5 Digit ZIP Code	General Plan Designation (Current)	Zoning Designation (Current)	Proposed General Plan (GP) Designation	Parcel Size (Acres)	Existing Use / Vacancy	Ownership
291030018		92557	C Commercial	CC	C Commercial	7.58	Vacant	CROSSWORD CHRISTIAN FELLOWSHIP CHURCH
486081021		92551	C Commercial	CC	Corridor Mixed Use	0.27	Vacant	CLARENCE ROMERO
312360003	IRIS AVE	92551	C Commercial	CC	Corridor Mixed Use	0.50	Vacant	IRIS PARTNERS
488350047		92555	C Commercial	CC	C Commercial	7.18	Vacant	HF EDUCATIONAL PARTNERS
488350049		92555	C Commercial	CC	C Commercial	0.23	Vacant	HF EDUCATIONAL PARTNERS
488350048		92555	C Commercial	CC	C Commercial	0.33	Vacant	HF EDUCATIONAL PARTNERS
485220041	SW OF GENTIAN AVE AND PERRIS BLVD	92551	C Commercial	CC	Corridor Mixed Use	22.23	Vacant	WAL ART REAL ESTATE BUSINESS TRUST
487250006		92555	C Commercial	CC	C Commercial	3.29	Vacant	RANCHO PACIFIC COMMERCIAL INC
487250005		92555	C Commercial	CC	C Commercial	0.31	Vacant	RANCHO PACIFIC COMMERCIAL INC
487250010		92555	C Commercial	CC	C Commercial	2.11	Vacant	RANCHO PACIFIC COMMERCIAL INC
487470025		92555	C Commercial	CC	Downtown Center	17.55	Vacant	WINCO HOLDINGS INC
486240013		92555	R/O Residential Office	OC	Residential Office	6.79	Vacant	POZGAJ INV
486240003		92555	R/O Residential Office	OC	Residential Office	5.45	Vacant	TOM JAMES DORLIS
486240004		92555	R/O Residential Office	OC	Residential Office	1.06	Vacant	JOHN T KLAEB
486240005		92555	R/O Residential Office	OC	Residential Office	1.07	Vacant	JOHN T KLAEB
486240006		92555	R/O Residential Office	OC	Residential Office	1.20	Vacant	JOHN T KLAEB
486240007		92555	R/O Residential Office	OC	Residential Office	2.09	Vacant	JOHN T KLAEB
486240008		92555	C Commercial	CC	Commercial	2.80	Vacant	DINOS GLAVAS
486270006		92555	R/O Residential Office	OC	Downtown Center	4.62	Vacant	GLAVAS KATHERINE
486280028		92555	C Commercial	CC	Downtown Center	1.63	Vacant	COUNTY OF RIVERSIDE
486240012		92555	R/O Residential Office	OC	Residential Office	1.88	Vacant	CHARLTON H YU
487470022		92555	R/O Residential Office	O	Downtown Center	18.68	Vacant	CHIN CHU CHEN CHANG

Vacant Sites Available for Emergency Shelters with Conditional Use Permit

Assessor Parcel Number	Site Address / Intersection	5 Digit ZIP Code	General Plan Designation (Current)	Zoning Designation (Current)	Proposed General Plan (GP) Designation	Parcel Size (Acres)	Existing Use / Vacancy	Ownership
488080015		92555	O Office	OC	Freeway Office/Commercial	8.86	Vacant	EQUITABLE MORENO VALLEY II PARTNERSHIP
475190002		92557	R/O Residential Office	O	R/O Residential Office	0.95	Vacant	KFPMZ REAL ESTATE
479131012	SE OF DRACAEA AVE AND PERRIS BLVD	92553	R/O Residential Office	OC	Corridor Mixed Use	3.56	Vacant	YUM YUM DONUT SHOPS INC
479140024	SE OF DRACAEA AVE AND PERRIS BLVD	92553	R/O Residential Office	OC	Corridor Mixed Use	2.01	Vacant	YUM YUM DONUT SHOPS INC
479190002	PERRIS BLVD	92553	R/O Residential Office	O	Corridor Mixed Use	4.76	Vacant	EASTERN MUNICIPAL WATER DIST
479140023		92553	C Commercial	CC	Corridor Mixed Use	1.56	Vacant	YUM YUM DONUT SHOPS INC
481070047	INDIAN ST	92553	C Commercial	CC, SP 204	Corridor Mixed Use	1.81	Vacant	ANTONIO FUENTES
479090024	ATWOOD AVE	92553	R/O Residential Office	O	Corridor Mixed Use	0.60	Vacant	CHOW WENG LOH
479090003		92553	R/O Residential Office	O	Corridor Mixed Use	0.47	Vacant	MOVAL PROP
481322042		92557	C Commercial	CC	C Commercial	0.45	Vacant	MICHAEL H BANKS
479030036		92557	C Commercial	CC	C Commercial	1.51	Vacant	CITY OF MORENO VALLEY
479070051		92553	R/O Residential Office	O	Corridor Mixed Use	1.13	Vacant	SBCK CAPITAL GROUP INC
482180074		92553	O Office	O	Office	2.57	Vacant	HEACOCK BUSINESS CENTER
488210031		92555	R/O Residential Office	O	Downtown Center	2.41	Vacant	SOUTHWEST BIBLE COLLEGE
487250011		92555	C Commercial	CC	C Commercial	3.59	Vacant	PELICAN LANDING
479050009		92553	C Commercial	CC	C Commercial	1.90	Vacant	SIXM MORENO VALLEY
482700005	NW OF ALESSANDRO BLVD AND INDIAN ST	92553	C Commercial	CC	Corridor Mixed Use	1.60	Vacant	OPT MORENO VALLEY
484030025	SE OF ALESSANDRO BLVD AND KITCHING ST	92553	R/O Residential Office	O	Corridor Mixed Use	2.72	Vacant	JACOB LOGAR
484030003	SE OF ALESSANDRO BLVD AND KITCHING ST	92553	R/O Residential Office	O	Corridor Mixed Use	4.52	Vacant	PIRTH BORIS
478070004		92555	C Commercial	CC	Commercial	0.83	Vacant	CARLOS B MARTINEZ

Vacant Sites Available for Emergency Shelters with Conditional Use Permit

Assessor Parcel Number	Site Address / Intersection	5 Digit ZIP Code	General Plan Designation (Current)	Zoning Designation (Current)	Proposed General Plan (GP) Designation	Parcel Size (Acres)	Existing Use / Vacancy	Ownership
478100012		92555	P Public Facilities	P	Public	8.71	Vacant	MORENO VALLEY UNI SCHL DIST SCHL FAC CORP
478070029		92555	C Commercial	CC	Commercial	1.85	Vacant	MORENO BEACH HOLDINGS
478070027		92555	C Commercial	CC	Commercial	1.04	Vacant	GRANITE CAPITAL
482700002	NW OF ALESSANDRO BLVD AND INDIAN ST	92553	C Commercial	CC	Corridor Mixed Use	1.50	Vacant	OPT MORENO VALLEY
478070026		92555	C Commercial	CC	Commercial	1.29	Vacant	GRANITE CAPITAL
478100035		92555	P Public Facilities	P	Public	1.30	Vacant	M V UNIFIED SCHOOL DIST FACILITIES CORP
297180006		92553	BP Business Park/Light Industrial	BPX	BP Business Park/Light Industrial	4.29	Vacant	AMEET Y SAMBRAY
297170034		92553	C Commercial	CC	Commercial	8.42	Vacant	MORENO VALLEY CENTERPOINTE
297130043		92553	BP Business Park/Light Industrial	BPX	BP Business Park/Light Industrial	1.42	Vacant	DOWNS DONALD R TRUST
297100006		92553	BP Business Park/Light Industrial	I	BP Business Park/Light Industrial	8.00	Vacant	SUNNYMEAD CACTUS INDUSTRIAL ASSOC
297170002		92553	C Commercial	CC	Commercial	8.74	Vacant	MORENO VALLEY CENTERPOINTE
292250013	SUNNYMEAD BLVD	92553	C Commercial	CC, SP 204	Corridor Mixed Use	3.05	Vacant	MICHAEL R PASHLEY
292280018		92557	C Commercial	CC	C Commercial	2.02	Vacant	VICTORINO NOVAL
297170003		92553	C Commercial	CC	Commercial	8.91	Vacant	MORENO VALLEY CENTERPOINTE
292280035		92557	C Commercial	CC	C Commercial	1.05	Vacant	MOHAMED SEIRAFI
292241015	OLIVE WOOD PLAZA DR	92553	C Commercial	CC, SP 204	Corridor Mixed Use	0.96	Vacant	ALLIANCE OLIVEWOOD
291030014		92557	C Commercial	CC	C Commercial	0.36	Vacant	VICTOR DE MAIO
292230052	SUNNYMEAD BLVD	92553	C Commercial	CC, SP 204	Corridor Mixed Use	1.09	Vacant	THEODORE JAMES BOECKER
292193023		92557	O Office	OC	Office	0.06	Vacant	ROBERT ALLEN MARSHALL

Vacant Sites Available for Emergency Shelters with Conditional Use Permit

Assessor Parcel Number	Site Address / Intersection	5 Digit ZIP Code	General Plan Designation (Current)	Zoning Designation (Current)	Proposed General Plan (GP) Designation	Parcel Size (Acres)	Existing Use / Vacancy	Ownership
291090035		92553	C Commercial	CC	C Commercial	0.19	Vacant	CANYON SPRINGS MARKETPLACE CORP
291090046		92553	C Commercial	CC	C Commercial	0 14	Vacant	JAMES MARSHALL KIMMEL
291090048		92553	C Commercial	CC	C Commercial	0.17	Vacant	JAMES MARSHALL KIMMEL
297170004		92553	BP Business Park/Light Industrial	BPX	BP Business Park/Light Industrial	7 87	Vacant	NOVO LAND
292250012	SUNNYMEAD BLVD	92553	C Commercial	CC, SP 204	Corridor Mixed Use	1.41	Vacant	SUNNYMEAD INV INC
263180013		92553	R/O Residential Office	OC	Residential Office	0 28	Vacant	JOE HOWARD TEAGUE
263113005		92553	C Commercial	CC	C Commercial	0.52	Vacant	FLESNER PAMELA A
263113001		92553	C Commercial	CC	C Commercial	0 18	Vacant	JAMES M KIMMEL
263113008		92553	C Commercial	CC	C Commercial	0.21	Vacant	SAUNDRA KAY SWANSON
263180012		92553	R/O Residential Office	OC	Residential Office	0 22	Vacant	JOE HOWARD TEAGUE
263113007		92553	C Commercial	CC	C Commercial	0.51	Vacant	DAVID H FLESNER
263070038		92553	C Commercial	CC	C Commercial	1 75	Vacant	LI HUI HO
291090032		92553	R/O Residential Office	OC	Residential Office	0.12	Vacant	CANYON SPRINGS MARKETPLACE CORP
291050061		92557	C Commercial	CC	C Commercial	1 11	Vacant	AUTOMOBILE CLUB OF SO CALIF
263113006		92553	C Commercial	CC	C Commercial	0.13	Vacant	SAUNDRA KAY SWANSON
263230020		92553	C Commercial	CC	Business Flex	0 21	Vacant	OM JOSHUA
263180078		92553	R/O Residential Office	OC	Residential Office	0.19	Vacant	JOE HOWARD TEAGUE
263070037		92553		CC	C Commercial	0 14	Vacant	LI HUI HO
256211001		92557	R/O Residential Office	O	Residential Office	2.22	Vacant	CRESTMONT HOMEOWNERS ASSN
488220008		92555	C Commercial	CC	Commercial	8 32	Vacant	MORENO BEACH INV
488260022		92555	O Office	O	Freeway Office/Commercial	2.28	Vacant	LCTH INV
488260018		92555	O Office	O	Freeway Office/Commercial	1 88	Vacant	LCTH INV
488260033		92555	O Office	O	Freeway Office/Commercial	7.88	Vacant	LCTH INV

Vacant Sites Available for Emergency Shelters with Conditional Use Permit

Assessor Parcel Number	Site Address / Intersection	5 Digit ZIP Code	General Plan Designation (Current)	Zoning Designation (Current)	Proposed General Plan (GP) Designation	Parcel Size (Acres)	Existing Use / Vacancy	Ownership
488320008		92555	O Office	O	Freeway Office/Commercial	3.49	Vacant	DYE ELIZABETH ANN GST EXEMPT TRUT SHARE UNDER THE ALBERT AVOIAN
488320009		92555	O Office	O	Freeway Office/Commercial	0.74	Vacant	DYE ELIZABETH ANN GST EXEMPT TRUT SHARE UNDER THE ALBERT AVOIAN
488260012		92555	O Office	O	Freeway Office/Commercial	7.87	Vacant	DYE ELIZABETH ANN GST EXEMPT TRUT SHARE UNDER THE ALBERT AVOIAN
488260014		92555	O Office	O	Freeway Office/Commercial	8.19	Vacant	DYE ELIZABETH ANN GST EXEMPT TRUT SHARE UNDER THE ALBERT AVOIAN
488310005		92555	O Office	O	Freeway Office/Commercial	7.05	Vacant	JANE V MCCLUNG
488330030		92555	C Commercial	CC	C Commercial	3.83	Vacant	NALA PROP
488260021		92555	O Office	O	Freeway Office/Commercial	2.15	Vacant	LCTH INV
488310006		92555	O Office	O	Freeway Office/Commercial	2.97	Vacant	MORENO VALLEY SP
488260035		92555	O Office	O	Freeway Office/Commercial	7.85	Vacant	LCTH INV
488260037		92555	O Office	O	Freeway Office/Commercial	7.10	Vacant	SONG RAMBOLDT
488260017		92555	O Office	O	Freeway Office/Commercial	1.81	Vacant	LCTH INV
292100015	GRAHAM ST	92553	C Commercial	CC, SP 204	Corridor Mixed Use	0.59	Vacant	KATYUSKA PAREDES LOPEZ
488330035		92555	C Commercial	CC	C Commercial	1.36	Vacant	NALA PROP
488330036		92555	C Commercial	CC	C Commercial	1.26	Vacant	NALA PROP
488330038		92555	C Commercial	CC	C Commercial	1.94	Vacant	NALA PROP
488330037		92555	C Commercial	CC	C Commercial	7.28	Vacant	NALA PROP
292100019	HEACOCK ST	92553	C Commercial	CC	Corridor Mixed Use	5.04	Vacant	KEVIN T DOAN

Vacant Sites Available for Emergency Shelters with Conditional Use Permit

Assessor Parcel Number	Site Address / Intersection	5 Digit ZIP Code	General Plan Designation (Current)	Zoning Designation (Current)	Proposed General Plan (GP) Designation	Parcel Size (Acres)	Existing Use / Vacancy	Ownership
486240016		92555	C Commercial	CC	Commercial	2.64	Vacant	POZGAJ INV
478060017		92555	C Commercial	CC	Commercial	0.88	Vacant	MORENO VALLEY HAMNER PROP
478060019		92555	C Commercial	CC	Commercial	2.16	Vacant	MORENO VALLEY HAMNER PROP
478060022		92555	C Commercial	CC	Commercial	7.49	Vacant	MORENO VALLEY HAMNER PROP
488080027		92555	O Office	OC	Freeway Office/Commercial	5.27	Vacant	EQUITABLE MORENO VALLEY II PARTNERSHIP
488080028		92555	O Office	OC	Freeway Office/Commercial	8.32	Vacant	EQUITABLE MORENO VALLEY II PARTNERSHIP
478060020		92555	C Commercial	CC	Commercial	0.15	Vacant	MORENO VALLEY HAMNER PROP
478060021		92555	C Commercial	CC	Commercial	0.99	Vacant	MORENO VALLEY HAMNER PROP
478060024		92555	C Commercial	CC	Commercial	2.33	Vacant	MORENO VALLEY HAMNER PROP
488080026		92555	O Office	OC	Freeway Office/Commercial	0.64	Vacant	THOMAS J CHEN
488080025		92555	O Office	OC	Freeway Office/Commercial	12.69	Vacant	RICHARD P CHADO
297130067		92553	BP Business Park/Light Industrial	BPX	BP Business Park/Light Industrial	2.95	Vacant	CACTUS COMMERCE
297130068		92553	BP Business Park/Light Industrial	BPX	BP Business Park/Light Industrial	1.41	Vacant	CACTUS COMMERCE
297130069		92553	BP Business Park/Light Industrial	BPX	BP Business Park/Light Industrial	1.95	Vacant	CACTUS COMMERCE
291650026		92553	C Commercial	CC	Center Mixed Use	0.99	Vacant	DAY & EUCALYPTUS STREET
488400043		92555	C Commercial	CC	C Commercial	0.92	Vacant	STONERIDGE PHASE II LAND
488400042		92555	C Commercial	CC	C Commercial	0.93	Vacant	STONERIDGE PHASE II LAND
488400041		92555	C Commercial	CC	C Commercial	0.87	Vacant	STONERIDGE PHASE II LAND

Vacant Sites Available for Emergency Shelters with Conditional Use Permit

Assessor Parcel Number	Site Address / Intersection	5 Digit ZIP Code	General Plan Designation (Current)	Zoning Designation (Current)	Proposed General Plan (GP) Designation	Parcel Size (Acres)	Existing Use / Vacancy	Ownership
486290036		92555	R/O Residential Office	O	Downtown Center	1.17	Vacant	GALAXY MANAGEMENT INC
486270020		92555	R/O Residential Office	OC	Downtown Center	2.23	Vacant	COUNTRY SQUIRE MOBILE ESTATES
486310041		92555	O Office	O	Downtown Center	2.82	Vacant	INLAND LAND GROUP
486310042		92555	O Office	O	Downtown Center	6.52	Vacant	INLAND LAND GROUP
486290037		92555	R/O Residential Office	O	Downtown Center	16.82	Vacant	GALAXY MANAGEMENT INC
475190022	11636 HEACOCK ST	92557	R/O Residential Office	O	R/O Residential Office	4.73	Vacant	BEL AIR MURRIETA
475190005	11680 HEACOCK ST	92557	R/O Residential Office	O	R/O Residential Office	2.89	Vacant	KFPMZ REAL ESTATE
291050048	21725 BOX SPRINGS RD	92557	C Commercial	CC	C Commercial	3.20	Vacant	ISAAC ZAHARONI
263230022	21802 LINDA CT	92553	C Commercial	CC	Business Flex	0.74	Vacant	3270 W LINCOLN
263220016	21802 LINDA CT	92553	C Commercial	CC	Business Flex	0.49	Vacant	MONTHER ALQUZAH
263220026	21806 ALESSANDRO BLV	92553	C Commercial	CC	Business Flex	0.46	Vacant	IK JUNG CHO
263230021	21850 LINDA CT	92553	C Commercial	CC	Business Flex	0.18	Vacant	3270 W LINCOLN
263230016	21908 ALESSANDRO BLV	92553	C Commercial	CC	Business Flex	1.43	Vacant	THUY VAN NGUYEN TRUNG
263230013	21958 ALESSANDRO BLV	92553	C Commercial	CC	Business Flex	0.33	Vacant	YUM YUM DONUT SHOP INC
263230012	21976 ALESSANDRO BLV	92553	C Commercial	CC	Business Flex	0.30	Vacant	YUM YUM DONUT SHOP INC
292241003	23278 OLIVEWOOD PLAZA DR	92553	C Commercial	CC, SP 204	Corridor Mixed Use	1.06	Vacant	HITEK DEV
481200039	24961 FIR AVE	92553	C Commercial	CC, SP 204	Corridor Mixed Use	0.57	Vacant	HAYAT HADDAD
482152046	24974 COTTONWOOD AVE	92553	C Commercial	CC	Corridor Mixed Use	0.36	Vacant	SUSAN R REAL
479090004	25057 EUCALYPTUS AVE	92553	R/O Residential Office	O	Corridor Mixed Use	0.46	Vacant	WHITE MAPPLE
479050008	25285 SUNNYMEAD BLV	92553	C Commercial	CC	C Commercial	0.87	Vacant	SIXM MORENO VALLEY
484030002	25539 ALESSANDRO BLV	92553	R/O Residential Office	O	Corridor Mixed Use	0.77	Vacant	BORIS PIRIH
486270021		92555	R/O Residential Office	OC	Downtown Center	7.92	Vacant	SPYRIDON RADOS

APPENDIX J:

VACANT SITES AVAILABLE FOR EMERGENCY SHELTERS BY-RIGHT

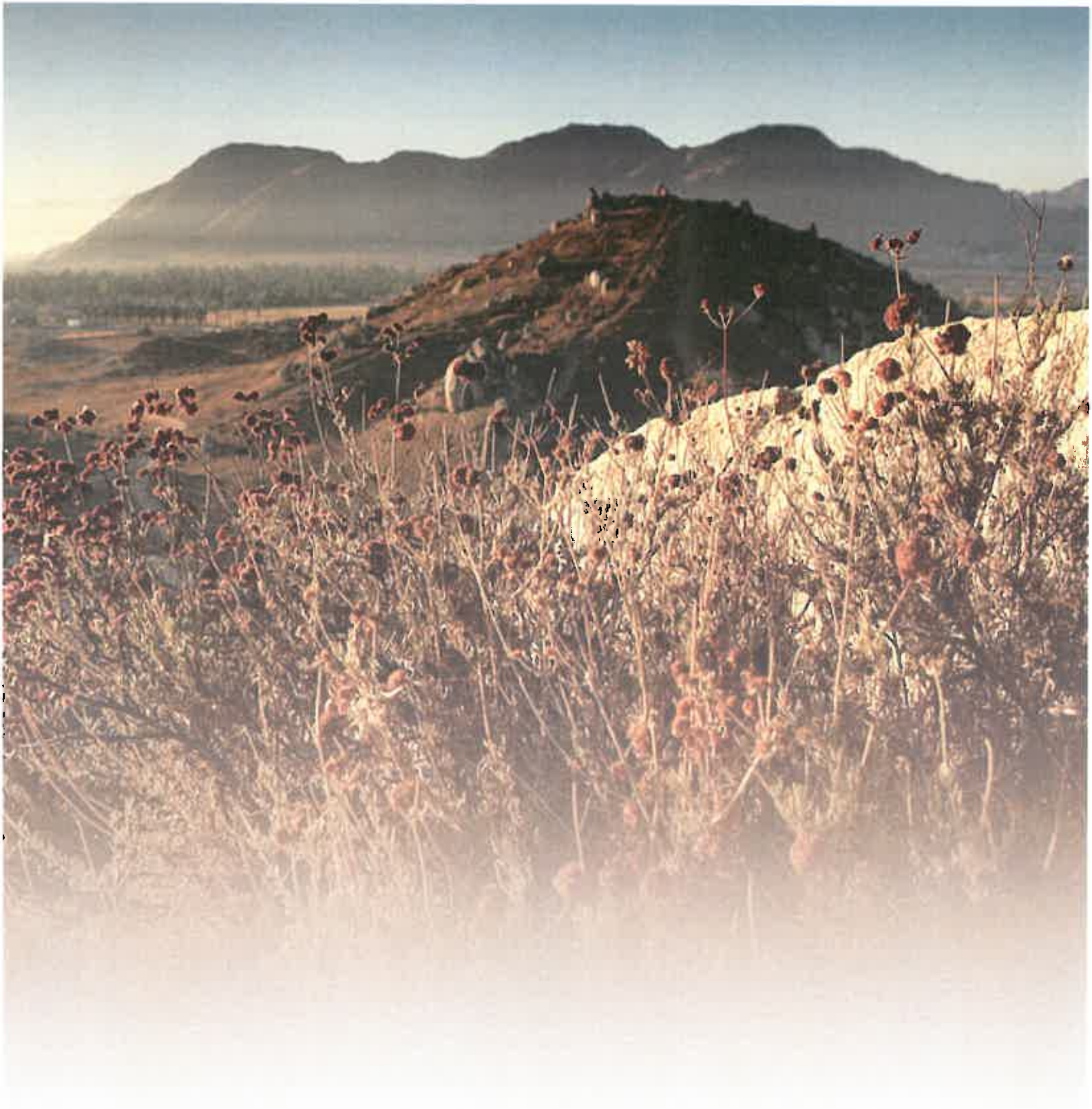
Vacant Sites Available for Emergency Shelters By-Right

Every jurisdiction must identify a zone or zones where emergency shelters are allowed as a permitted use without a Conditional Use Permit or other discretionary permit (Government Code Section 65583.(a)(4)). Emergency shelters are a permitted use in the public zone. However, there are no longer publicly zoned sites in the city that are available and/or appropriate for housing and shelter uses. The City of Moreno Valley amended the Moreno Valley Industrial Area Specific Plan (SP 208) to add emergency homeless shelters as a permitted use and adopted development standards for that use in May 2013 (Moreno Valley Municipal Code Chapter 9.09.170).

This Appendix includes a list of 37 vacant acres over 17 parcels in the Specific Plan 208 area that could permit a year-round emergency shelter without a Conditional Use Permit or any discretionary permit requirements. All shelters would be required to develop their site in accordance with their approved plans, the Development Code, Landscape Development Guidelines and Specifications, and the General Plan (refer to Table 6-8).

Vacant Sites Available for Emergency Shelters By-Right

Assessor Parcel Number	Site Address / Intersection	5 Digit ZIP Code	General Plan Designation (Current)	Zoning Designation (Current)	Proposed General Plan (GP) Designation	Parcel Size (Acres)	Existing Use / Vacancy	Ownership
485230013		92551	BP Business Park/Light Industrial	SP 208 I	BP Business Park/Light Industrial	1 02	Vacant	SANTIAGO D GALICIA
485230011		92551	BP Business Park/Light Industrial	SP 208 I	BP Business Park/Light Industrial	0.79	Vacant	JOHN D PARKS
485230012		92551	BP Business Park/Light Industrial	SP 208 I	BP Business Park/Light Industrial	0 66	Vacant	JOHN D PARKS
316100034		92551	BP Business Park/Light Industrial	SP 208 I	BP Business Park/Light Industrial	2.45	Vacant	HEACOCK AVENUE
312270001		92551	C Commercial	SP 208 I	C Commercial	1 49	Vacant	CHRISTINE PARK PETERSON
316190024		92551	BP Business Park/Light Industrial	SP 208 I	BP Business Park/Light Industrial	2.28	Vacant	TIMOTHY ALLEN RIVARD
485230031		92551	BP Business Park/Light Industrial	SP 208 I	BP Business Park/Light Industrial	2 24	Vacant	RADOS PROP CALIF LAND
485230033		92551	BP Business Park/Light Industrial	SP 208 I	BP Business Park/Light Industrial	1.84	Vacant	RADOS PROP CALIF LAND
485230030		92551	BP Business Park/Light Industrial	SP 208 I	BP Business Park/Light Industrial	2 73	Vacant	RADOS PROP CALIF LAND
485230032		92551	BP Business Park/Light Industrial	SP 208 I	BP Business Park/Light Industrial	1.95	Vacant	RADOS PROP CALIF LAND
485230034		92551	BP Business Park/Light Industrial	SP 208 I	BP Business Park/Light Industrial	1 42	Vacant	RADOS PROP CALIF LAND
485230035		92551	BP Business Park/Light Industrial	SP 208 I	BP Business Park/Light Industrial	1.31	Vacant	RADOS PROP CALIF LAND
316020052		92551	BP Business Park/Light Industrial	SP 208 I	BP Business Park/Light Industrial	6 15	Vacant	MARCH BUSINESS CENTER
316190049		92551	BP Business Park/Light Industrial	SP 208 I	BP Business Park/Light Industrial	0.42	Vacant	BALWINDER K KANG
316020049		92551	BP Business Park/Light Industrial	SP 208 I	BP Business Park/Light Industrial	1 57	Vacant	MARCH BUSINESS CENTER
316210052	17600 INDIAN ST	92551	BP Business Park/Light Industrial	SP 208 I	BP Business Park/Light Industrial	4.72	Vacant	INDIAN & NANDINA JP/FG
316190051	24700 SAN MICHELE RD	92551	BP Business Park/Light Industrial	SP 208 I	BP Business Park/Light Industrial	4 21	Vacant	CITY OF MORENO VALLEY



MORENO VALLEY

WHERE DREAMS SOAR

DYETT & BHATIA

Urban and Regional Planners

NOTICE OF PUBLIC HEARING
RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION
www.rcaluc.org

A PUBLIC HEARING has been scheduled before the Riverside County Airport Land Use Commission (ALUC) to consider the applications described below.

Any person may submit written comments to the ALUC before the hearing or may appear and be heard in support of or opposition to the project at the time of hearing. For more information please contact **ALUC Planner Paul Rull at (951) 955-6893**. The ALUC holds hearings for local discretionary permits within the Airport Influence Area, reviewing for aeronautical safety, noise and obstructions. ALUC reviews a proposed plan or project solely to determine whether it is consistent with the applicable Airport Land Use Compatibility Plan.

The City of Moreno Valley Community Development Department should be contacted on non-ALUC issues. For more information please contact City of Moreno Valley Planner Mr. Chris Ormsby at (951) 413-3229.

The proposed project application may be viewed by a prescheduled appointment and on the ALUC website www.rcaluc.org. Written comments may be submitted at the Riverside County Administrative Center, 4080 Lemon Street, 14th Floor, Riverside, California 92501, Monday through Friday from 8:00 a.m. to 3:30 p.m., or by e-mail to prull@rivco.org. Individuals with disabilities requiring reasonable modifications or accommodations, please telephone Barbara Santos at (951) 955-5132.

PLACE OF HEARING: **Riverside County Administration Center**
4080 Lemon Street, 1st Floor Board Chambers
Riverside California

DATE OF HEARING: **May 26, 2021 (Special Hearing Meeting)**

TIME OF HEARING: **9:30 A.M.**

Pursuant to Executive Order N-25-20, this meeting will be conducted by teleconference and at the Place of Hearing, as listed above. Public access to the meeting location will be allowed, but limited to comply with the Executive Order. Information on how to participate in the hearing will be available on the ALUC website at www.rcaluc.org

CASE DESCRIPTION:

ZAP1465MA21 – City of Moreno Valley (Representative: Chris Ormsby, Senior Planner) – City of Moreno Valley Case Nos. PEN19-0240 (General Plan Comprehensive Update), PEN21-0030 (Zoning Ordinance Amendment). A City-initiated proposal to adopt an updated General Plan ("General Plan 2040") including the following Elements: Land Use and Community Character, Economic Development, Circulation, Parks and Public Services, Safety, Noise, Environmental Justice, Healthy Community, Open Space and Resource Conservation, and Housing, to serve as the statement of the community's vision for the City's long-term development, and so as to bring the Plan into consistency with the 2014 March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan (ALUCP). The City also proposes to amend its Development Code text to require new uses and development to be consistent with the General Plan Update, and to comply with the 2014 March ALUCP, including adding Section 9.07.060 relating to Airport Land Use Compatibility Plan (All Compatibility Zones [A, B1-APZ-I, B1-APZ-II, B2, C1, C2, D and E] of the March Air Reserve Base/Inland Port Airport Influence Area).

RIVERSIDE COUNTY
AIRPORT LAND USE COMMISSION

APPLICATION FOR MAJOR LAND USE ACTION REVIEW

ALUC CASE NUMBER: ZAP1465MA21 DATE SUBMITTED: 3/31/21

APPLICANT / REPRESENTATIVE / PROPERTY OWNER CONTACT INFORMATION

Applicant	City of Moreno Valley - Community Development Department	Phone Number	(951) 413-3206
Mailing Address	14177 Frederick St.	Email	
	Moreno Valley, CA 92553		
Representative	Chris Ormsby, Senior Planner	Phone Number	(951) 413-3229
Mailing Address	14177 Frederick St.	Email	chriso@moval.org
	Moreno Valley, CA 92553		
Property Owner	N/A	Phone Number	
Mailing Address		Email	

LOCAL JURISDICTION AGENCY

Local Agency Name	City of Moreno Valley	Phone Number	(951) 413-3229
Staff Contact	Chris Ormsby, Senior Planner	Email	chriso@moval.org
Mailing Address	14177 Frederick St.	Case Type	
	Moreno Valley, CA 92553	■ General Plan / Specific Plan Amendment	
		☒ Zoning Ordinance Amendment	
		☐ Subdivision Parcel Map / Tentative Tract	
Local Agency Project No	PEN19-0240 (General Plan Update)	☐ Use Permit	
	PEN21-0030 (MUNICIPAL CODE UPDATE)	☐ Site Plan Review/Plot Plan	
		☐ Other	

PROJECT LOCATION

Attach an accurately scaled map showing the relationship of the project site to the airport boundary and runways

Street Address	CITY WIDE - Comprehensive General Plan Update (MoVal 2040)		
Assessor's Parcel No.		Gross Parcel Size	
Subdivision Name		Nearest Airport and distance from Airport	
Lot Number			

PROJECT DESCRIPTION

If applicable, attach a detailed site plan showing ground elevations, the location of structures, open spaces and water bodies, and the heights of structures and trees; include additional project description data as needed

Existing Land Use (describe)

ARCH CITYWIDE ALL AIRPORT ZONES.

Proposed Land Use (describe)		
For Residential Uses	Number of Parcels or Units on Site (exclude secondary units)	
For Other Land Uses	Hours of Operation	
(See Appendix C)	Number of People on Site — Maximum Number	
	Method of Calculation	
Height Data	Site Elevation (above mean sea level)	ft.
	Height of buildings or structures (from the ground)	ft.
Flight Hazards	Does the project involve any characteristics which could create electrical interference, confusing lights, glare, smoke, or other electrical or visual hazards to aircraft flight?	☐ Yes ☐ No
	If yes, describe	

A. **NOTICE:** Failure of an applicant to submit complete or adequate information pursuant to Sections 65940 to 65948 inclusive, of the California Government Code, MAY constitute grounds for disapproval of actions, regulations, or permits.

B. **REVIEW TIME:** Estimated time for "staff level review" is approximately 30 days from date of submittal. Estimated time for "commission level review" is approximately 45 days from date of submittal to the next available commission hearing meeting.

C. **SUBMISSION PACKAGE:**

1. . . . . Completed ALUC Application Form
1. . . . . ALUC fee payment
1. . . . . Plans Package (24x36 folded) (site plans, floor plans, building elevations, grading plans, subdivision maps)
1. . . . . Plans Package (8.5x11) (site plans, floor plans, building elevations, grading plans, subdivision maps, zoning ordinance/GPA/SPA text/map amendments)
1. . . . . CD with digital files of the plans (pdf)
1. . . . . Vicinity Map (8.5x11)
1. . . . . Detailed project description
1. . . . . Local jurisdiction project transmittal
3. . . . . Gummed address labels for applicant/representative/property owner/local jurisdiction planner
3. . . . . Gummed address labels of all surrounding property owners within a 300 foot radius of the project site. **(Only required if the project is scheduled for a public hearing Commission meeting)**