City of Moreno Valley
HOUSING ELEMENT 2021-2029

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MORENO VALLEY
WHERE DREAMS SOAR

City of Moreno Valley

Moreno Valley
2021-2029 Housing Element

Prepared by

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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.

GENERAL PLAN CONSISTENCY

The 2021-29 Housing Element was prepared in parallel with the 2040 General Plan Update in order to maintain internal consistencies as required by State law. The sites inventory reflects the capacity under the current 2040 General Plan, and the Housing Element follows the 2040 General Plan's vision and guiding principles, reflecting the key community priorities they articulate. Relevant guiding principles include:

- Make Moreno Valley a Destination City with a modern, innovative brand and become a model community where people choose to live, work, and play
- 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
- Ensure Moreno Valley is livable and welcoming for seniors, veterans and other special needs groups
- Improve socio-economic conditions for all Moreno Valley residents.

Land use and housing were correlated closely from the outset of the General Plan Update process. As one of the first steps, a parcel-level analysis of land use conditions and trends was conducted to identify areas of the city where change is foreseeable and early phase community outreach activities focused on building a shared vision for the future of land use and community design in those areas. In total, four community workshops were held in different neighborhoods around the city, along with a virtual open house, two online surveys, and a variety of pop up events. Land use concepts for the change areas were developed, vetted, and refined on the basis of community feedback from the outreach activities and guidance from the General Plan Advisory Committee. Several of these were made specifically to facilitate accommodation of higher density housing in strategic locations to meet local housing needs and to satisfy the City's Sixth Cycle RHNA allocation, including the creation of two new land use designations (Center Mixed Use and Corridor Mixed Use) and increases in permitted densities. As a result, the General Plan Land Use Diagram accommodates the Housing Sites Inventory. The Land Use Element also includes 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) and associated implementing policies.

2040 traffic volumes were projected on the basis of residential and non-residential buildout of the General Plan Update and the Circulation Diagram was updated accordingly. A new Mixed Use Boulevard street classifications was developed to accommodate higher density housing along the city's key transit corridors as envisioned in the Land Use and Housing Elements. This classification features wider sidewalks with landscaping to buffer pedestrians and homes from traffic, noise, and vehicle emissions. Corridor streetscape design policies also call for the use of stoops, raised entries, courtyards, and other design techniques that can further buffer new residential uses. This ensures consistency between the Circulation and Housing Elements.

Moreno Valley is susceptible to a range of natural and human-made hazards, including wildfire, flooding, seismic activity, and airport-related hazards. The Safety Element was comprehensively updated to address hazard risk, including compounded risk from climate change and accounting for residential development as envisioned in the Land Use and Housing Elements. Working closely with the Moreno Valley Fire Department and the California Department of Forestry and Fire Protection (CAL FIRE), new policies were incorporated to address the risk of wildfire in Very High Fire Hazard Severity Zones (VHFHSZ) and other areas of risk as well as to facilitate emergency evacuation and response and post-disaster recovery. Specifically, new residential developments in VHFHSZs will be required to prepare a Fire Protection Plan and enter into a long-term maintenance agreement for vegetation management. The City will also require that all new development VHFHSZs or a State Responsibility Area is served by adequate infrastructure, including safe access for emergency response vehicles, visible street signs, and water supplies for fire suppression. A robust set of emergency evacuation and response policies calls for the use of Alert MoVal, an early warning notification system, to enhance preparedness and facilitate efficient, safe evacuation; the application of technology and specialized roadway design standards and evacuation risk areas; and collaboration with other public agencies to build awareness and community resilience. The Safety Element also incorporates flood control strategies from relevant basin plans. Additionally, the Land Use Diagram and development standards were revised to reflect new airport safety zones which limit development intensities and activities in the vicinity of the March Air Reserve Base and the Housing Sites

Inventory is consistent with permitted densities within the established safety zones. The Airport Land Use Commission reviewed the General Plan in May 2021 and confirmed consistency.

The Environmental Justice Element was developed with a specific focus on Safe and Sanitary Housing, informed by input from residents of Disadvantaged Communities in Moreno Valley as well as from affordable housing developers and service providers. Consistent with SB1000, the Element also incorporates policies to address air pollution and water quality in existing neighborhoods and areas where new housing is envisioned, and it includes strategies to increase access to healthy food in underserved neighborhoods, including through the potential creation of a healthy food zoning overlay and the development of incentives to attract grocery stores, food co-ops, and other healthy food retailers.

As described in more detail later in this document, the projected need for parks and public services was based on buildout of the 2040 General Plan Land Use Diagram, which accommodates the Housing Sites Inventory. Policies in the Parks and Public Services Element identify areas where new and improved parks and recreational facilities will be needed, in view of the extent and location of new housing development, and incorporate strategies for funding and delivery. While the City of Moreno Valley does not provide water or sewer service, the Parks and Public Services Element was developed in consultation with service providers and 2040 General Plan buildout projection have been shared for planning purposes.

Overall, this coordinated, integrated approach allowed the City to comprehensively update to its key long-range planning documents and ensure consistency within and across all elements of the 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 specific housing-related issues and needs in the community, a series of focus groups discussion was conducted with affordable housing advocates, service providers, faith-based organizations and other relevant community-based organizations. Input received informed development of the Housing Plan, Housing Resources, and Housing Constraints chapters:

- Housing Constraints: Discussions in September and October 2020 with representatives of Fair Housing Council of Riverside County, Cops and Clergy, and local affordable housing operators. Participants provided input on special needs groups in the community, including older adults, the disabled/developmentally disabled, large households, female-headed households, homeless, and farmworkers, as well as the type of housing and support services most in demand in Moreno Valley. This input is reflected in the Chapter 3 Housing Needs Assessment and Chapter 4 Housing Plan.
- Affordable Housing and the Faith-Based Community: Discussions with representatives of Cross Word Church, Diocese of San Bernardino (Riverside Vicariate), Lord's Gym of Moreno Valley, and Calvary Chapel Moreno Valley in June/July 2022. As detailed in

Chapter 6, Section 4 of this Housing Element, representatives expressed strong interest in developing affordable housing that provides a pathway to success for socio-economically disadvantaged community members or provide housing for at risk and homeless youth are well-aligned with their missions. Representatives also identified potential barriers, which are addressed through Program 2-B of the Housing Plan (Chapter4).

Housing Stakeholder Interviews

A series of stakeholder interviews with affordable housing developers were conducted at the outset of the project to inform the preparation of the Housing Resources and Housing Needs Assessment sections of the Housing Element. Stakeholders were all affordable housing developers who have recently built projects in Moreno Valley and the surrounding region. They shared input on the specific challenges related to affordable housing construction in the region, special needs of groups their projects serve, and actions the City can take to support affordable housing. Stakeholders also provided project profiles for recently constructed or projects or applications in process to inform realistic capacity calculations (See Appendix C). 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.

Fair Housing Survey

To assist with preparation of the Analysis of Impediments to Fair Housing Choice report prepared by the City in 2019, a Fair Housing Survey was conducted, garnering responses from almost 100 households. Respondents were predominantly renters, with 40 percent identifying as female with children and approximately one third stating that they or another member of the household was disabled. Approximately 10 percent of respondents believed they had experienced housing discrimination while a resident of Moreno Valley, with 53 percent indicating that a landlord/property manager was the person who they believed discriminated against them. Just over a third (35%) believed that they were discriminated against because of their race. Reflecting these findings, Chapter 4 incorporates programs to proactively address discrimination, including Program 7-A (which involves tracking and pursuing fair housing complaints and conducting workshops and seminars about landlord and tenant responsibilities and rights in coordination with the Riverside County Fair Housing Council) and Program 7-B (which involves partnering with the RCFHC, the Inland Valley Realtors Association, and affordable housing operators to develop and conduct trainings on anti-discrimination and fair housing practices for realtors and property managers).

Online Surveys

Two citywide online surveys, available in English and Spanish, were conducted as part of the 2040 General Plan and 2021-9 Housing Element Update. As described in greater detail in Chapter 6, input received informed development of new land use designations and modifications to existing land use and zoning in order to accommodate RHNA. 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. 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 sites at varying levels of affordability in the centers and corridors, reflective of both community objectives and realistic development capacity.

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.

General Plan Advisory Committee

A General Plan Advisory Committee (GPAC) composed of local residents and key stakeholders 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 and Housing Element to ensure that it met the needs and desires of the community. GPAC meetings were open to the public and community members regularly attended and provided input.

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: GPAC – General Plan/Housing Element Update
11. February 11, 2020: City Council – General Plan/Housing Element Update
12. April 16, 2020: GPAC – General Plan/Housing Element Update
13. May 21, 2020: GPAC – General Plan/Housing Element Update
14. April 30, 2020: GPAC – General Plan/Housing Element Update
15. May 28, 2020: Planning Commission – General Plan/Housing Element Update
16. June 9, 2020: City Council – General Plan/Housing Element Update
17. November 5, 2020: GPAC – General Plan/Housing Element Update
18. November 19, 2020: GPAC – General Plan/Housing Element Update

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, including those of special needs groups and the findings of an analysis of fair housing issues in the community.

- **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, with a fuller analysis of actions needed to affirmatively further fair housing included in a separate appendix.

- **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 City of Moreno Valley Quantified Objectivities

Income Category	*New Construction*	*Rehabilitation*	*Conservation/Preservation*
Extremely Low	1,890	--	6
Very-Low	1,889	32	7
Low	2,051	32	12
Moderate	2,165	88	--
Above Moderate	5,632	--	--
TOTALS	**13,627**	**152**	**25**

1. Construction objectives represent the City's remaining RHNA for the Sixth Cycle Housing Element Update.
2. The City has 25 units in rehab projects with affordability covenants are set to expire by 2029. Half of these units are assumed to be low-income, while the remaining half is assumed to be evenly divided between extremely low- and very low-income. The California Housing Partnership provides additional 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. Through Program 2-I in the Housing Plan (Chapter 4), the City would pursue a program to purchase affordability covenants on existing multiple-family unit in partnership with interested certified Community Housing Development Organizations (CHDO) and/or non-profit organizations if funding is available. If not, the 25 units with expiring covenants would be offset by the 139 affordable units approved or currently in process (see Chapter 4). Overall, the majority of Moreno Valley's assisted units are at low risk of conversion. This is discussed further in Chapter 3.
3. Rehabilitation estimates are derived from estimates provided in the City's FY 2019/2020 Consolidated Annual Performance Evaluation Report (CAPER) and Draft FY 2021-2022 Annual Action Plan. 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. Program 1-J in the Housing Plan (Chapter 4) addresses rehabilitation and preservation of these 152 units.

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).

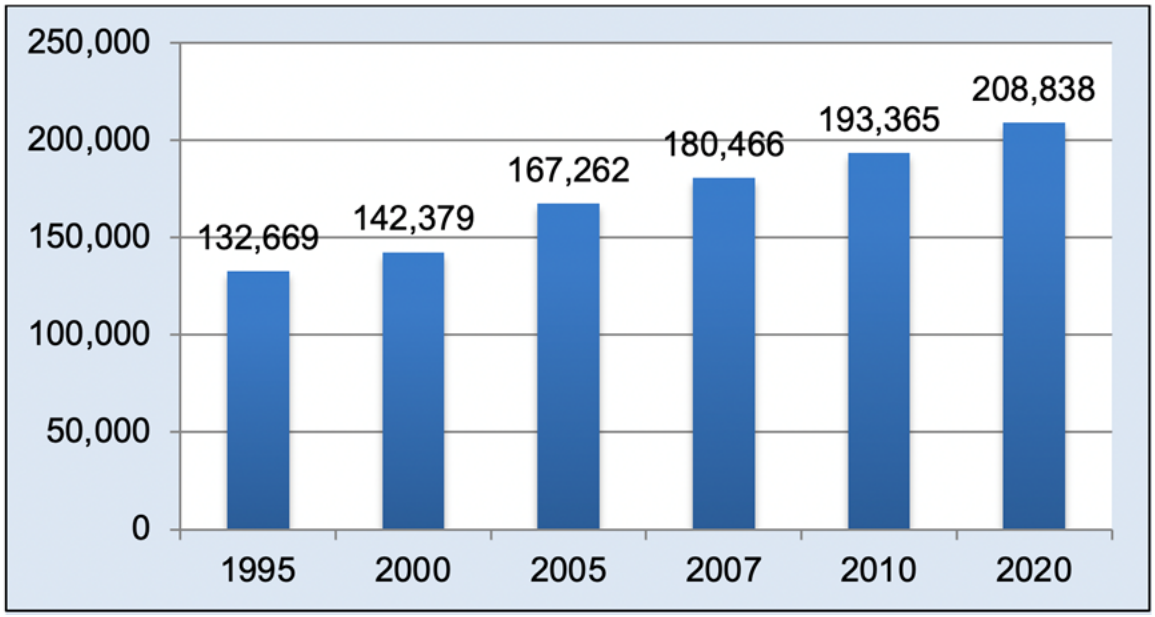
Table 3-1: Population Growth (2010-2040)

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

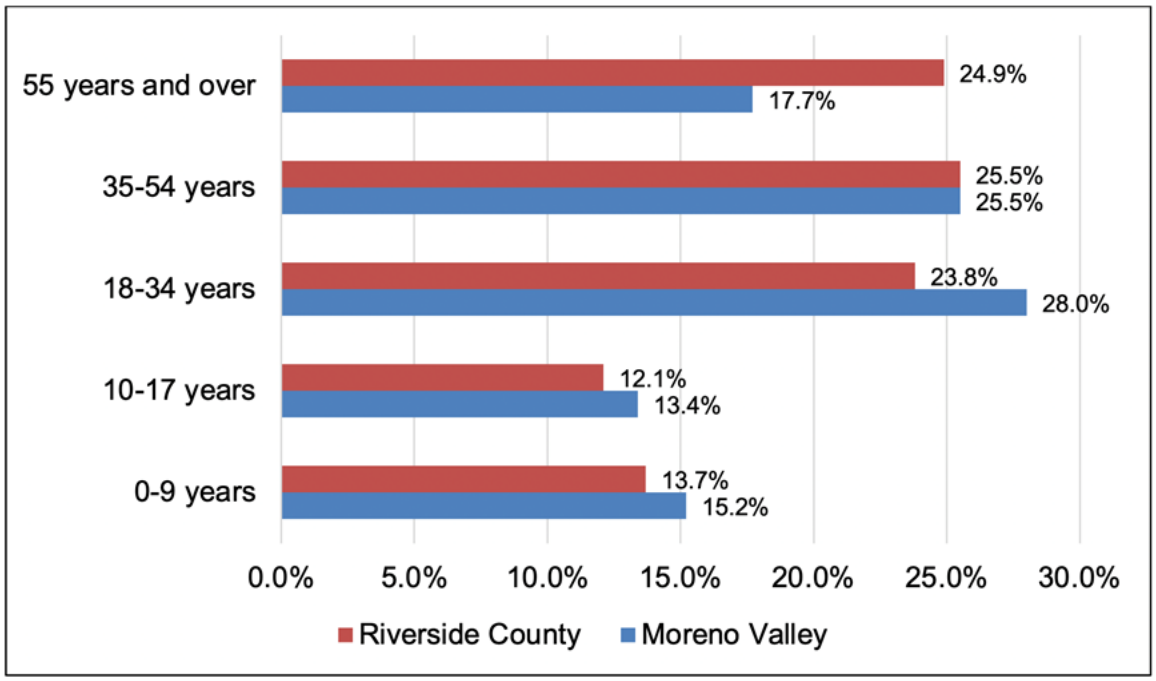
A community's current and future housing needs are determined in part by the age characteristics of residents. Typically, each age group has distinct lifestyles, family types and sizes, ability to earn incomes, and therefore, housing preferences. As people move through each stage of life, housing needs 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)

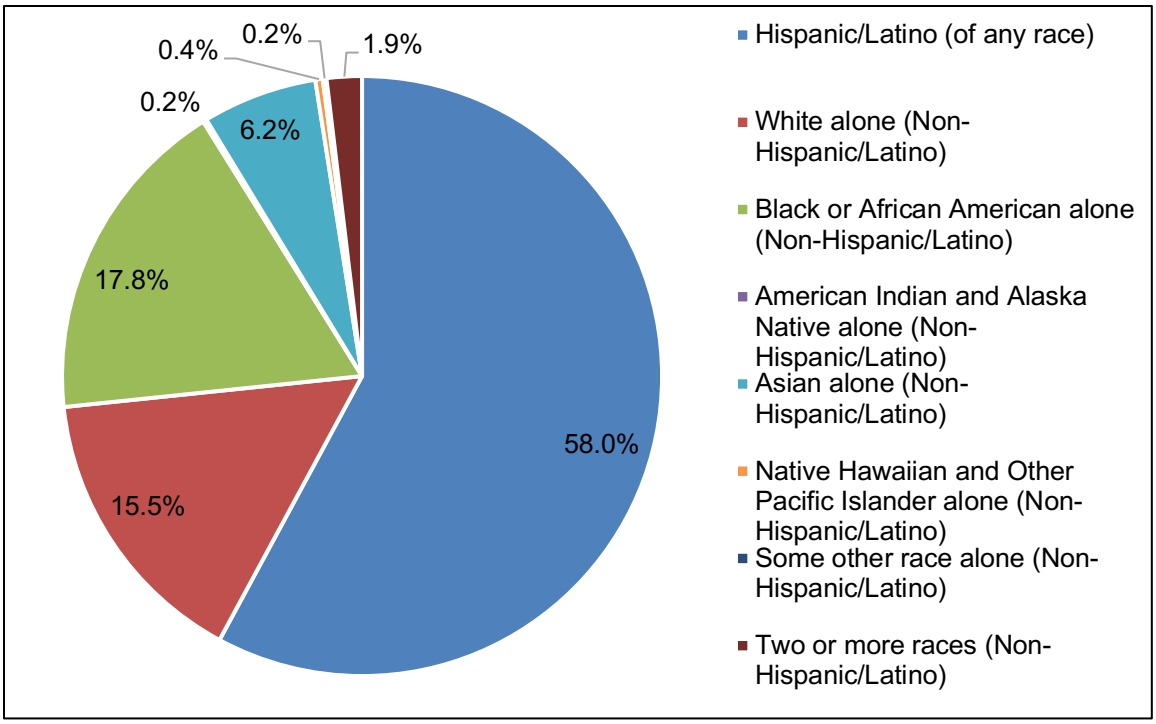
Ethnicity/Race Characteristics

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%
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%**

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
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. It is often difficult to estimate the true size of the agricultural workforce due systemic undercounting. Additionally, government agencies that track farm labor do not consistently define farm labor (e.g., field laborers versus workers in processing plants), length of employment (e.g., permanent or seasonal), or place of work (e.g., the location of the business or field). Estimating the number of farmworkers by type is one important metric in understanding housing needs. For instance, permanent farmworkers who are employed year-round can depend on traditional affordable housing, while seasonal or migrant farmworkers may not have stable housing in the region and may be homeless. This could pose additional funding challenges and may require more targeting programming to ensure affordable housing for these populations.

While local data is lacking, it is possible to estimate division of farmworkers by type in the regional context. According to the 2017 USDA Census of Agriculture, Riverside County had a total of 11,365 permanent and seasonal (i.e., less than 150 days) farmworkers employed on 2,065 farms, as shown in Table 3-9. The majority of farms (92.8 percent) employed less than 10 employees – accounting for about 25.5 percent of the farmworker population in 2017. While large farm operators (more than 10 employees) only accounted for 7.2 percent of farms in Riverside County, they employed about 74.5 percent of all farmworkers. In total, there were 5,607 seasonal farmworkers in Riverside County, representing about 49.3 percent of the total farmworker population.

Table 3-9: Farmworkers in Riverside County, 2017

Employment Type	Farmworkers	Farms
Farm Operations with Less than 10 Employees	**2,896**	**1,917**
Permanent	1,503	1,276
Seasonal	1,393	641
Farm Operations with More than 10 Employees	**8,469**	**148**
Permanent	4,255	96
Seasonal	4,214	52

Note: Seasonal employees are those who have worked for less than 150 days.

Source: USDA Census of Agriculture, 2017

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). According to 2018 American Community Survey 5-Year Estimates, 46.1 percent of owner-occupied units and 47.7 percent of renter-occupied units were large households. 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. Table 3-10 provides data on disability by type in Moreno Valley. Most people with disabilities in Moreno Valley have an ambulatory difficulty, while a high proportion also have an independent living difficulty and cognitive difficulty. Note that since individuals can have more than one disability the data should not be summed and that since some disability types are not recorded for children below a certain age, calculating disability as a percentage of the total population may not be accurate.

Table 3-10: Moreno Valley Residents with Disabilities by Type, 2018

Disability Type	Residents
Independent Living	8,473
Self-care	5,193
Ambulatory	10,100
Cognitive	8,537
Vision	3,622
Hearing	4,278

Source: SCAG Local Housing Data, 2020

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 3-11 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 percent 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 3-12.

Table 3-11: 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 3-12: 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.

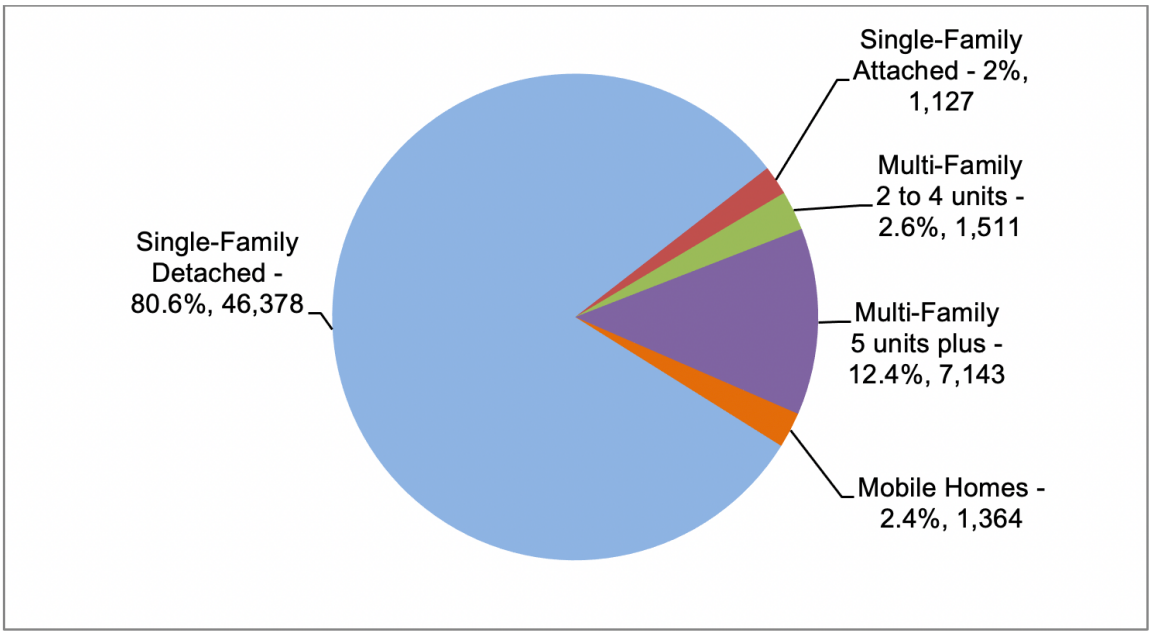
Source: SCAG Local Housing Data, 2020

3.5 Housing Stock Characteristics

HOUSING TYPES AND TRENDS

Between 2000 and 2010, the number of housing units in the city increased 34 percent 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 3-13 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 3-13: 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

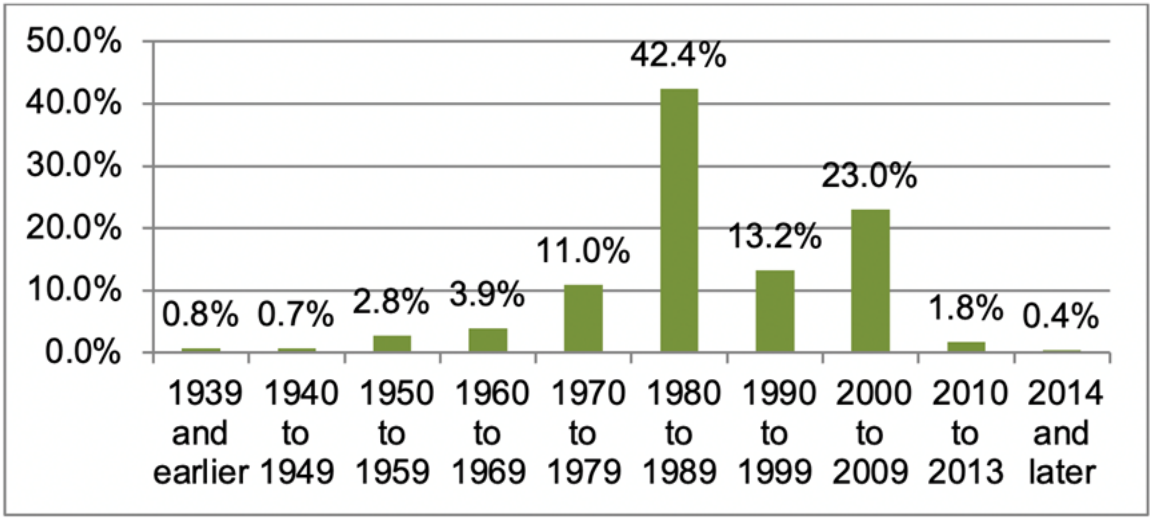
Source: U.S. Census Bureau, 2018 American Community Survey 5-Year Estimates Data Profiles (TableID: DP04)

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 percent 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. Based on survey completed for the City's September 2021 Consolidated Annual Performance Evaluation Report (CAPER), there are no existing units in need of replacement within the planning period.

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. Based on an assessment completed as part of the City's Consolidated Annual Performance Evaluation Report (CAPER), there are an estimated 152 units that will need to be rehabilitated during the planning period. This represents a small fraction (0.3 percent) of the 55,559 housing units in Moreno Valley estimated by DoF in 2020. Approximately 64 of these units will be lower-income, while 88 will be moderate-income. Further, restricted affordable units in Moreno Valley are required to be maintained to certain standards and are reviewed on an annual basis. As of May 2021, all restricted affordable units are maintained to standards, indicating that none are in need of rehabilitation.

RESIDENTIAL MARKET

Per SCAG, between 2000 and 2018, median home sales prices in Moreno Valley increased 187 percent while prices in the SCAG region increased 151 percent. 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 percent of the SCAG region median in 2008 and a high of 70.1 percent 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 percent 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 percent to 10 percent), and other housing expenses (taxes and insurance), the maximum affordable home price can be estimated for each income group, as seen in Table 3-14. 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 3-14: 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 3-15 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 3-15: 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**

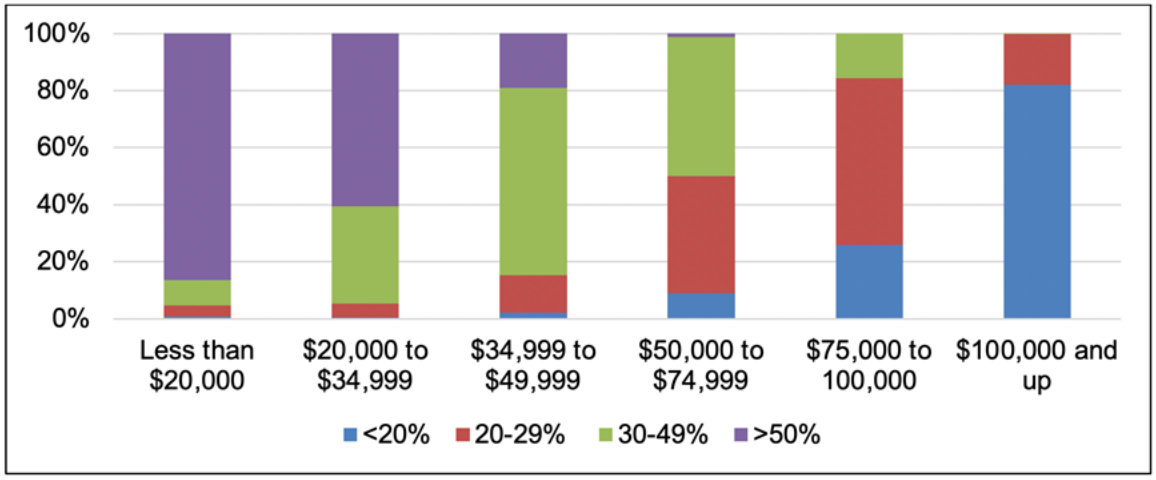
Note: HAMFI refers to Housing Urban Development Area Median Family Income

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.

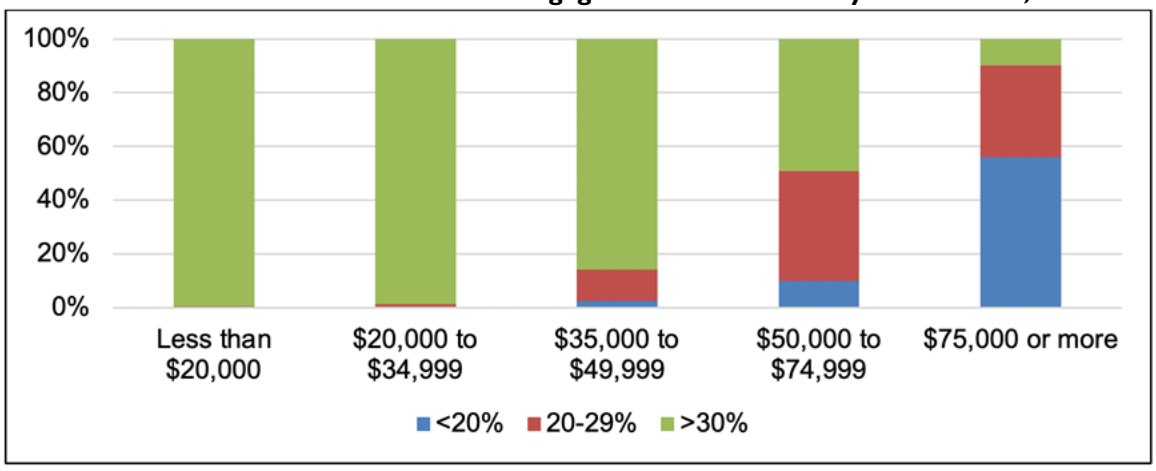
Chart 3-6: Spending on Rent by Income, 2018



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 percent (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 3-16 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 3-16: 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 3-17. Moreno Valley's assisted units are at low risk of conversion.

Table 3-17: 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

In accordance with the requirements set forth by AB 987, Moreno Valley also maintains an affordable housing database with information on owner-occupied and rental units developed or substantially rehabilitated with Low and Moderate Income Housing Funds. This database is updated once annually and excludes the listing of units reserved for victims of domestic violence. As shown in Table 3-17 and Table 3-18, there are no new construction projects at risk during the next 10 years and no units at risk of conversion, however, the affordability covenants of units at two rehabilitation projects, the Mediterranean at Towngate and Walker Terrace, are set to expire within the next 5 to 10 years. These projects have 10 and 15 restricted units, respectively. Through Program 2-I in the Housing Plan (Chapter 4), the City would pursue a program to purchase affordability covenants on existing multiple-family unit in partnership with interested certified Community Housing Development Organizations (CHDO) and/or non-profit organizations if funding is available.

Replacement costs can be estimated by the typical development costs of affordable housing in Moreno Valley, which are about $340,787 per unit.[1] Preservation costs over a 10-year period would be about $117,120 per unit.[2] If all 60 at-risk rehabilitated units converted to market rate, replacement would cost about $20,447,205 while preservation over a 10-year period would cost about $7,027,200, which is significantly lower. Housing resources are discussed in Chapter 6.

Table 3-18: Assisted Units in Moreno Valley

Project/Site Address	APN	Assisted Units	Type	Year Completed	Covenant Expiration Date
Mediterranean at Towngate 13400 Elsworth St.	291-120-017	10	Rehab Project	1995	5/1/2025
Mediterranean at Towngate 13400 Elsworth St.	291-120-017	35	Rehab Project	2000	8/3/2030
Walker Terrace 13260 Heacock St.	482-600-059	15	Rehab Project	2002	11/22/2025
Mediterranean at Towngate 13400 Elsworth St.	291-120-017	35	Rehab Project	2005	8/3/2030
Ability First 24545 Bay Ave	482-190-018	24	New Construction	1994	5/23/2034
Myers Park Apartments 24410 & 24420 Myers Ave	481-240-028-3, 481-240-029-4	27	Rehab Project	2009	10/24/2038
Telacu Senior Housing 25105 Fir Ave.	479-071-020	74	New Construction	1992	12/1/2052
RHDC-Adrienne/Allies 22791 & 22801 Allies Place	291-293-001	8	Rehab Project	2000	10/27/2053

[1] Typical development costs are estimated based on the average stated per unit costs in California Tax Credit Allocation Committee (TCAC) applications. Projects developed during the previous 10 years (i.e., since 2011) are considered, including the Hemlock Family Apartments, Rancho Dorado Apartments – South, Courtyards at Cottonwood, and Valley Heights.

[2] Preservation costs are derived from the difference between market rent and affordable rent. HUD estimates that the Fair Market Rent (FMR) in Fiscal Year 2021 for the Riverside-San Bernardino-Ontario MSA for a three-bedroom unit was $1,917, while per Table 3-14, affordable rent for a four-person very low-income household is $941. This leaves an affordability gap of $976 per month per unit, or $117,120 over a 10-year period.

Table 3-18: Assisted Units in Moreno Valley

Project/Site Address	APN	Assisted Units	Type	Year Completed	Covenant Expiration Date
RHDC- Bay Avenue Project 22839 Bay Avenue	291-283-005	4	Rehab Project	2003	11/26/2057
Casitas Del Valle 12318 Limos Place	481-322-035	40	New Construction	2007	1/8/2058
Cottonwood Place Apt. I 24115 Cottonwood Ave.	482-180-071	108	New Construction	1998	11/26/2058
Eucalyptus Towers 24169 Eucalyptus Ave.	482-020-062	69	New Construction	2004	1/1/2059
Cottonwood Place Apt. II 24115 Cottonwood Ave.	482-180-071	60	New Construction	2005	9/13/2060
Cottonwood Place Apt. III 24115 Cottonwood Ave.	482-180-071	57	New Construction	2006	12/14/2061
Cottonwood Place IV 24115 Cottonwood Ave.	482-180-071	45	New Construction	2007	5/7/2062
Bay Family Apartments 22717 Bay Avenue	291-272-001, 291-272-002	60	New Construction	2007	7/11/2062
RHDC- Adrienne IV 22813 & 22827 Adrienne Ave.	291-294-003, 291-294-004	8	Rehab Project	2008	3/27/2063
RHDC- Sheila I 15360 & 15414 Perris Blvd.	486-091-003, 486-084-005	8	Rehab Project	2008	8/10/2063
RHDC- Adrienne III 22898 Allies Place & 22801 Adrienne Ave.	291-283-019, 291-294-002	8	Rehab Project	2008	10/19/2063
RHDC- Sheila II 15359 & 15385 Sheila St.	486-084-009, 486-084-012	8	Rehab Project	2008	2/7/2064
Oakwood Apartments 15170 Perris Blvd.	486-070-003, 486-070-004-1	118	New Construction	2012	3/26/2065

Table 3-18: Assisted Units in Moreno Valley

Project/Site Address	APN	Assisted Units	Type	Year Completed	Covenant Expiration Date
Rancho Dorado Apartments-North 25105 John F. Kennedy Drive	486-070-007-4	70	New Construction	2011	8/7/2065
Perris Isle Apartments 12960 Perris Blvd.	479-070-049	189	New Construction	2008	11/5/2065
RHDC- Sunridge 22877 Allies Place	291-293-008-0	4	Rehab Project	2012	7/1/2068
Hemlock Family Apartments 24919 Hemlock Ave.	481-322-045-1, 481-281-059-8, 481-281-060-8	78	New Construction	2011	10/21/2069
Rancho Dorado Apartments-South 25105 John F. Kennedy Drive	486-070-013-9	78	New Construction	2011	1/29/2070
RHDC-ALLIES 22889 22889 Allies Place	291-293-009	4	Rehab Project	2018	7/1/2071
RHDC-ALLIES 22899 22899 Allies Place	291-293-010	4	Rehab Project	2018	7/1/2071
Total Assisted Units		**1,213**			
Assisted Units At-Risk		**25**			

Source: City of Moreno Valley, May 4, 2021

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 3-19.

Table 3-19: City of Moreno Valley RHNA 2021-2029

Income Category	Units	Percent
Very Low (0-50% of AMI)	3,779	27.7%
Low (51-80% of AMI)	2,051	15.1%
Moderate (81-120% of AMI)	2,165	15.9%
Above Moderate (more than 120% of AMI)	5,631	41.3%
Total New Construction Need	**13,627**	**100.0%**

Source: SCAG, 2021

For the 2021-2029 planning period, Moreno Valley's "fair share" allocation is 13,627 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 3,779 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 1,890 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 Continue to work with non-profit and for-profit housing developers to assist in achieving the City's housing goals and implementing programs, coordinating on an ongoing basis and as special opportunities arise. Participation of non-profit and for-profit developers in an advisory role when implementing housing programs is desirable to help understand the needs and opportunities in the community.

Policy 1-6 Promote the construction of housing suitable for students near and in areas with good access to higher educational institutions, including Moreno Valley College.

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 to comply with State Density Bonus Law.

Responsible Agency: City of Moreno Valley Planning Division; Moreno Valley Housing Authority

Timeframe: Update Code by 2021; thereafter 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 Publish an inventory of properties available for residential development on the City's website, updating it at regular intervals.

Responsible Agencies: City of Moreno Valley Planning Division; Moreno Valley Housing Authority

Time Frame: Publish inventory of available properties no later than 2022; updates to be made quarterly throughout the planning period.

Potential Funding Source: CDBG funds for property rehabilitation; HOME funds

Objective: Proactively promote housing development opportunities

Program 1-E Engage non-profit and for-profit developers in an advisory role in developing Annual Action Plans for Consolidated Plan implementation. This may include surveys, focus group discussions, and one-on-one consultation. Summarize consultation activities in Annual Action Plans.

Responsible Agencies: City of Moreno Valley Planning Division; City of Moreno Valley Grants Monitoring and Administration; Moreno Valley Housing Authority

Time Frame: Start in 2022 and conduct consultation annually throughout the planning period

Potential Funding Source: CDBG funds for property rehabilitation; HOME funds

Objective: Outreach and involvement of non-profit and for-profit housing developers

Program 1-F As of June 1, 2022 Moreno Valley is one of 263 California communities subject to SB 35 streamlining provisions that offer an expedited approval process for residential and mixed use projects in urbanized areas proposing to provide at least 10 percent of their units as affordable housing. SB 35 streamlining provisions apply to the majority of sites in the COMU designation as well as to portions of Sunnymead Village and therefore represent an additional incentive for higher density housing in and adjacent the city's key transit corridors. To promote opportunities and incentives for higher density housing that will help the City meet its RHNA requirements and address community priorities, the City will promote opportunities for SB 35 development in Moreno Valley. Activities may include creating fact sheets, posting information to the website, and highlighting opportunities during pre-development application consultations.

Responsible Agency: City of Moreno Valley Planning Division

Timeframe: April 2023, reporting annually by April of each year thereafter via Annual Progress Report to HCD.

Potential Funding Source: General Fund

Objective: Facilitate production of higher density housing in strategic locations to meet RHNA requirements and further community objectives

Program 1-G A key objective of the 2040 General Plan is to facilitate the redevelopment and revitalization of the Moreno Valley Mall in order to enhance its role as an activity center within the community and a destination within the region. Central to this objective is the introduction of higher density housing on the site, including apartments, condominiums, and townhomes that cater to the needs of residents of all ages and stages of life. IGP Business Group, the owner of the Moreno Valley Mall, is preparing an amendment to the Towngate Specific Plan for the redevelopment of approximately 60 acres of the 80.33-acre property to integrate a dynamic mix of retail, office, personal service, and residential uses. IGP Business Group envisions the construction of up to 1,600 new multi-family housing units on a 15.2-acre portion of the redevelopment area, which would be subdivided into at least four parcels to facilitate phased construction of the project. The City will continue to work with the property to ensure parcelization at appropriate sizes and, as needed, will identify additional regulatory or process incentives to facilitate on-site provision of studios and 1-bedroom units for students and other households with limited financial resources.

Responsible Agency: City of Moreno Valley Planning Division

Timeframe: April 2024, with adoption of Towngate Specific Plan amendments

Potential Funding Source: General Fund

Objective: Facilitate production of affordable housing and smaller units that can be "affordable by design."

Program 1-H 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 cooperatives 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: Increase opportunity for innovative housing types

Program 1-I 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 2024

Potential Funding Source: General Fund and Grants

Objective: 20 moderate income manufactured housing units

Program 1-J Continue to use available funds for the rehabilitation and preservation of multifamily rental and ownership housing that is affordable to lower and moderate-income households. The Housing Authority has identified 152 affordable units in need of rehabilitation.

Responsible Agency: Moreno Valley Housing Authority

Timeframe: (a) Application for PLHA funds by Q1 2023; (b) Rehabilitation ongoing, with targeted completion of all 152 units by 2028

Potential Funding Source: CDBG; HOME; General Fund; Permanent Local Housing Allocation (PLHA) program

Objective: Facilitate rehabilitation of 20 units per year

Program 1-K 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: Complete first review of this cycle by no later than 2022

Potential Funding Source: General Fund; SB2 and LEAP grants

Objective: To promote high density housing near transportation opportunities

Program 1-L 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, 2022

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.

Program 1-M Amend the Planning and Zoning Code to update the ADU ordinance in order to comply with State law. Modifications would include, but are not limited to, allowing ADUs in multifamily zones and removing the current requirement of one parking space per bedroom for an ADU.

Responsible Agency: City of Moreno Valley Planning Division

Timeframe: 2021

Potential Funding Source: SB2 funds

Objective: Compliance with State ADU laws

Program 1-N Given that Moreno Valley's existing housing stock is predominantly single-family homes and that analysis of local market conditions indicates robust demand for smaller units in the city, there is strong potential for ADU development to help meet local housing needs. However, the cost and complexity of designing an ADU and navigating the permitting process can be an impediment for homeowners. Recognizing this, the City will facilitate construction of ADUs in the future by offering pre-approved, code-compliant ADU construction plans that will minimize time and costs associated with design development, plan check review, and plan check fees for homeowners. Pre-approved plans will be made publicly available by Q2 of 2023 and promoted through outreach activities (see Program 1-M).

Responsible Agency: City of Moreno Valley Planning Division

Timeframe: June 2023

Potential Funding Source: HCD grant funds or City General Fund

Objective: 15 ADUs/JADUs annually each year throughout the planning period for a total of 120 units by 2029

Program 1-O Develop incentives and tools to facilitate ADU construction for very low-, low- and moderate-income households. Incentives may include flexible zoning requirements, development standards, or processing incentives that facilitate the creation of ADUs, such as reduced parking requirements, or website information on resources and technical assistance.

Responsible Agency: City of Moreno Valley Planning Division

Timeframe: 2024

Potential Funding Source: SB 2 funds

Objective: Facilitate the development of affordable ADUs and JADUs

Program 1-P Develop and implement an ADU outreach plan to promote the construction of smaller units that are "affordable by design" in single-family neighborhoods. Outreach activities could include providing information via the City's website, and/or educational workshops.

Responsible Agency: City of Moreno Valley Planning Division

Timeframe: 2024

Potential Funding Source: SB 2 funds

Objective: Facilitate the development of affordable ADUs

Program 1-Q The City will monitor ADU and JADU permitting/construction trends and affordability in Moreno Valley, reporting performance in its Housing Element Annual Progress Reports. If actual performance is not in line with projections in October 2025, the City will review and take action as needed to ensure compliance with "no-net loss" provisions of State law.

Responsible Agency: City of Moreno Valley Planning Division

Timeframe: (a) reporting with annual report to HCD in April 2023; annually by April of each year thereafter (b) 2025 for corrective action evaluation (if needed)

Potential Funding Source: General Fund

Objective: Track progress toward Sixth Cycle RHNA production goals ensure compliance with State law

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 To promote the development of higher density housing along key corridors and ensure a distribution of units that furthers the City's fair housing objectives consistent with State law, the City will amend the planning and zoning code to permit housing at up to 30 dwelling units per acre by right on vacant commercial properties, primarily located in the eastern part of the city along Moreno Beach Boulevard, a major north-south arterial served by transit. These sites range from 0.99 acres to 8.32 acres in size and are free of environmental constraints, including Alquist-Priolo zones, flood zones, and areas with hazardous materials contamination. Current zoning does not allow for housing development. The implementation mechanism could be either a change to permitted use tables in the code or creation of a floating housing overlay zone.

Responsible Agency: City of Moreno Valley Planning Division

Timeframe: Rezoning complete within 3 years or 1 year of statutory deadline as applicable

Potential Funding Source: General Fund

Objective: 451 new housing units (likely in a horizontal mixed use format) on identified vacant commercial properties throughout Moreno Valley to further the City's fair housing objectives, consistent with State law

Program 2-B Churches, synagogues, and mosques can be important partners in providing affordable housing in Moreno Valley, and representatives of the local faith-based community have expressed interest in pursuing affordable housing projects, particularly projects that offer a pathway to success for socio-economically disadvantaged community members or provide housing for at risk and homeless youth. Focus group discussions identified cost and experience with residential development as the principal challenges for faith-based organizations. Therefore, to facilitate production of affordable housing projects on properties owned by religious facilities, the City will:

a. Amend the planning and zoning code to permit residential development at up to 30 dwelling units per acre by-right on church, synagogue, and mosque properties where affordable housing is proposed. The City has identified 30 properties of sufficient size with vacant land and/or surface parking lots that can accommodate housing in areas free of environmental constraints. The Code amendment may take the form of a zoning overlay, change to permitted use tables, or changes in development standards.

b. Provide a program of technical assistance and development support to faith-based organizations wishing to pursue affordable housing developments on their properties. This may include the preparation of factsheets; introductions to qualified design professionals, construction contractors, property management firms, and affordable housing

operators; consultations on navigating the development application process.

c. Proactively conduct outreach to faith-based organizations in Moreno Valley to raise awareness of programs and incentives available to them for affordable housing development. This may include mailers, phone calls, meetings, and publication of information on the City's website.

Responsible Agency: City of Moreno Valley Planning Division

Timeframe: (a) Rezoning complete within 3 years or 1 year of statutory deadline as applicable; (b) April of year following rezoning; (c) ongoing with regular reporting annually by April of each year thereafter via Annual Progress Report to HCD.

Potential Funding Source: General Fund

Objective: 440 new housing units affordable to Low and Very Low Income Households on properties owned by religious facilities

Program 2-C 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.). Compile report annually with preparation of Housing Element Annual Progress Report.

Responsible Agency: City of Moreno Valley Community Development Department; Moreno Valley Housing Authority

Timeframe: Annually by March 31, 2021-2029

Potential Funding Source: General Fund

Program 2-D The 2040 General Plan incorporates a newly created Corridor Mixed Use (COMU) designation designed to accommodate higher density housing along key transit corridors in Moreno Valley. Minimum permitted residential density in the COMU designation is 15 dwelling units per acre and maximum is 25 dwelling units per acre prior to application of any density bonus. This range was set on the basis of consultations with affordable and market rate developers and analysis of recent development trends in the city and surrounding region, reflective of local conditions and real estate economic fundamentals that present a significant financial feasibility challenge for construction at higher densities. Given the outreach and analysis that underpins the COMU designation, the City believes that it is appropriate to facilitate the development of higher density housing and a broader range of typologies that will be affordable to households of all ages, abilities and incomes; however, the City commits to monitoring development within the COMU designation and assessing the need to increase density annually throughout the planning period.

Responsible Agency: City of Moreno Valley Planning Division

Timeframe: April 2023, reporting annually by April of each year thereafter via Annual Progress Report to HCD

Potential Funding Source: General Fund

Objective: 6,917 new units in the COMU designation, including 4,456 lower income, 554 moderate income, and 1,907 above moderate income units

Program 2-E

Recognizing that local funding capacity for affordable housing has been severely diminished by the dissolution of redevelopment agencies, the City will continue to facilitate production of affordable housing, including units targeted to extremely low income (ELI) households and persons with special needs (elderly, disabled/developmentally disabled, large households, female-headed households, homeless, and farmworkers), through the following efforts:

a. Provide administrative assistance upon request to developers seeking available State and federal funding and/or tax credits for the construction of low- and moderate-income housing.

b. Facilitate projects that incorporate affordable units by granting modifications to development standards, expediting the review process, and/or providing financial incentives consistent with City regulations and State law.

c. Contact affordable housing developers at least once each year to solicit interest and apprise them of available assistance programs.

d. Whenever feasible, provide targeted assistance for special needs housing and extremely low income (ELI) units will be provided through density bonuses and/or regulatory incentives, modified development standards and fee deferrals.

Responsible Agency: Moreno Valley Housing Authority

Timeframe: Ongoing 2021-2029, with annual progress reporting via the Consolidated Annual Performance and Evaluation Report (CAPER)

Potential Funding Source: HOME funds; CDBG; ESG; CHFA funds; PLHA; HUD, Local Lenders

Objective: Permits for 5,830 lower income units, including 1,890 extremely low, 1,889 very low, and 2,052 low-income units, consistent with the City's regional allocation of such units for the planning period

Program 2-F

Use available funds to provide grants to assist with accessibility modifications to housing for elderly and disabled persons.

Responsible Agency: Moreno Valley Housing Authority

Timeframe: Ongoing 2021-2029, with annual progress reporting via the Consolidated Annual Performance and Evaluation Report (CAPER).

Potential Funding Source: CBDG; HOME funds.

Objective: 10 accessibility modifications annually throughout the planning period.

Program 2-G Identify and implement as feasible regulatory incentives and/or development standards 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-H In collaboration with non-profit groups and educational institutions in Moreno Valley and the surrounding area, establish a program to 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. The program should:

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: Identify potential partners by 2024; consult partners and establish program by 2025

Potential Funding Source: General Fund

Program 2-I Through the Moreno Valley Housing Authority, if funding is available, or through interested certified Community Housing Development Organizations (CHDO) and/or non-profit organizations, pursue a program 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 over the planning period

Program 2-J 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: Update the list annually and maintain it throughout the planning period

Potential Funding Source: General Fund

Program 2-K 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-L 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: 2022

Potential Funding Source: General Fund; SB2 and LEAP grants

Program 2-M 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

Program 2-N Update the Municipal Code to remove constraints to the development of emergency shelters, including the 500-foot distance requirement from residentially zoned properties and establish parking requirements based on staffing level only, consistent with AB 139 and SB 2.

Responsible Agency: City of Moreno Valley Planning Division

Timeframe: 2022

Potential Funding Source: General Fund; SB2 and LEAP grants

Program 2-O Update the Municipal Code to permit the development of Low Barrier Navigation Centers by-right in all mixed-use and nonresidential zones permitting multifamily uses, consistent with AB 101.

Responsible Agency: City of Moreno Valley Planning Division

Timeframe: 2022

Potential Funding Source: General Fund; SB2 and LEAP grants

Program 2-P State law requires that any employee housing providing accommodations for six or fewer employees be treated as a single-family structure with a residential land use designation and that no conditional use permit, zoning variance, or other zoning clearance shall be required of employee housing that serves six or fewer employees that is not required of a family dwelling of the same type in the same zone. The City will update the Municipal Code to comply with California Code, Health and Safety Code Section 17021.5.

Responsible Agency: City of Moreno Valley Planning Division

Timeframe: 2022

Potential Funding Source: General Fund; SB2 and LEAP grants

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: Launch in 2021, thereafter, implement on an ongoing basis 2021-2029

Potential Funding Source: SB2 grant

Program 3-F Update Title 9 of the Municipal Code to permit residential care facilities caring for more than six residents by right in the R10, RS10, R15, R20, R30, MUC, and MUN districts, subject to the property development standards of the underlying district and all applicable local, state and federal laws. Incorporate objective standards to guide the integration of these facilities into existing neighborhood contexts.

Responsible Agency: City of Moreno Valley Planning Division

Timeframe: 2022

Potential Funding Source: General Fund; SB2 and LEAP grants

Program 3-G Update Title 9 of the Municipal Code to establish a reasonable accommodations process that complies with federal and State law.

Responsible Agency: City of Moreno Valley Planning Division

Timeframe: 2022

Potential Funding Source: General Fund; SB2 and LEAP grants

Program 3-H Update Title 9 of the Municipal Code to eliminate requirements for minimum dwelling sizes in multiple-family projects and to clarify that standards for minimum lot size, width and depth apply to new lots that are created under the Subdivision Map Act, and not to existing lots.

Responsible Agency: City of Moreno Valley Planning Division

Timeframe: 2021

Potential Funding Source: General Fund; SB2 and LEAP grants

Program 3-I Update Title 9 of the Municipal Code (Section 9.09.170) for consistency with the provisions of State law related to emergency shelters (Section 65583.(a)(4)(A)).

Responsible Agency: City of Moreno Valley Planning Division

Timeframe: 2022

Potential Funding Source: General Fund; SB2 and LEAP grants

Program 3-J 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-K 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-L Support Box Springs Mutual Water Company (BSMWC) 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: 2023-2024

Potential Funding Source: Grants

Objective: Identify grant funding opportunities for which BSMWC would be eligible

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.

Policy 4-2 Continue to work with non-profit housing organizations in the development of single-family homes for lower income families. Consult with these organizations in developing Annual Action Plans for Consolidated Plan implementation.

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. Promote the availability of these programs by publicizing them on the City's website and coordinating with lenders and real estate professionals to raise awareness among eligible segments of the population, including African Americans who have a disproportionately low rate of homeownership in Moreno Valley.

Responsible Agency: County of Riverside Housing Authority and Moreno Valley Housing Authority

Timeframe: Ongoing 2021-2029; develop outreach and public education strategies by 2023

Potential Funding Source: County of Riverside Economic Development Department; Permanent Local Housing Allocation (PLHA) program

Program 4-B 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). Publicize the availability of these programs on the City's website and/or other avenues, such as social media campaigns targeted to the most at-risk segments of the population, including Native Americans, African Americans, and Hispanic residents.

Responsible Agency: Moreno Valley Housing Authority

Timeframe: Ongoing 2021-2029; develop outreach and public education strategies by 2023

Potential Funding Source: HOME Funds, CHFA Funds

Program 4-C 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-D 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. Work with the County to ensure that efforts are made to raise awareness of eligibility among African Americans in particular, recognizing the relatively lower rate of homeownership for this segment of the population.

Responsible Agency: County of Riverside

Timeframe: Ongoing 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 Available Neighborhood Stabilization Program funding (NSP 3 funds) was used for the Courtyards at Cottonwood project to acquire and redevelop an abandoned and foreclosed residential property that might otherwise have become a source of abandonment and blight. The City has a portfolio of NSP properties that includes single-family and multi-family properties and the Moreno Valley Housing Authority will continue to administer covenants through annual inspections.

Responsible Agency: Community Development Department and Moreno Valley Housing Authority

Timeframe: Ongoing 2021-2029, with reporting through annual compliance check

Potential Funding Source: General Fund

Objective: Administer portfolio of NSP properties

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 and pursue new funding sources, such as those available through HCD's Mobile Home Park Rehabilitation and Resident Ownership Program (MPRROP). 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 and HOME 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 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. Solar panels will be required to be consistent with the ALUC Plan.

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.

Policy 7-4 Avoid the over-concentration of housing constructed expressly for lower income households in any single portion of any neighborhood.

Program 7-A In conjunction with the Riverside County Fair Housing Council (RCFHC), support RCFHC's efforts regarding mediation and enforcement of rights and RCFHC's efforts to eliminate housing discrimination by actively tracking and pursuing any complaints within Moreno Valley. Additional specific actions will include:

a. Make information detailing fair housing practices available at City Hall and on the City's website.

b. 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; (a) publish information by 2022 and update annually as appropriate; (b) annually

Potential Funding Source: CDBG grants

Objective: To assist 2,500 households during the planning period

Program 7-B Partner with the RCFHC, the Inland Valley Realtors Association, and affordable housing operators to develop and conduct trainings on anti-discrimination and fair housing practices for realtors and property managers. Develop separate training for each group and conduct them at regular intervals through the planning period.

Responsible Agency: Riverside County Fair Housing Council; City Housing Authority

Timeframe: Conduct first trainings by end of 2024

Potential Funding Source: City's Housing Authority Special Revenue Fund

Program 7-C Collaborate with the Riverside County Housing Authority to develop a Landlord Incentive Program to promote the participation of rental property owners in the HCV program. The program will involve outreach to raise awareness among property owners throughout the city and consider best practices to incentivize new landlords to participate in the program. Incentives offered to new and returning landlords may include one-time enrollment bonuses; no-loss bonuses that bridge between date of Request for Tenancy Approval (RFTA) submittal to start date of Housing Assistance Payment contract; and/or payment for normal wear and tear damage to the rental unit in excess of security deposit. Additional or increased incentives may be offered for properties in areas of highest opportunity.

Responsible Agency: Riverside County Housing Authority; City of Moreno Valley Planning Division

Timeframe: 2023

Potential Funding Source: City's Housing Authority Special Revenue Fund and/or HOME funds

Program 7-D Collaborate with the County of Riverside, Lift to Rise, Inland SoCal United Way, and other partners to explore options and seek funding for rental assistance programs, such as the MoVal Rental Rescue Program, currently funded by the U.S. Department of the Treasury to provide emergency rental and financial assistance in an effort to keep Moreno Valley residents affected by COVID-19 housed. Programs should be targeted to segments of the population most at risk of displacement, including Native Americans, African Americans and Hispanic renters.

Responsible Agency: Riverside County Housing Authority; City of Moreno Valley Planning Division

Timeframe: 2023

Potential Funding Source: General Fund; ESG and/or CDBG funds

Program 7-E 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, with annual progress reporting via the Consolidated Annual Performance and Evaluation Report (CAPER)

Potential Funding Source: Riverside County Vouchers

Program 7-F 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: 2022

Potential Funding Source: LEAP grant

Program 7-G

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. Additionally, the City will undertake the following specific actions:

a. 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.

b. To further facilitate the development of units to accommodate persons with developmental disabilities, the City shall conduct outreach to developers of supportive housing to encourage development of projects targeted for special needs groups.

c. 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; (a) 2024; (b) annually; (c) 2025

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 percent) 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 percent) 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).

Compared with peer cities within Riverside County, Moreno Valley has had similar housing development rates. Demonstrated in Table 5-1, the peer cities assessed include Corona, the City of Riverside, Temecula, and Murrieta. These four cities are nearest in population and number of housing units to Moreno Valley. During the recent development period between 2017 and 2019, a total of 1,496 units were permitted in the city, more than any of the other peer cities in the assessment. While there were no permits for Low and Very Low Income units, there were also low development rates in other cities – including only four permits in the much larger City of Riverside. Moreno Valley also permitted 457 Moderate Income units during this period, much more than any other peer city.

Table 5-1: Moreno Valley and Peer Cities Housing Development, 2017-2019

Jurisdiction	*Total Housing Units*	*Low and Very Low Income Permits*	*Moderate Income Permits*	*Above Moderate Income Permits*	*Total Permits*
Moreno Valley	54,041	0	457	1,039	1,496
Corona	50,761	84	5	1,152	1,241
City of Riverside	95,991	4	43	1,298	1,345
Temecula	35,739	15	15	383	413
Murrieta	34,117	0	0	700	700

Source: HCD 5th Cycle Annual Progress Report Permit Summary, 2020; 2019 American Community Survey 5-Year Estimates Data Profiles

Further, as part of SB2 and LEAP grant funding, the City will take action to streamline permitting. This will further reduce processing times and allow for increased development of housing for all income levels.

These trends indicate it is unlikely that the cumulative impacts of land use controls are an impediment to development in Moreno Valley.

Residential 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 5-2 through 5-4 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. Further, minimum density standards require that at least 80 percent of the maximum allowable density must be achieved by all multiple-family residential developments. 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 5-2: 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 5-3: 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 5-4: Multiple-Family Residential Development Standards

Occupation	R10	R15	R20	R30
1. Maximum density (dwelling units/net acre)	10	15	20	30
2. Minimum density (dwelling units/net acre)*	8	12	16	24
3. Minimum lot size (net area in sq. ft.)	1 acre	1 acre	1 acre	1 acre
4. Minimum lot width in feet	200	200	200	200
5. Minimum lot depth in feet	175	175	175	175
6. Minimum front yard setback, in feet	20	25	30	30
7. Minimum side yard setback, in feet				
Interior side yard	10	10	10	***
Street side yard	20	20	20	20
8. Minimum rear yard setback, in feet	15	20	25	***
9. Maximum lot coverage	40%	45%	50%	50%
10. Maximum building and structure height, in feet	50 feet			50 feet**
11. Minimum dwelling size (sq. ft.)	****			
12. Minimum distance between building, in feet (including main dwelling units and accessory structures)	20	20	20	20
13. Floor area ratio	.75	.75	.75	1.0

*Eighty (80) percent of the allowable density must be achieved by all multiple-family residential developments.

**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 5-5 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 5-5: 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. The permitting process is described in more detail below.

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 has received very few applications for development of Residential Care Facilities in the past 10 years, and most of the care facilities proposed are group homes of six or fewer residents. The City's Municipal Code (Chapter 9.09.160, Residential Care Facilities) specifies provisions for residential care facilities serving more than six occupants, permitting them in any residential district, and the MUN and MUC mixed-use districts, subject to a Conditional Use Permit, the property development standards of the underlying district, and all applicable local, State, and federal laws. This use is substantially similar to a Boarding and Rooming House, which the Code defines as "a building containing a dwelling unit where lodging is provided with or without meals for compensation." A conditional use permit is not required for Boarding and Rooming Houses in the R10, R15, R20, R30, MUN, and MUC districts or for housing developments multiple-family districts. As such, requiring a conditional use permit for residential care facilities serving more than six occupants could be construed as a constraint and a program to address this has been included in the Housing Plan to address this. Given that, as noted above, Moreno Valley has approved applications for residential care facilities of six or fewer residents the requirement for a conditional use permit has not been an impediment to the establishment of these facilities. Further, this requirement is consistent with standards in force in other Western Riverside County communities, including Corona, Murietta, and Temecula and therefore does not appear to be excessive.

"Handicapped Housing," defined as multiple-family housing in which all of the dwelling units serve physically handicapped persons, is permitted by right in the multi-family and mixed use zones. Handicapped housing is characterized by doors, elevators, bathroom and kitchen facilities designed to accommodate physically handicapped persons. It does not include residential care facilities licensed by the State of California.

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.

The City's reasonable accommodation procedure stipulates that in determining whether the requested reasonable accommodation would require a fundamental alteration in the nature of the city's municipal code, the city may consider whether the requested accommodation would fundamentally alter the character of the neighborhood; whether the accommodation would result in a substantial increase in traffic or insufficient parking; whether granting the requested accommodation would substantially undermine any express purpose of either the city's general plan or an applicable specific plan; and in the case of a residential care facility, whether the requested accommodation would create an institutionalized environment due to the number of and distance between facilities that are similar in nature or operation. These findings could potentially represent a constraint on the development of housing for individuals with a disability. Accordingly, a program has been included in the Housing Plan to address this.

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. Per the Moreno Valley Municipal Code, emergency shelters are subject to the following development standards:

- The maximum number of clients permitted to be served (eating, showering, and/or sleeping) nightly shall not exceed one per one hundred twenty-five (125) square feet of floor area;
- Off-street parking shall be provided based on one space for every six clients and one space for every employee, manager, and/or supporting staff member on site at the same time. Off-street parking shall be developed per Section 9.11.040 of the Moreno Valley Municipal Code;
- The interior intake waiting area for a facility shall include a minimum of ten (10) square feet per bed;
- The exterior intake waiting area shall be screened from public and/or private view by a six-foot block wall and landscaping;
- A storage area shall be provided at a rate of five square feet for each bed. Such storage area need not be provided adjacent to client sleeping area;
- At least one toilet and one shower shall be provided for each fifteen (15) beds;
- No portion of any emergency homeless shelter shall be located within three hundred (300) feet of another emergency homeless shelter that is currently built, or that is approved to be built;
- No portion of an emergency homeless shelter shall be located within five hundred (500) feet of property zoned for residential use;
- No portion of an emergency homeless shelter shall be located within one-quarter mile of a "soup kitchen" or other similar congregate meal facility, measured property line-to-property line; and

- Lighting shall be provided in all parking, exterior (outside) intake and/or waiting areas, outside common areas and along the periphery of the building and facility. Such lighting shall be in conformance with Section 9.08.100 of the Moreno Valley Municipal Code. (Ord. 869 § 3.2, 2013)

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.

Per the Moreno Valley Municipal Code off-street parking requirements, a homeless 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.

State law stipulates that shelters may be subject only to development and management standards that apply to residential or commercial development in the same zone. A local government may apply written and objective standards that include all of the following:

- Maximum number of beds.
- Off-street parking based upon demonstrated need.
- Size and location of onsite waiting and intake areas.
- Provision of onsite management.
- Proximity to other shelters.
- Length of stay.
- Lighting.
- Security during hours when the shelter is open.

Further, the Emergency and Transitional Housing Act of 2019 (AB 139) requires that parking standards be based solely on staffing requirements – not on the number of beds in the shelter. Jurisdictions, per AB 101, are required to allow the development of Low Barrier Navigation Centers (LBNCs) by right in mixed-use and nonresidential zones permitting multifamily uses. An LBNC is defined as a "Housing First, low-barrier, service-enriched shelter focused on moving people into permanent housing that provides temporary living facilities while case managers connect individuals experiencing homelessness to income, public benefits, health services, shelter, and housing."

The City's Municipal Code has not been updated to address these new requirements, including eliminating parking requirements based on bed count, removing proximity restrictions to any property zoned for a residential use, and allowing by right development of LBNCs. Programs to address these constraints have been included in this Housing Element. Besides those constraints just outlined, it is the City of Moreno Valley's conclusion that there are no additional 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.

On/Off-Site Improvements for Residential 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 sections assess standards typical for typical multiple-family developments. On/Offsite improvements for single-family residential development are similar to those for multiple-family development, with some differences as noted below. Required improvements are not unreasonable and are similar to neighboring jurisdictions, as such they do not represent a significant constraint.

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. Per Section 9.14.020 of the Municipal Code, part-width boundary streets in a land division adjacent to undivided land shall have a minimum half-width right-of-way when improvements are required, while part-width boundary streets shall have a minimum right-of-way width of 30 feet when no improvements are required.

Storm Drains

Drainage improvements may be required, consistent with the applicable master drainage plans. 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.

The EMWD wastewater collection system includes 1,534 miles of gravity sewer, 53 lift stations, and four operational regional water reclamation facilities (RWRFs). The ECSD 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.

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. 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.

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, drainpipes, 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, described above. 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 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 are shown in Table 5-6. Total typical fees for a single-family home are about $69,978.81 per unit, while a 20-unit multiple-family development would be generate about $328,887.80 in fees, or about $16,444.39 per unit. Affordable and senior units would have lower development costs since the regional traffic fee and Quimby In-Lieu Fees are reduced. In interviews with housing developers conducted for the project, developers indicated that fees in the City are not excessive as compared to other communities, and a survey of other communities supports this. For reference, total typical fees for single-family development are on the order of $86,764 per unit in Corona and $68,746 in Murietta. Therefore, development fees are not a significant constraint to the development of affordable housing in Moreno Valley; however, other agency-controlled development fees (eg. flood, sewer, water etc) be a constraint on housing.

Table 5-6: Development Fees

Fee Category		***Fee Amount***
Planning and Application Fees	*Single-Family*	*Multiple-family7*
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

Table 5-6: Development Fees

Fee Category		***Fee Amount***
Planning and Application Fees	*Single-Family*	*Multiple-family7*
Specific Plan	Not applicable	Not applicable
Development Agreement	Not applicable	Not applicable
Other	Not applicable	Not applicable
Total Typical[1]	***$1,108***	***$12,477***
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		
Total Typical[1]	***$13,936***	***$14,796***
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
Water (EMWD)	$5,584[3]	$8,071[4]
Sewer (EMWD)	$6,727	$7,478
Flood (Riverside County) Area 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/s.f[5] $4.08/s.f[6]	$4.64/s.f $4.08/s.f
Habitat – SKR (RCHCA)[8]	$500 per acre	$500 per acre
Habitat – Regional (MSHCP)	$2,234	$1,161 or 1,430
Traffic – Regional (TUMF)	$9,810	$6,389
Total Typical[1]	***$41,744***	***$145,517.80***
Development Impact Fees	SF/Unit	MF/Unit
Arterial Streets	$1,393.52	$975.47
Traffic Signals	$946.91	$662.83
Interchange Improvements	$701	$491
Police Facilities	$611.36	$237.46
Fire Facilities	$1,214.88	$262
Parks Improvements	$3,379.25	$2,888.72
Recreation Centers	$859.88	$735.05

Table 5-6: Development Fees

Fee Category		***Fee Amount***
Planning and Application Fees	*Single-Family*	*Multiple-family7*
Libraries and Materials	$406.10	$347.16
Animal Shelter	$243.66	$208.29
Maintenance Equipment	$188.76	$50.33
City Hall	$223.54	$59.61
Corporate Yard	$672.80	$179.41
DIF Total	$11,008.64	$7,275.89
DIF Total with 2%[10]	$11,228.81	$7,421.40
Quimby In-Lieu Fees[9]	$1,962	$1,475
Total Typical[11]	**$69,978.81**	**$328,887.80**

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 (TUMF).

8. The Moreno Valley Ranch Specific Plan (SP 193) is exempt from the SKR Mitigation Fee.

9. Quimby In-Lieu Fees are reduced for Senior Housing at $1,022 per unit.

10. The DIF Fee calculation includes a 2% Administrative Fee.

11. Total typical fees includes Plot Plan approval, Tentative and Final Parcel Map, Environmental Review, EMWD Water and Sewer, Flood Area Drainage Plan Fee, Moreno Valley USD fees, Habitat – SKR (RCHCA), Habitat – Regional (MSHCP), Traffic – Regional (TUMF), Development Impact Fees with the 2 percent administrative fee, and Quimby In-Lieu Fees. It also assumes the following:

- Single-family: one-unit home with 1,500 square feet on single one-acre lot
- Multiple-family: 20-unit development with 1,000 square feet units on a single one-acre lot

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 5-7 provides a summary of the typical processing procedures and timelines of various types of projects in the City.

Table 5-7: 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. There are no specific findings for multiple-family developments beyond the standard plot plan findings. 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.

The length of time between receiving approval for housing development and an applicant's submittal of an application for building permits is typically four to six months. This interval is not excessive and is due to factors beyond the City's control. Consultations with developers conducted in the development of the Housing Element did not identify any related constraints or factors that need to be addressed with respect to this interval.

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.

Other 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 5-8 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 5-8: 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.

Table 5-8: Parking Requirements

Use	*Requirement*	*Covered Parking*	*Notes*
Residential Uses			
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.

Building Codes and Code Compliance

Building codes regulate the construction of dwellings and apply to plumbing, electrical, and mechanical systems. The purpose of building codes and their enforcements is to protect the public from unsafe conditions associated with faulty construction. The City of Moreno Valley requires all new development to comply with the California 2019 Building Standards Code and applicable code amendments. Local amendments are based on climatic, geological or topographical conditions. These modifications are generally for the purpose of protecting health and safety in areas subject to natural hazards, including amendments related to fire conditions, earthquake faults and limited water supply in certain regions of the city. These amendments do not substantially differ from other those of other cities within Riverside County and thus are not considered to act as an impediment to the development of housing.

Building code standards are upheld through the Community Enhancement and Neighborhood Services Division. The City works with the community to address and remove code violations that threaten public safety, with the goal of achieving code compliance using a combination of systematic patrols of the entire city, individual reports from the public, and resolution guidance. The City uses the building code enforcement measures for existing units, new construction, as well as residential rehabilitation. Inspections are also required when units are sold or transferred. The process for resolving code violations can involve the following — stop work notices, double fees or, in severe cases, a charge in court for misdemeanor. Code compliance practices help to address building condition issues before they progress to conditions requiring demolition or substantial rehabilitation,

and to promote the exploration of rehabilitation opportunities before demolition. Overall, come requirements and compliances practices are not considered a constraint to the provision of housing.

C. 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.

D. 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 5-9 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 5-9: 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

E. SUMMARY OF FAIR HOUSING CONSTRAINTS

A new requirement, per AB 686, for the 2021-29 planning period is that Housing Elements contain an assessment of fair housing practices, a site inventory analysis, and a suite of programs or actions that will affirmatively further fair housing (AFFH). This section provides a summary of 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. A more detailed discussion of fair housing is available in Appendix K.

The City of Moreno Valley has prepared both an Assessment of Fair Housing (AFH) in 2017 and an Analysis of Impediments to Fair Housing Choice (AI) in 2019 pursuant to past federal requirements. Per HCD guidance, relevant portions of these documents have been incorporated and supplemented to meet State requirements. Through the preparation of these documents and during the preparation of this Housing Element, the City has made a diligent effort to include all community stakeholders. This included through public and community meetings, a web-based survey, and direct outreach to community partners.

Jurisdictions are required to assess patterns of segregation and integration, the presence of Racially/Ethnically Concentrated Areas of Poverty (R/ECAPs), disparities in access to opportunity, and disproportionate housing need. An analysis of these fair housing issues in Moreno Valley using current data confirms many of the same findings determined by the 2017 AFH and 2019 AI. As Moreno Valley is a majority-minority city there is very low racial segregation, especially in comparison to the region. Further, there is relatively low geographic concentration of persons based on disability status and familial status. There is some concentration based on income, including holders of Section 8 Housing Choice Vouchers (HCVs). However, it should be noted that poverty rates have dramatically decreased in the city in recent years, in part due to substantial workforce development programs. Racial inequity in loan approval rates also exists in the city, especially for Black or African American homebuyers. As of 2019, there are no R/ECAPs located in Moreno Valley.

In the regional context, Moreno Valley has similar access to opportunity to that of Riverside County. Within the city, HCD and the California Tax Credit Allocation Committee (TCAC) have provided opportunity maps by economic, educational, and environmental outcomes to understand the level of opportunity by tract. While the maps indicate that the eastern portion of the city is higher resource, this does not take into account that most of the land considered is either not available for development or is not suitable for the development of affordable housing. Additional considerations, like prior development patterns, infrastructure capacity, job proximity, and the location of transit and other services indicates that the western portion of the city in fact has higher opportunity levels.

Disproportionate housing need, including displacement risk, remains a significant fair housing issue in the city. In particular, cost burden among renters remains high as most renters in Moreno Valley experience some level of cost burden. Rates of cost burden are unequally distributed by race/ethnicity and are disproportionately borne by both non-Hispanic Black or African-American and American Indian or Alaska Native households in particular. Overcrowding, substandard housing, and homelessness are also considered in the assessment. There are a number of tracts in

Moreno Valley that could be considered sensitive to displacement pressures, especially for renters. However, the city remains relatively affordable in comparison to the region.

The location of sites selected in the 2021-2029 Moreno Valley Housing Sites Inventory (Inventory) was evaluated to determine the appropriateness of the location of sites intended for lower-income housing. These sites were selected to maximize access to opportunity along with future development patterns as outlined in the 2040 General Plan. Although the sites identified for lower-income housing are slightly concentrated in the western half of the city, this is in part due to the unavailability of land in the eastern portions of the city. Further, the western and central portions of the city are the most developed in Moreno Valley and are targeted for increased urban and integrated development. This will provide increased opportunity for residents and will allow housing to develop at densities suitable for lower-income projects.

Priorities, goals and actions based on findings from the needs assessment and site inventory analysis are available in Appendix K. An evaluation of prior fair housing goals and actions is also provided. A number of identified actions are included as programs in Chapter 4 of this Housing Element.

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 various 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. LAND RESOURCES

Government Code (GC) Section 65583(a)(3) requires local governments to prepare an inventory of land suitable for residential development, including vacant sites and sites with the potential for redevelopment. The inventory must identify specific parcels that are available for residential development and be accompanied by an analysis of public facilities and services capacity to serve the identified sites. Further, the inventory must have sufficient capacity to accommodate the jurisdiction's share of the regional housing need, as determined by applicable the metropolitan planning organization.

This section presents Moreno Valley's inventory, identifying sites available for residential development and their realistic capacity for housing. It identifies planned and recently approved residential projects in the city and it details the process for identifying suitable sites, the methodology for calculating capacity, and the availability of public facilities and services available to serve new housing.

6.1 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 need for housing affordable to lower income households 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.

REGIONAL HOUSING NEEDS ALLOCATION

The Regional Housing Needs Allocation (RHNA) is the total number of new housing units that the City must plan to accommodate in the 2021-29 planning period. RHNA is split into four categories representing different levels of affordability, based on median income level in the county. RHNA is established through the following process: the California Department of Housing and Community Development (HCD) first determines the estimated need for new housing in each region of California for the planning period, based on population projections and other factors including rates of vacancy, overcrowding, and cost-burden. Each regional planning agency then allocates a target to each city or town within its jurisdiction, considering factors such as access to jobs, good schools, and healthy environmental conditions. For the Inland Empire, the Southern California Association of Governments (SCAG) developed and refined a methodology for 2021-29 RHNA allocations with input from local jurisdictions. The SCAG Regional Council adopted the 6th Cycle Final RHNA Allocation, Methodology, and Regional Housing Needs Determinations on 3/4/21 and amended them on 7/1/21.

Moreno Valley's Regional Housing Needs Assessment (RHNA) allocation for the 2021-2029 planning period has been determined by SCAG to be 13,627 housing units, including 3,779 units for very low-income households, 2,051 units for low-income households, 2,165 units for moderate-income households, and 5,631 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)	1,890
Very Low-Income (31-50% of AMI)	1,889
Low-Income (51-80% of AMI)	2,051
Moderate-Income (81-120% of AMI)	2,165
Above Moderate-Income (more than 120% of AMI)	5,632
Total New Construction Need	***13,627***

Source: Southern California Association of Governments (SCAG), 2021

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. Map 6-1 shows the location of these pipeline projects and details are included in the housing sites inventory in Appendix A. In total there are 69 projects that involve construction of 5,015units, including 119 lower income units, 1,259 moderate income units, and 3,637 above moderate income units.

6.2 Land Inventory

AVAILABLE LAND

Within the City limit there is approximately 8,900 acres of vacant, undeveloped land distributed throughout the community as shown in Map 6-2. Of this total, approximately 3,723 acres is zoned for non-residential uses that will help create jobs locally and reduce the need for Moreno Valley residents to commute long distances to jobs in Los Angeles and Orange Counties, often by single-occupant vehicle. Notably, a 2,610-acre area of vacant land in the eastern part of the city is planned as the site of the recently approved World Logistics Center, a major development project that will see construction of up to 40.6 million square feet of building area specifically designed to support next generation logistics and advanced manufacturing industries.

As the City embarked on an update to its Housing Element in 2019, a total of 5,180 acres of vacant land was zoned for residential use; however, 92.5 percent of this land was zoned for lower density housing. Additionally, much of this land is located in the northern and eastern parts of the city where there are fewer public services and amenities and where environmental hazard risk is higher than in the more developed western and central parts of the city. Therefore, early phase project activities focused on analysis and outreach to identify appropriate locations for higher density housing to accommodate RHNA.

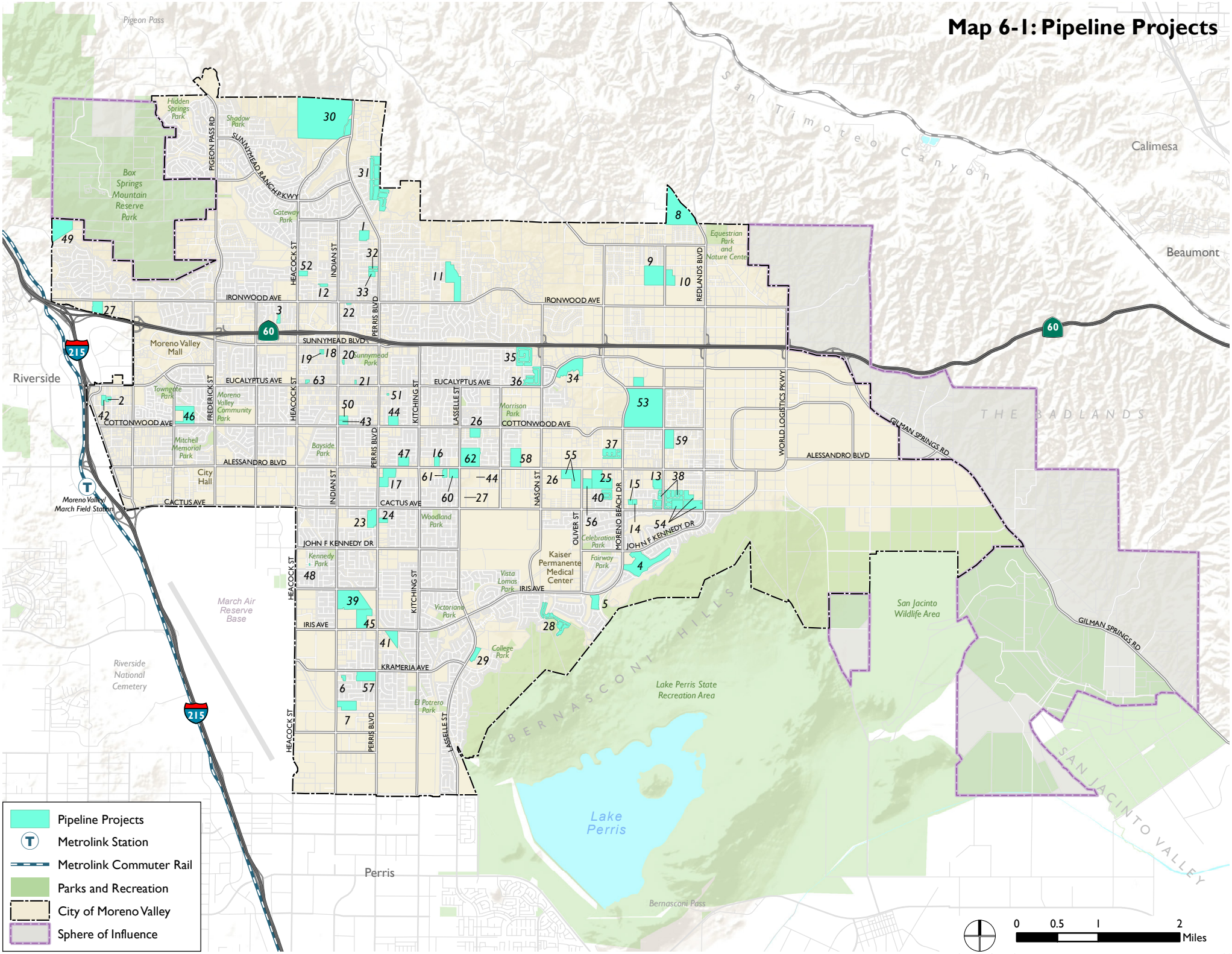
As a first step, a parcel-based analysis of properties within the City limit was conducted using County Assessor data. Vacant sites were identified, along with underutilized non-vacant sites with potential for redevelopment within the planning period and any surplus City-owned sites. Two

metrics were used to identify underutilized parcels: assessed value ratio (A/V) and low as-built floor area ratio (FAR). A/V ratio 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 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. A commercially zoned property containing a low-slung shopping center with large areas of surface parking could be considered underutilized, particularly older, sub-optimally located centers away from major
intersections with relatively high vacancy rates. Areas where vacant and underutilized sites cluster are locations where change is most foreseeable over the planning period and as such are an important focus of planning activities.

In parallel, a market study was undertaken by Keyser Marston Associates (KMA) to assess opportunities, conditions, and projected demand for retail, office, residential, lodging, and industrial uses over the planning period. Several findings of the KMA study had important implications for the Housing Element Update. First, a review of data on housing stock, demographics, and rents and sales prices in the market area indicated a healthy demand for smaller housing units and an undersupply of one- and two-bedroom homes in relation to the share of one- and two-person households in the community. Second, KMA found that a large share of the city's retail is located within older, strip and neighborhood-style retail centers with low FAR and that many of these centers are located away from high trafficked, signalized corners where real estate brokers observe the healthiest demand for retail space. Accordingly, KMA recommended revising the General Plan land use framework to focus retail in strategically located opportunity nodes and to re-imagine older, outdated strip-center retail as mixed-use areas with a higher-density housing component enhancing the performance of adjacent retail.

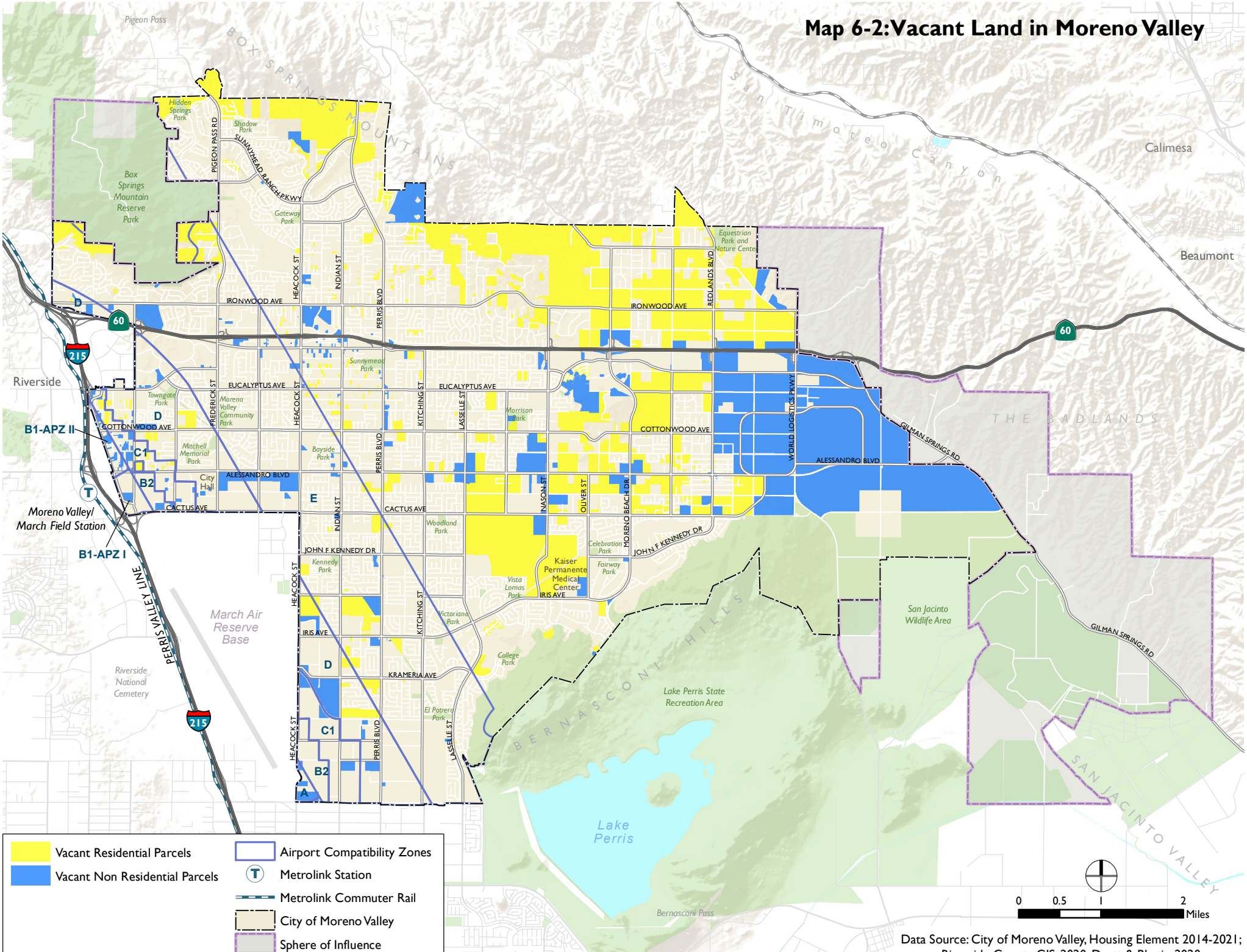
Based on this analysis, areas where vacant and underutilized parcels are concentrated were mapped and presented to the community as "concept areas" where change is foreseeable over the planning period along with other information on opportunities and constraints related to land use, housing, economic development, transportation, and environmental resources. Through a range of outreach activities, including a series of community workshops, pop up events, and citywide surveys, community members were asked about their vision for the concept areas and the range and mix of land uses they would like to see in 2040. Although the housing stock in Moreno Valley today is predominantly composed single-family detached homes, community input indicated strong support for higher density housing types concentrated along key corridors and in centers so as to provide a broader range of housing choices affordable to people of all ages and income levels. Based on this feedback, two new general plan land use designations were developed and locations for increased residential density were identified, reflecting input from affordable and market rate housing developers, property owners, other housing stakeholders. These new designations were vetted with General Plan Advisory Committee, the Planning Commission, and the City Council in public forums with community participation.

Map 6-1: Pipeline Projects



Data Source: City of Moreno Valley - Residential Pipeline Projects, March, 2022; Riverside County GIS, 2019; Dyett & Bhatia, 2022.

Map 6-2: Vacant Land in Moreno Valley



Data Source: City of Moreno Valley, Housing Element 2014-2021; Riverside County GIS, 2020; Dyett & Bhatia, 2020.

Date: 7/29/2022

The location of new and revised designations established through the process is shown on Map 6-3 and the text of the new designations is provided below:

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.

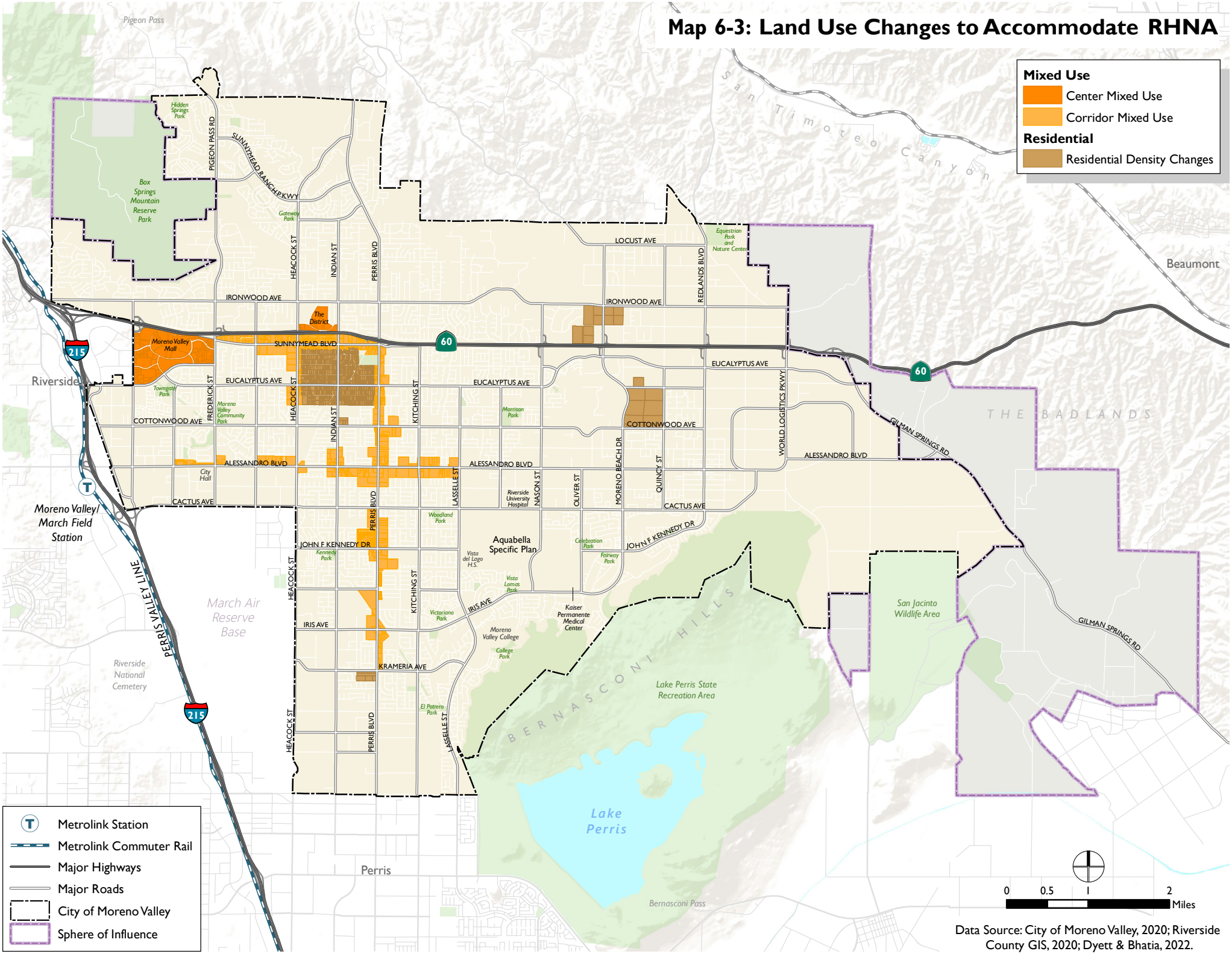
Corridor Mixed Use (COMU)
This designation provides for a mix of housing with supporting retail and services that cater to the daily needs of local residents. Permitted uses include housing, retail, restaurants, personal services, public uses, and professional business offices. Retail uses should be 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.

ACCESSORY DWELLING UNITS

With over 45,000 existing single-family parcels in the city, Moreno Valley has substantial potential to accommodate accessory dwelling units (ADUs). Further, the market study completed for the project found a healthy demand for smaller housing units and an undersupply of one- and two-bedroom homes in relation to the share of one- and two-person households in the community. As such, ADUs and Junior ADUs (JADUs) are an important part of the solution to addressing Moreno Valley's local housing needs.

Table 6-2 summarizes building permits issued for accessory dwelling units (ADUs) in Moreno Valley since 2018. Safe harbors in State Housing Element law allow for the use of trends since 2018 to project the future rate of ADU production. By this measure, Moreno Valley can project at least 7.25 ADUs annually throughout the planning period. However, as noted in HCD's Housing Element Site Inventory Guidebook, this methodology represents "a conservative option [that] only account[s] for the effect of the new laws without local promotional efforts or incentives." In fact, ADU production trends in the city have increased noticeably since 2018, when an array of new State law intended to stimulate ADU production took effect. Whereas Moreno Valley permitted on 2 ADUs

Map 6-3: Land Use Changes to Accommodate RHNA



Data Source: City of Moreno Valley, 2020; Riverside County GIS, 2020; Dyett & Bhatia, 2022.

in 2018, the City permitted six in 2019 and that number grew to 17 in 2021. As of July 14, 2022 there are 25 ADU applications (including five JADUs) currently in process and four ADUs permitted so far this year. Moreover, the average size of units permitted since 2018 is relatively small at 658 square feet and the average size of ADUs/JADUs currently in process is 593 square feet, indicating the strong potential for these units to be "affordable by design."

Table 6-2: ADU Permit Performance 2018 - 2022

BLDG #	*Description*	*Sq Ft*	*Status*	*APN*	*DATE*
BFR18-0125	New 635sf Accessory Dwelling Unit (ADU)/ detached 2nd Unit	635	Issued	482462019	7/23/18
BFR18-0169	ADU - New Second Dwelling Unit with Porch (PEN17-0107) Total 981 Sf, Porch 11 Sf	981	Issued	478192058	9/18/18
BFR19-0007	Conversion of attached garage into a 413 sf. Accessory Dwelling Unit (ADU)	413	Issued	259481013	1/18/19
BFR19-0020	751 sf Accessory Dwelling Unit (ADU)	751	Issued	263180035	2/15/19
BFR19-0089	ADU 802 SF with Attached 1-Car Garage 303 SF	802	Issued	474230005	6/13/19
BFR19-0104	ADU - 1198 SF Conversion of (e) Detached Garage into ADU	1198	Issued	475032032	7/5/19
BFR19-0119	New Attached Accessory Dwelling Unit (ADU): 1180 SF	1180	Issued	478291012	7/30/19
BFR19-0181	Convert (e) unpermitted structure into (1200 SF) ADU Accessory Dwelling Unit	1200	Issued	475080008	10/21/19
BFR20-0006	PLAN CHECK ONLY: Convert (e) Garage into an ADU (Total 586 SF)	586	Issued	264261033	1/27/20
BFR20-0104	1200 SF Detached ADU - 3 bedroom, 2 bath; 480 SF Attached Garage and 312.4 SF Rear Porch - SCE release / property on sewer (PEN19-0258)	1200	Issued	474161035	8/3/20
BFR20-0143	498 SF ADU (Garage Conversion)	498	Issued	475251016	9/4/20
BFR20-0204	Partial Garage Conversion into ADU (Total 1,200 SF) of an Existing Detached Garage	1200	Issued	474250059	12/11/20
BFR21-0101	New 1200 SF 2 bed/2 bath ADU Detached	1200	Issued	256261010	4/13/21
BFR21-0109	330 SF ADU (Garage Conversion)	330	Issued	312221009	4/20/21
BFR21-0131	398 SF ADU (Garage Conversion) - [PEN20-0078]	398	Issued	481033001	5/17/21
BFR21-0178	Convert (e) Detached Garage into an 450 SF ADU	450	Issued	481140016	6/30/21
BFR21-0192	324 SF ADU (garage conversion)	324	Issued	475233011	7/6/21
BFR21-0220	649 SF Attached New ADU [PEN21-0014]	649	Issued	296212057	7/19/21
BFR21-0232	Detached 607 SF ADU	607	Issued	260161021	7/29/21
BFR21-0241	704 SF ADU Attached	704	Issued	292221009	8/11/21
BFR21-0277	632 SQ FT New Attached ADU	632	Issued	316052024	9/13/21
BFR21-0285	326 SF ADU (Garage Conversion)	326	Issued	485101013	9/17/21
BFR21-0297	902 SF Attached 1st Floor Accessory Dwelling Unit (ADU)	902	Issued	264053004	9/29/21
BFR21-0300	499 SF ADU (detached)	499	Issued	304510023	10/1/21
BFR21-0301	457 SF JR ADU (Attached Garage Conversion)	457	Issued	484273035	10/1/21
BFR21-0302	PC ONLY to convert garage to 101 SF laundry to existing SFD and new 355 SF Studio ADU (Garage Conversion) - ADU should be under BFR21-0345	355	Issued	482382019	10/1/21
BFR21-0313	500 SF New Detached ADU	500	Issued	484153004	10/21/21

Table 6-2: ADU Permit Performance 2018 - 2022

BLDG #	*Description*	*Sq Ft*	*Status*	*APN*	*DATE*
BFR21-0321	472 SF ADU (Garage Conversion)	472	Issued	296233019	11/4/21
BFR21-0345	355 SF Studio ADU [Garage Conversion]	355	Issued	482382019	12/15/21
BFR22-0009	Converted 280 SF (e) Garage & 217 SF Addition = 497 SF ADU	497	Issued	263180041	1/18/22
BFR22-0014	448 SF ADU (Garage Conversion of two-car garage portion)	448	Issued	479603018	1/21/22
BFR22-0035	496 SF New ADU	496	Issued	486435009	2/22/22
BFR22-0078	471 SF Jr ADU (Garage Conversion) includes 1 bed/1 bath	471	Issued	475300046	4/26/22
BFR22-0129	760 SF ADU (attached Garage Conversion)	760	In Review	481292001	7/13/22
BFR22-0125	532 SF ADU (Garage Conversion)	532	In Review	474181019	7/12/22
BFR22-0122	478 SF ADU (Attached Garage Conversion)	478	In Review	316141012	7/11/22
BFR22-0119	451 SF ADU (Attached Garage Conversion)	451	In Review	482662026	7/7/22
BFR22-0118	462 SF ADU (Garage Conversion)	462	In Review	487012002	7/6/22
BFR22-0116	390 SF detached ADU - SCE release, ON SEPTIC	390	In Review	291392008	7/1/22
BFR22-0117	1000 SF detached ADU (3 bed/2 bath) - on sewer - SCE release	1000	In Review	263132002	7/1/22
BFR22-0112	495 SF Detached ADU (1 bed/ 1 bath) at rear of SFD - SCE release - on sewer	495	In Review	260231016	6/29/22
BFR22-0113	663 SF Detached ADU (1 bed/1 bath) w/ 165 SF Porch in rear of SFD - MVU release (PEN21-0269)	663	Out for Corrections	474084029	6/29/22
BFR22-0114	798 SF ADU (3 bed/ 1 bath) w/ 24 SF porch in rear of SFD - SCE release - on sewer	798	In Review	316121033	6/29/22
BFR22-0105	377 SF Junior ADU (existing Garage Conversion)	377	In Review	291281012	6/20/22
BFR22-0106	413 SF ADU (Attached Garage Conversion)	413	In Review	291331003	6/20/22
BFR22-0107	419 SF ADU (Attached Garage Conversion)	419	In Review	291344043	6/20/22
BFR22-0108	496 SF ADU (Attached Garage Conversion)	496	In Review	479422006	6/20/22
BFR22-0101	ADU 400 SF (1 bed/ 1 bath) garage conversion - MVU release - on sewer	400	In Review	482571022	6/16/22
BFR22-0102	171 SF JADU (convert an existing office into studio/1 bath/kitchenette) - SCE release - on sewer	171	In Review	479422006	6/16/22
BFR22-0103	314 SF JADU (convert living space into 1 bed/1 bath/kitchen/laundry) - SCE release - on sewer (ADU on separate address/permit)	314	Out for Corrections	291331003	6/16/22
BFR22-0104	256 SF JADU (convert living space into 1bed/ 1 bath/ kitchen/ laundry) - SCE release - on sewer	256	Out for Corrections	291344043	6/16/22
BFR22-0100	900 SF 2 bed/1 bath detached ADU (11583 Pettit) w/ 60 SF porch	900	In Review	473373008	6/14/22
BFR22-0096	387 SF Studio/1 bath attached ADU (garage conversion)	387	In Review	291393011	6/13/22
BFR22-0094	504 SF ADU (attached Garage Conversion)	504	In Review	474402001	6/8/22
BFR22-0092	481 SF ADU (Garage Conversion)	481	Out for Corrections	264192025	5/31/22
BFR22-0084	532 SF ADU (Garage Conversion) 2 bed/1 bath,	532	In Review	474181019	5/13/22
BFR22-0082	(2 units) GUZAMN ADU & JADU - Garage conversion to 709 SF ADU,	709	Out for Corrections	292041006	5/12/22
BFR22-0083	(2 units) GUZAMN ADU & JADU - 291 SF Bedroom at SFD to become JR ADU	291	Out for Corrections	292041006	5/12/22

PLACES OF WORSHIP AND HOUSING

New State laws recognize religious institutions as important partners in affordable housing development and seek to provide incentives to facilitate construction by churches, synagogues, and mosques, such as through the reduced parking requirements available to religious facilities seeking to develop affordable housing on their properties by way of AB 1851. There are more than 50 churches, synagogues, and mosques in Moreno Valley, many of them with vacant land and/or surface parking lots that could be developed with affordable housing. The City conducted focus group discussions with representatives of the local faith-based community and confirmed there is substantial interest in pursuing affordable housing projects. Representatives indicated that affordable housing projects that provide a pathway to success for socio-economically disadvantaged community members or provide housing for at risk and homeless youth are well-aligned with their missions. They also pointed to successful faith-based affordable housing projects in the region they would look to replicate, such as the Grove Church Tiny Homes Project in Riverside which was completed in 2018, as well as the Mulberry Village Tiny Homes project in Riverside that broke ground in December 2021.

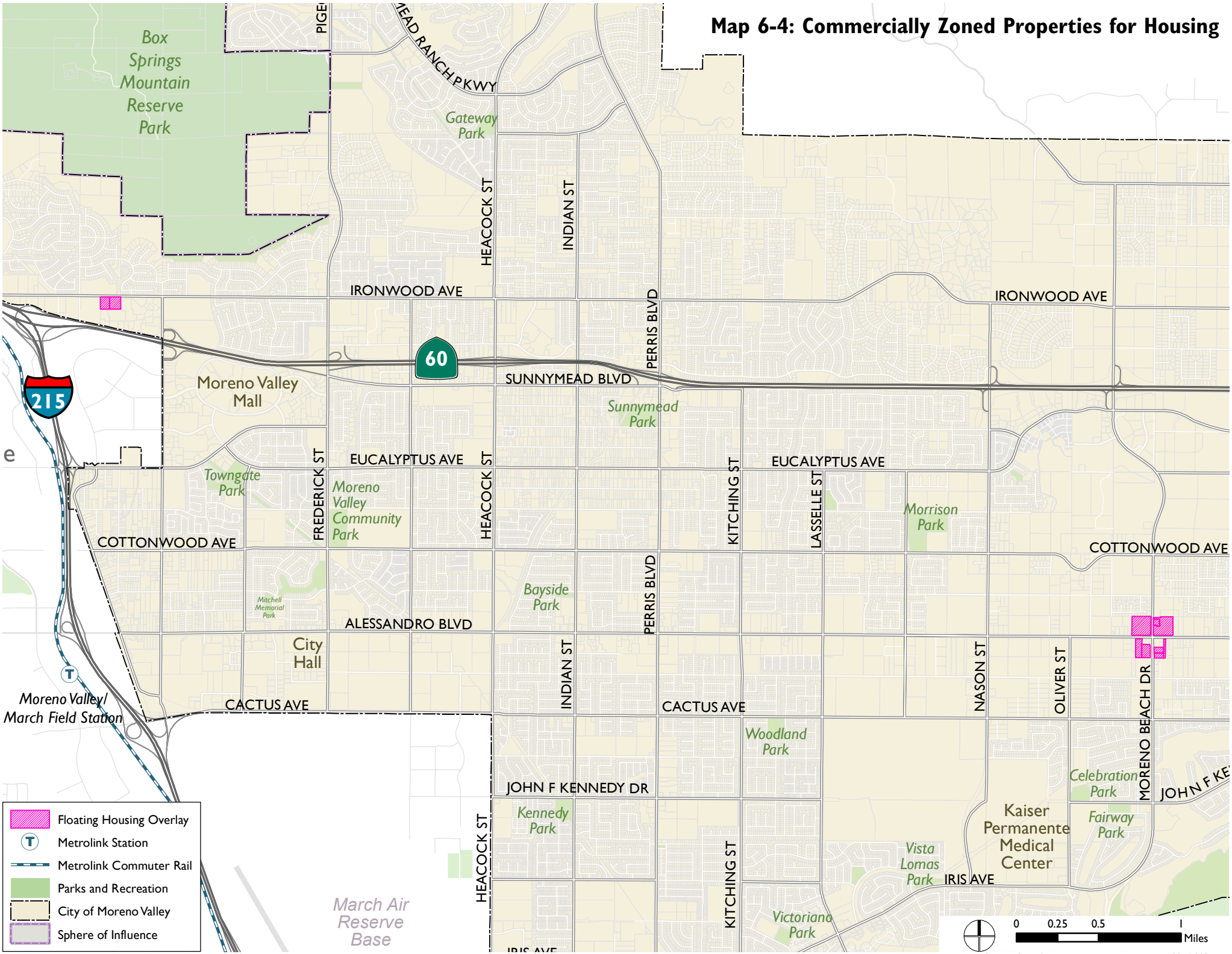
COMMERCIALLY-ZONED PROPERTIES

The 2040 General Plan seeks to support retail vitality and health in two key ways: first, by increasing the density and range of housing types in and adjacent to the city's major commercial corridors and centers through the new land use designations and standards described above; and second, by promoting retail development in high visibility, high traffic locations where it has the best chance of success, such as the intersections of arterial roadways. While several General Plan land use designations allow for retail in a mixed use format, the Commercial designation and implementing zoning do not currently allow for residential uses. However, there are some commercially zoned vacant parcels of sufficient size and free from environmental constraints that could also accommodate housing, likely in a horizontal mixed use format. These parcels are shown on Map 6-4.

6.3 Identification of Suitable Sites and Realistic Capacity

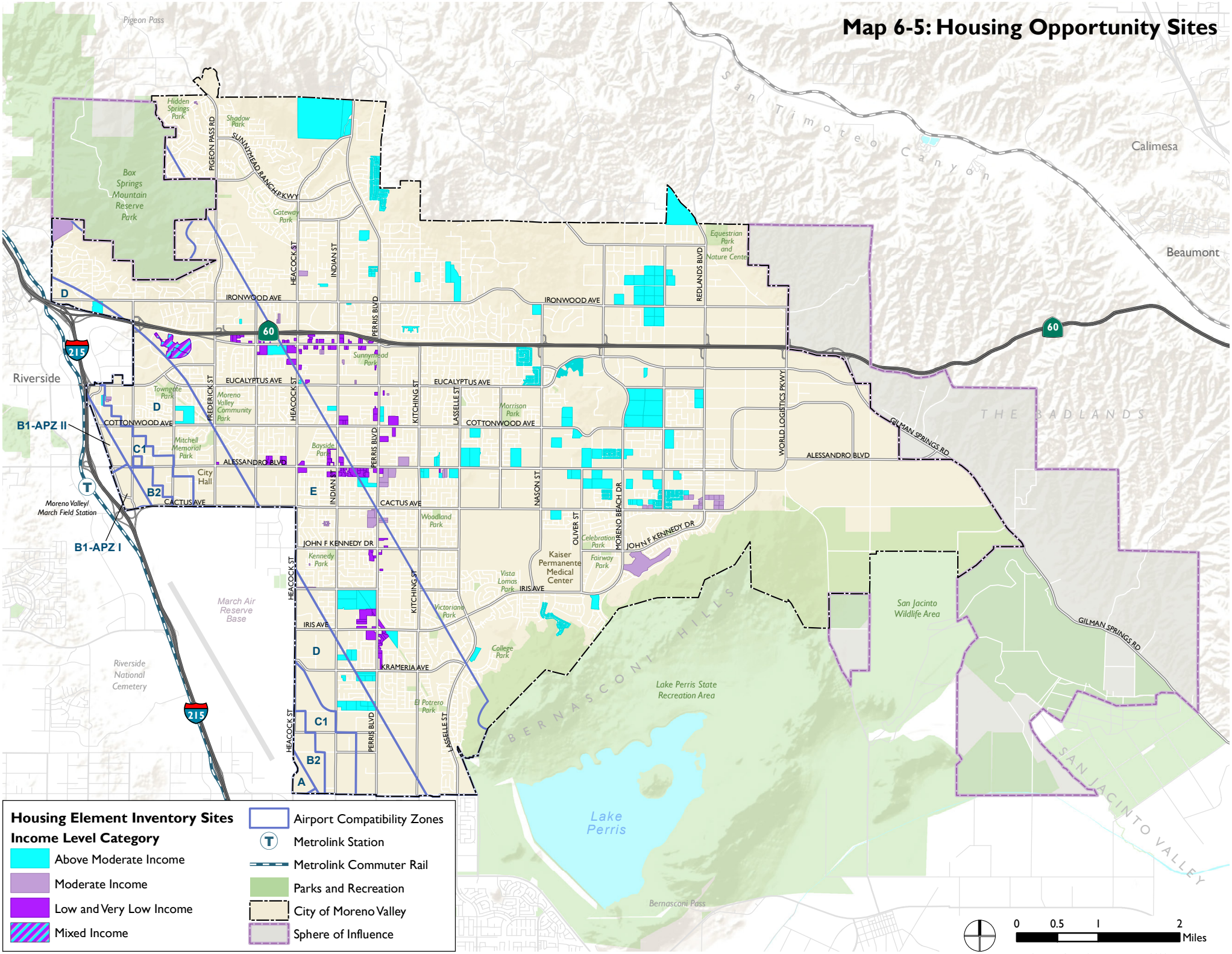
Map 6-5 shows sites available for housing based on current zoning in the City of Moreno Valley. In total, it includes sites with a combined capacity for 1,4911 units, broken out by RHNA category. The full housing sites inventory is included in Appendix A. This section summarizes the affordability assumptions, site screening/eligibility, and methodology for projecting realistic capacity for each RHNA category. The current zoning map has more than adequate capacity to meet Moderate and Above Moderate RHNA, but there is a shortfall in projected capacity for Low and Very Low RHNA. Therefore, rezoning will be needed and this section identifies sites and mechanisms to ensure sufficient capacity to meet RHNA at all income levels and provide a buffer to help the City navigate the no-net loss requirements of State housing law.

Map 6-4: Commercially Zoned Properties for Housing



Data Source: City of Moreno Valley, Housing Element 2014-2021; Riverside County GIS, 2019; Dyett & Bhatia, 2020.

Map 6-5: Housing Opportunity Sites



Date: 8/11/2022

Data Source: City of Moreno Valley, 2022; Riverside County GIS, 2021; Dyett & Bhatia, 2022.

LOW AND VERY LOW INCOME RHNA SITES

Affordability Assumptions

Low and Very Low (L/VL) income households are those making up to 80 percent of the local area median income. While a 1-person household in this category may be able to afford market rate rents for smaller units such as studio apartments or ADUs based on HUD income limits for Riverside County and a survey of rents in Moreno Valley conducted as part of the KMA market study, these units will typically need to be provided at below market rate (BMR) rents and sales prices, particularly for larger households and for Very Low or Extremely Low Income households. Pipeline projects where the developer has committed to making units available to L/VL income households through deed restrictions or similar means for a specified period of time (typically 55 years) may be counted toward L/VL RHNA. Additionally, State law (Government Code Section 65583.2(c)(3)) establishes a "default density standard" of 30 dwelling units per acre (du/ac) for lower-income units in Riverside County, which is the density that is "deemed appropriate" in State law to accommodate lower-income RHNA. However, certain factors unique to the Inland Empire region mean that below market rate housing projects are often built at densities far less than 30 du/ac. These factors, which negatively impact the financial feasibility of high density BMR residential development projects, include:

- the cost of land acquisition in relation to construction costs;
- the ability to optimize use of federal and/or State income tax credits to fund below market rate projects;
- the cost of construction methods and building typologies needed to achieve densities of 30 du/ac in relation to supportable rents and operational costs.

Consultations with affordable housing developers active in the city and the surrounding region confirmed these findings. Affordable housing developers consulted during the preparation of the Housing Element shared information on comparable projects recently constructed or approved in evidence of the typologies and densities that can realistically be built in Moreno Valley over the planning period, including details of site size, net density, and product type. These materials are included in Appendix C and the comparable projects are listed in Table 6-3 together with other recent projects from other jurisdictions in Western Riverside County. Based on this evidence of past performance in Moreno Valley and comparable peer jurisdictions in the region, the City believes that, in addition to sites zoned at the default density, sites in the COMU designation zoned for 25 du/ac are also appropriate for to accommodate lower-income RHNA. However, per consultation with HCD staff, the Housing Action Plan incorporates a program to monitor development within the COMU designation and assess the need to increase density annually throughout the planning period. Accordingly, the inventory includes L/VL RHNA sites with the following designations and densities: R30 (up to 30 du/ac); CEMU (20 - 25 du/ac); and COMU (15 - 25 du/ac).

Table 6-3: Reference Affordable Housing Projects in the Inland Empire

Project Name	*Location*	*Site Size (Acres)*	*Total Units*	*Density (Units Per Acre)*	*Year Built*	*Product Type*
Hemlock Family Apartments	24889-24919 Hemlock Ave., Moreno Valley, CA	5.4	78	14.4	2013	Stacked Flats
Courtyards at Cottonwood	Northeast Corner of Cottonwood Ave. and Indian St., Moreno Valley, CA	6.8	80	11.8	Approved	Stacked Flats
Citrus Circle Apartments	301 S. Buena Vista, Corona, CA	2.47	42	24.6	2013	Stacked Flats
Highgrove Blossom	550 W. Center St., Riverside, CA	6.7	89	13.3	2014	Stacked Flats
Meridian Apartments	1040 E 6th Street, Corona, CA	4	85	21	2019	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
Verano Apartments	904 South D Street Perris, CA	1.72	40	23	2013	Stacked Flats
Perris Station Senior Apartments	24 South D Street, Perris, CA	1.28	84	66	2013	Stacked Flats
Mercado Apartments	832 S D St, Perris, CA	2.47	59	24	2012	Stacked Flats
Perris Park Apartments	1520 S Perris Blvd, Perris, CA	6.03	79	13	2000	Stacked Flats
Home Front at Camp Anza	5797 Picker St, Riverside, CA	2.14	30	14	2016	Veterans Apartments
Sunrise at Bogart	11049 Bogart Ave Riverside, CA	0.76	23	30	Under Construction	Courtyard Flats
Mission Heritage Plaza	3933 Mission Inn Ave, Riverside, CA	1.38	72	52	Under Construction	Mid-Rise Apartments
Entrada	1705 Seventh St Riverside, CA	2.03	65	32	Under Construction	Courtyard Flats
	Median Density			***24***		

Site Screening/Eligibility

The inventory for L/VL RHNA includes both vacant and non-vacant sites. All sites were screened for compliance with the site adequacy criteria stipulated in State law, including that they be of appropriate size, be free from environmental constraints, 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. 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 L/VL RHNA on the inventory are between 0.5 and 10 acres in size.

Consistent with State law and guidance from HCD, L/VL RHNA sites included on the inventory have been screened to ensure they are not located in FEMA-designated flood hazard areas or active fault zones and that they do not require remediation of contaminated soil or water prior to development. Sites on the inventory identified as suitable for L/VL households also conform to other best practices recommended by HCD, including proximity to transit routes, schools, jobs, parks and daily services. The L/VL sites are largely located along or near the city's principal transit corridors — Alessandro, Perris, Heacock, and Sunnymead — in centrally located areas of the city with good access to existing parks, schools, shops, and other services. The inventory included in Appendix A details compliance with these eligibility criteria on a parcel-by-parcel basis.

Vacant Sites

The inventory includes a total of 36 vacant parcels that can accommodate L/VL RHNA units, including 5 parcels on which pipeline projects are proposed or approved. The remaining 31 vacant parcels are designated R30 or COMU and meet the suitability criteria established for this RHNA category.

Non-Vacant Sites

The inventory includes a total of 81 non-vacant parcels that can accommodate L/VL RHNA units. Per State law, if the inventory identifies non-vacant sites to address a portion of the regional housing need allocation, analysis is required to demonstrate the viability of sites for redevelopment with housing during the planning period. This section discusses the suitability of non-vacant sites for inclusion on the inventory.

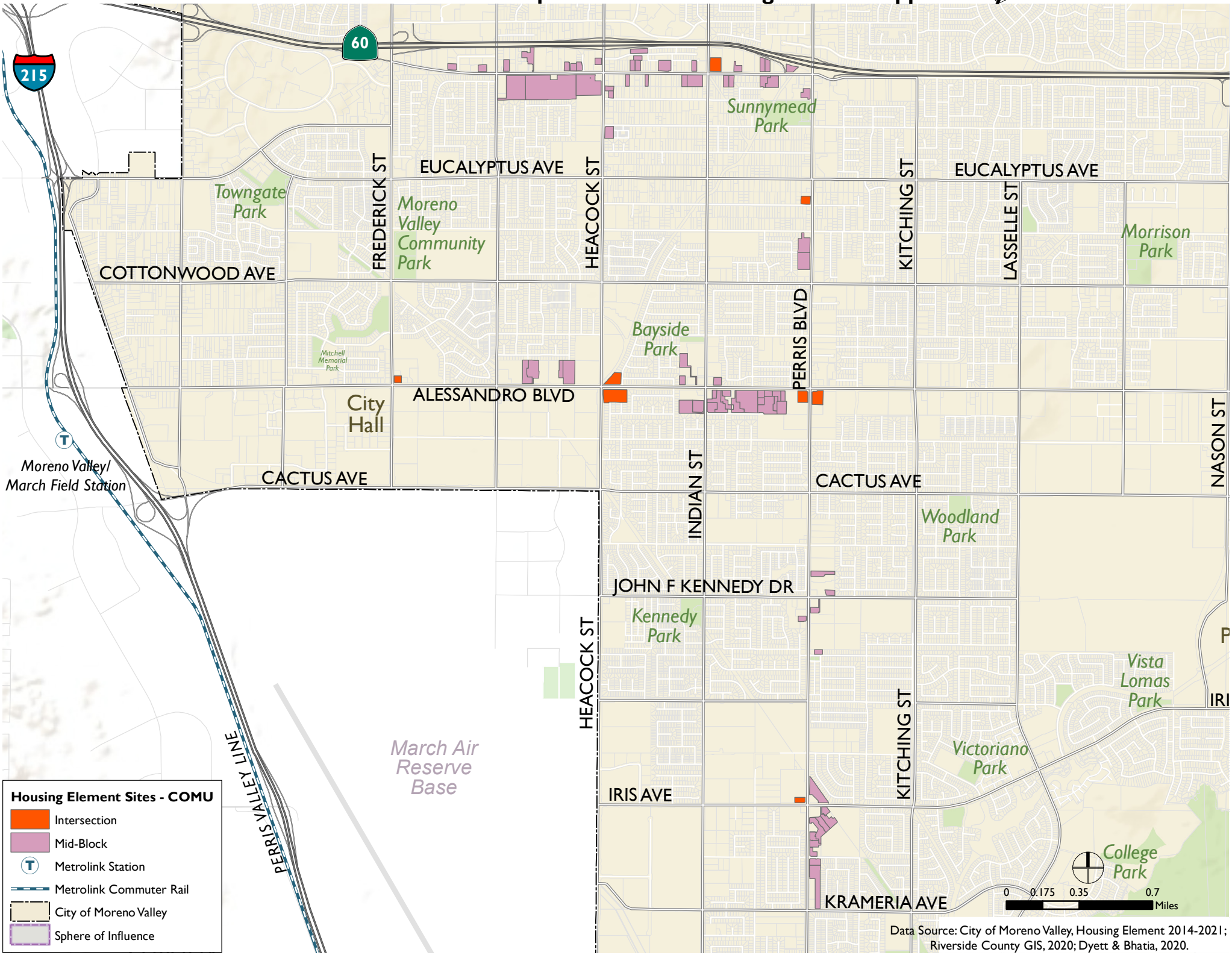
Non-Vacant CEMU Sites

The inventory includes one non-vacant site in the CEMU designation which is planned for mixed income housing as part of a redevelopment plan for the Moreno Valley Mall. The Moreno Valley Mall is a 1.1 million square foot super regional shopping center located at the prominent western gateway to the city. Originally built in 1992 and refurbished in 2006, the Mall has seen store closures in recent years as the retail landscape continues to evolve with the rise of internet shopping and home delivery. Notably, the former anchor tenant Sears closed its store on the eastern portion of the site in February 2020. This portion of the site also contains several large surface parking lots that could be developed with new uses to serve the needs of the community. The property owner is preparing an amendment to the Towngate Specific Plan (SP200) for the "redevelopment" of approximately 60 acres of the subject property to integrate a dynamic mix of retail, office, personal service, and residential uses within the three new planning areas and the existing retail mall. A 15.2-acre area within the southeast portion of the subject property is planned to include a new residential district with up to approximately 1,600 new multi-family units and a commons greenway that will connect the housing to the southeast entry to the existing retail mall. These multi-family residential units will be included within a mix of multi-story buildings in both wrap and podium configurations. The area will be subdivided into at least four parcels to facilitate phased construction of the Proposed Project. The 1,600 multi-family units will include studios and 1-bedroom units for students and other households with limited financial resources. While the amendment to the Towngate Specific Plan is in the early stages of development at this time, the property owner has submitted a letter (Appendix L) confirming these details and signaling a commitment to working with the City of Moreno Valley to complete the Proposed Project in a manner that incorporates not only a diverse mix of retail and office uses, but also housing opportunities for students and families with limited incomes. In its current condition, the size of the parcel envisioned for redevelopment with housing is larger than the parameters established for L/VL RHNA sites; however, the property owner has expressed intent to subdivide into smaller parcels and the Housing Action Plan incorporates a program to work with the developer to ensure parcelization at appropriate sizes. On this basis, per discussion with HCD staff, a portion of the total units planned has been counted toward L/VL RHNA.

Non-Vacant COMU Sites

The inventory contains 81 non-vacant parcels in the COMU designation, shown on Map 6-6. The majority of these sites are located mid-block away from high-traffic, high visibility locations, which is a sub-optimal location for retail, and have as-built FARs of less than 0.2. On average, the existing structures on these sites are over 34 years old, generally constructed between 1975 and 1990, with some as old as 1950. None have recently been renovated, based on data available to the City. Further, a review of vacancy rate data available in CoStar, a commercial real estate database, indicates an average vacancy rate of 9 percent, with a range of between 3.5 and 74.7 percent. It should be noted that relatively lower vacancy rates are not necessarily an indicator of retail vitality, as space may be occupied by underperforming tenants. Overall, these non-vacant sites fit the profile of properties identified in the KMA market study and through consultations with real estate brokers as having high potential for redevelopment with housing. Additionally, trends suggest e-commerce and online shopping will

Map 6-6: 2021-29 Housing Element Opportunity Sites within COMU



Data Source: City of Moreno Valley, Housing Element 2014-2021; Riverside County GIS, 2020; Dyett & Bhatia, 2020.

continue to grow in the coming years, posing challenges for the viability of standalone retail development and further increasing the prospects for redevelopment of underperforming retail properties with residential uses.

Inclusion on Prior Inventories

There are 4 vacant sites (APNs 485220006, 485220043, 485220007 and 485220009) included on the Inventory that were included in two prior consecutive planning periods; however, these sites were rezoned to the default density (30 du/ac) in 2017. As such, these sites may be carried forward and counted toward the City's Low and Very Low Income RHNA in the current Housing Element cycle.

Methodology for Capacity Calculations

Pipeline Projects

There are two approved affordable housing projects in the pipeline included on the inventory. The Courtyards at Cottonwood Phase I involves the development of 80 affordable units on a 6.8-acre site, while Phase II involves construction of 32 affordable apartment units on a 1.61-acre adjacent parcel. The units are deed-restricted for a period of 56 years (from August 10, 2020, meaning the covenant is valid until August 9, 2076) to ensure they remain affordable to lower income households. The actual density (11.8 du/ac and 19.87 respectively) is assumed for the purpose of calculating realistic capacity. Additionally, the inventory includes a 7-unit single-family affordable housing project on a 1.4-acre site proposed by the Moreno Valley Housing Authority that is currently under review.

Moreno Valley Mall Redevelopment

As described above, the owner of the Moreno Valley Mall is preparing an amendment to the Towngate Specific Plan (SP200) for the redevelopment of a portion of the property with a mixed income residential project that will include up to 1,600 units. The property owner has submitted a letter signaling a commitment to pursuing housing opportunities for students and families with limited incomes on the site, and the Action Plan (Chapter 4) incorporates Program 1-G to work with the developer to ensure parcelization at appropriate sizes. On this basis, per discussion with HCD staff, 240 of the total 1,600 units planned has been counted toward L/VL RHNA.

Realistic Capacity Assessment

As described above, a survey of recently approved and constructed affordable housing projects in Moreno Valley and surrounding peer jurisdictions in the region was conducted in consultation with affordable housing developers active in the region. Table 6-3 presents the findings of the survey, which indicate a median density of 24 du/ac. This has been used for the purpose of capacity projections.

For vacant R30 and COMU sites, realistic capacity was determined by applying an assumed density of 24 du/ac to the total gross site acreage. For non-vacant COMU 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 land use designation in order to establish the remaining development capacity of the site. Then an assumed density of 24 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. This methodology represents a conservative estimate of capacity as mid-block COM properties will likely redevelop with 100 percent residential uses. The City has already seen evidence of this since the 2040 General Plan was adopted in June 2021.

Summary

In total, the inventory includes adequate sites that can accommodate 5,217 L/VL units, which represents 89.5 percent of the City's L/VL RHNA of 5,830 units. Therefore, the deficit of 613 units will be accommodated through rezoning as described below in section 6-4.

MODERATE INCOME RHNA SITES

Affordability Assumptions

Moderate Income households are those making between 81 and 120 percent of the local area median income, which for a 4-person household in Moreno Valley ranges from $60,240 to $90,360 annually (see Table 3-14 in Chapter 3). Based on HCD income limits and affordable housing cost estimates, the affordable monthly rent for a 4-person household in this income category ranges from $1,506 to $2,259 per month and the affordable house price is up to $306,454. The KMA market study included a survey of average asking rents and median home sales prices in Moreno Valley (Table 6-4 and 6-5). The results indicate that rental units of appropriate size would be available in a range affordable to 4-person households in this income category. Further, 2-bedrooom for sale product would likely be within reach for 4-person households in this category, assuming they have good credit and qualify for downpayment assistance, tax credits, and other incentives available through City and County programs.

Table 6-4: Average Asking Rents in Moreno Valley

Average Asking Rents: Citywide Multifamily Survey				**Average Asking Rents:** New Construction			
	Average Size (sf)	**Average Rent**	**Avg. Rent ($/sf/mo.)**		**Average Size (sf)**	**Average Rent**	**Avg. Rent ($/sf/mo.)**
Studio	407	$962	$2.37	Studio	407	$962	$2.37
1-Bedroom	755	$1,360	$1.80	1-Bedroom	792	$1,512	$1.91
2-Bedroom	985	$1,526	$1.55	2-Bedroom	1,037	$1,679	$1.62
3-Bedroom	1,163	$1,840	$1.58	3-Bedroom	1,203	$1,980	$1.65
Overall	**894**	**$1,471**	**$1.65**	**Overall**	**907**	**$1,584**	**$1.75**

Source: Costar Multifamily Report, Moreno Valley (December 2019)

Table 6-5: Median Sales Price by Unit Type (2019)

	Studio		1-Bedroom		2-Bedroom		3-Bedroom	
	Price	% change	Price	% change	Price	% change	Price	% change
2019	$375,400	85%	$255,300	180%	$275,500	128%	$331,700	106%

Source: California Department of Finance, 2019

The inventory consists of sites zoned to accommodate townhomes, apartments, duplexes, triplexes and other product types suitable for this income demographic, including sites zoned R30 (up to 30 du/ac); CEMU (20 - 25 du/ac); COMU (15 - 25 du/ac); R20 (up to 0 du/ac); R15 (up to 15 du/ac); Residential/Office (up to 15 du/ac); and R10 (up to 10 du/ac).

Site Screening/Eligibility

Sites on the inventory in this category are vacant, except for two sites in the CEMU designation that are part of the mixed income redevelopment at the Moreno Valley Mall and three pipeline project sites. All sites were screened and found to be free of known environmental constraints with the exception of one site, APN 478110001, which is partially located within the 100-year flood zone. For this site, only the net site acreage exclusive of the environmentally constrained area was considered in the capacity calculation. 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.

Methodology for Capacity Calculations

For pipeline projects in this income category, projected capacity is taken as the number of units proposed. For other sites, the realistic capacity is assumed to be 80 percent of the maximum density allowed under the applicable zoning because the minimum density standards in the Moreno Valley Planning and Zoning Code require that at least 80 percent of the maximum allowable density must be achieved by all multiple-family residential developments (see Chapter 5). As noted above, for APN 478110001, which is partially located within the 100-year flood zone, only the net site acreage exclusive of the environmentally constrained area was considered in the capacity calculation.

Summary

The inventory includes 62 sites in the Moderate Income category, representing about 227 total acres of land. Collectively, these sites can accommodate 2,622 units, which represents 121 percent of the City's Moderate Income RHNA.

ABOVE MODERATE INCOME RHNA SITES

Affordability Assumptions

Above Moderate Income households are those making over 120 percent of the local area median income. It is assumed that these units will be available at market rates. The inventory includes sites that can accommodate a range of units types, sizes, and densities consistent with the objective of increasing the range of housing types available in the community articulated in the 2040 General Plan Land Use and Housing Elements. For this RHNA category, the inventory consists of sites zoned R30 (up to 30 du/ac); CEMU (20 - 25 du/ac); COMU (15 - 25 du/ac); R20 (up to 0 du/ac); R15 (up to 15 du/ac); Residential/Office (up to 15 du/ac); and R10 (up to 10 du/ac); R5 (up to 5 du/ac); R3 (up to 3 du/ac); R2 (up to 2 du/ac); R1 (up to 1 du/ac); and Hillside Residential.

Site Screening/Eligibility

The inventory includes a mix of vacant and non-vacant sites for this RHNA category. Non-vacant sites include sites in the CEMU designation that are part of the mixed income redevelopment at the Moreno Valley Mall, pipeline project sites, and underutilized commercial sites in the COMU designation that fit the profile of properties identified as good candidates for redevelopment in the KMA market study. There are 29 sites on the inventory that are partially environmentally constrained, including 16 sites are partially within the 100-year flood zone and 13 sites are partially within an Alquist-Priolo Fault zone. For these sites, only the net site acreage exclusive of the environmentally constrained area was considered in the capacity calculation. Development on these sites will be required to comply with federal, State, and local regulations for safe construction. Centrally located sites on the Inventory identified as suitable for Above Moderate Income households are located in proximity to transit routes, schools, jobs, parks, and daily services; however, Above Moderate sites in less developed areas in the north and east of the city have comparatively less access. The 2040 General Plan incorporates a range of policies, including funding and financing strategies, to ensure the provision of adequate services provision of services in these areas as housing is developed.

Methodology for Capacity Calculations

For pipeline projects in this income category, projected capacity is taken as the number of units proposed. For sites permitting 10 du/ac or more (considered multifamily per Municipal Code), the realistic capacity assumed to be 80 percent of the maximum density allowed under the applicable zoning because the minimum density standards in the Moreno Valley Planning and Zoning Code require that at least 80 percent of the maximum allowable density must be achieved by all multiple-family residential developments (see Chapter 5). For other sites, realistic capacity is based on a survey of recent development in the city, included in Appendix B. On average, a survey of projects approved since 2018 indicates that projects proposed in the R5 zone develop at 78 percent of the maximum allowable density and that projects proposed in the R3 zone develop at 71 percent of the maximum allowable density. These past performance metrics have been applied to the developable area of sites in the Above Moderate RHNA category to project realistic capacity. As notes above, for sites that are partially within areas of environmental constraint only the net site acreage exclusive of the environmentally constrained area was considered in the capacity calculation.

Summary

The inventory includes 1,138 sites in the Above Moderate Income category with a collective capacity to accommodate 7,072 units. This represents 125.8 percent of the City's Above Moderate Income RHNA.

ACCESSORY DWELLING UNITS

Safe harbors in State Housing Element law allow for the use of trends since 2018 to project the future rate of ADU production. As shown in Table 6-2 above, Moreno Valley has issued building permits for 29 ADUs and JADUs since 2018, with the annual number increasing substantially in 2019 and 2021 following the coming into force of new State laws intended to accelerate ADU production. Given past production trends, Moreno Valley can assume 7.25 new ADUs annually throughout the planning period based on "safe harbor" provisions; however, the City has committed to several actions to further facilitate ADU production. These measures, detailed in the Housing Plan (Chapter 4), include Program 1-M, which calls for revisions to the City's ADU ordinance to bring it into compliance with State law; Program 1-N through which the City would offer a variety of pre-approved ADU building plans designed by qualified architects to simplify things for interested homeowners and catalyze ADU production; Program 1-O, which will see the City develop incentives and tools to facilitate ADU construction for lower income households; and Program 1-P, which involves implementing an ADU outreach plan to promote the construction of smaller units that are “affordable by design” in single-family neighborhoods; and Program 1-Q which involves monitoring ADU and JADU production rates and affordability levels annually and, if actual performance is not in line with projections at mid-point in the RHNA cycle, taking action as needed to ensure compliance with "no-net loss" provisions of State law.

On the basis of these programs and consultations with HCD staff, the City projects production of 15 ADUs/JADUs annually each year throughout the planning period for a total of 120 units by 2029. Based on the findings of the SCAG ADU Affordability Study for Riverside and San Bernardino Counties, it is assumed that 50 percent of these units (60 units total) would be affordable to low and very low-income households, 41 percent of these units (49 units total) would be affordable to moderate-income households, and 9 percent (11 units total) would be affordable for above moderate income households.

SUMMARY RHNA UNITS ACCOMMODATED UNDER CURRENT ZONING

Table 6-6 summarizes the total number of housing units that can be accommodated in the planning period under current zoning, with a breakdown by RHNA category. As shown, the current zoning map has adequate capacity to meet RHNA requirements for Moderate and Above Moderate RHNA categories with a buffer to ensure the City will be able to navigate the "no-net loss" provisions of State law. However, there is a deficit of 613 L/VL units under current zoning. Therefore, the City will pursue the rezoning strategies outlined in section 6.4 below to bridge the gap.

6.4 Rezoning to Accommodate RHNA

HOUSING ON CHURCH PROPERTIES

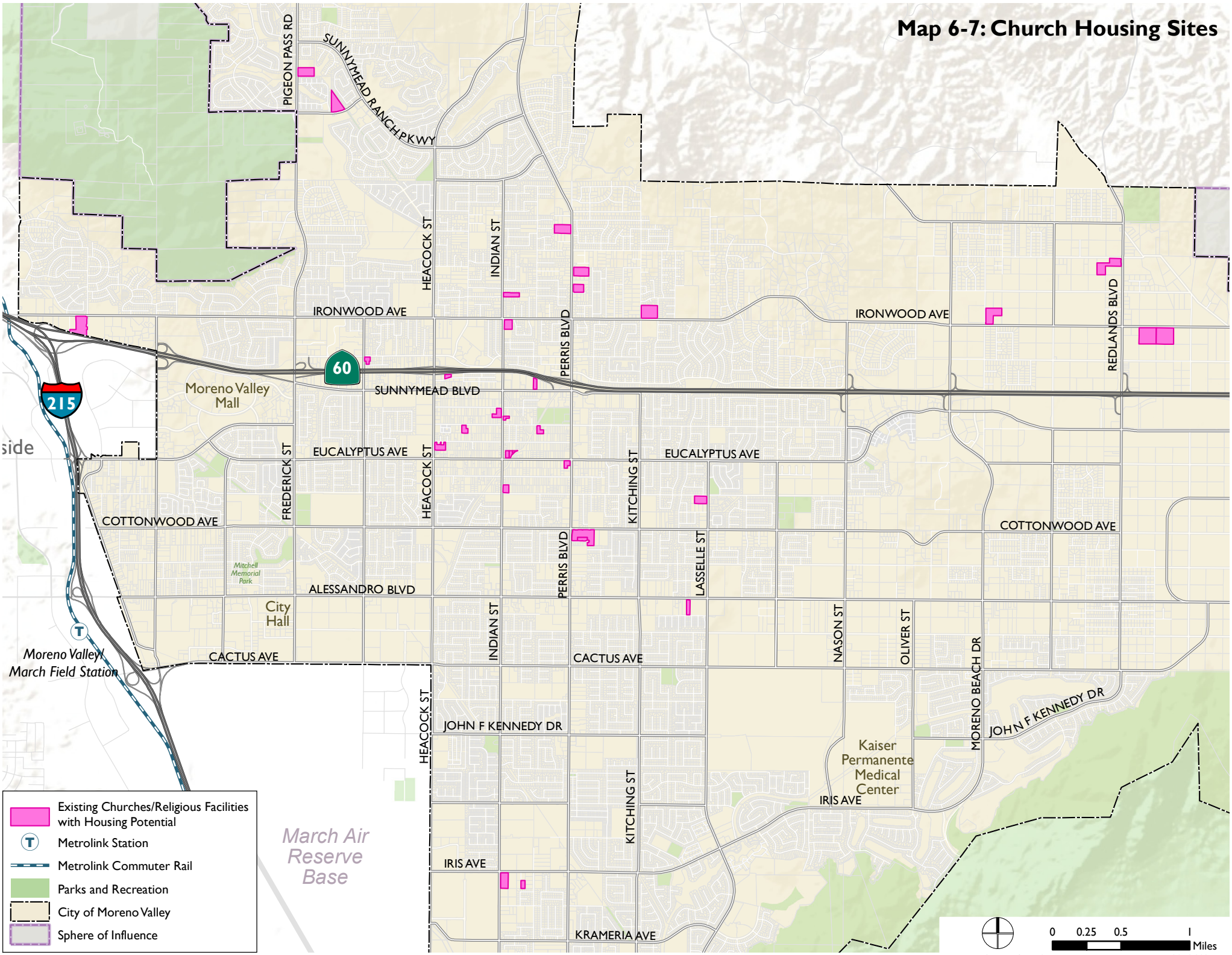
As described above, there are more than 50 churches, synagogues, and mosques in Moreno Valley and a strong interested within the local faith-based community to pursue affordable housing projects. Properties owned by religiously affiliated organization in the city were screened to identify candidate properties with vacant land and/or surface parking lots that could be developed with affordable housing. In total, 31 eligible properties were identified, as shown on Map 6-7 and listed in Table 6-7. These properties range from 0.6 acres to 9.54 acres in size and are not located in areas with environmental constraints, such as Alquist-Priolo zones, flood zones, or areas with hazardous materials contamination. The properties are located throughout Moreno Valley, with the majority located in neighborhoods zoned for low density single-family development.

Focus group discussions with representatives of the local faith-based community identified the following potential barriers to affordable housing development on their properties that would need to be addressed:

- **Cost** - the high cost of housing development was cited as the primary challenge, given that many churches rely on donations to fund operations. Participants noted, however, that with a move to online services during the pandemic giving had actually exceeded prior annual records in recent years. Participants also felt that bonus density could be an incentive for churches located in areas zoned for low density single-family development and that reduced parking requirements may also help with project feasibility.
- **Know How** - another potential hurdle has to do with experience. Larger churches in the community have real estate and operations staff, but most will have relatively limited experience with residential development on their properties. Focus group participants indicated that technical assistance and guidance from City staff in navigating the development process would be of great benefit to churches seeking to develop affordable housing. Participants also noted that they would be willing to lease portions of their properties to affordable housing operators and partner with experts as a way of realizing projects and saving costs.

Therefore, to facilitate affordable housing development on candidate church properties, the City will implement Program 2-B from the Housing Plan (Chapter 4), which involves amending the planning and zoning code to permit residential development at up to 30 dwelling units per acre by-right on church, synagogue, and mosque properties where affordable housing is proposed; developing and implementing a program of technical assistance and development support to faith-based organizations wishing to pursue affordable housing developments on their properties, which may include (a) the preparation of factsheets; (b) consultations on navigating the development application process; and (c) introductions to qualified design professionals, construction contractors, property management firms, and affordable housing operators. This program would create capacity for 2,937 new units and significantly more density by right to religious facilities than would otherwise be allowed under base zoning. Accordingly, on the basis of these programs and consultations with HCD staff, the City projects that 15 percent of the capacity created, or 440 affordable units, will be developed on church properties over the planning period.

Map 6-7: Church Housing Sites



Data Source: City of Moreno Valley, Housing Element 2014-2021; Riverside County GIS, 2019; Dyett & Bhatia, 2020.

VACANT COMMERCIAL PROPERTIES

The City has identified 10 vacant commercially-zoned properties where housing development is not permitted under current zoning, but that can accommodate higher density housing. These properties are shown on Map 6-4 and listed in Table 6-8. Primarily located in the eastern part of the city along Moreno Beach Boulevard, a major north-south arterial served by transit, these sites range from 0.99 acres to 8.32 acres in size and are free of environmental constraints, including Alquist-Priolo zones, flood zones, and areas with hazardous materials contamination. By way of Program 2-A, the City will amend the planning and zoning code to permit housing at up to 30 dwelling units per acre by right on these sites. The implementation mechanism could be either a change to permitted use tables in the code or creation of a floating housing overlay zone. It is assumed that these sites would develop with a mix of commercial and residential uses, most likely in a horizontal format. Moreno Valley has precedent for horizontal mixed use commercial/residential projects including the proposed redevelopment of the Moreno Valley Mall among others. On this basis, the City assumes that on average 60 percent of the site area will be developed at 24 dwelling units per acre, consistent with the capacity projections used for L/VL RHNA in the Housing Element. This capacity projection is based on a survey of recently approved affordable projects in Moreno Valley and surrounding communities as detailed in Table 6-3 above. Therefore, the realistic capacity for these 10 sites would be 451 units.

SUMMARY OF CAPACITY TO ACCOMMODATE RHNA AFTER REZONING

As shown in Table 6-6, with implementation of the rezoning strategies described above, there would be sufficient capacity to meet RHNA for all income categories with a buffer. As described and documented above, capacity has been assessed based on a careful analysis of past production trends in the relevant zoning districts in order to ensure that projections are realistic. Additionally, programs to monitor progress and take corrective action as needed to ensure that sufficient progress is being made toward established targets have been incorporated into Chapter 4 Housing Plan, including Programs 1-Q, 2-C, 2-D, 5-A, and 7-E.

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 6-6 City of Moreno Valley 2021-29 Housing Element Sites Inventory Summary

	Low and Very Low Income				Moderate Income				Above Moderate Income				GRAND TOTAL
	Pipeline	Vacant	Non-Vacant	Subtotal	Pipeline	Vacant	Non-Vacant	Subtotal	Pipeline	Vacant	Non-Vacant	Subtotal	
COMU	0	1,401	3,055	4,456	554	0	0	554	52	1,432	423	1,907	**6,917**
CEMU	0	0	240	240	0	0	1,040	1,040	0	0	320	320	**1,600**
R30	0	402	0	402	0	0	0	0	266	0	0	266	**668**
R20	7	0	0	7	405	90	0	495	112	0	14	126	**621**
R15	0	0	0	0	44	2	0	46	274	0	0	274	**320**
R10	112	0	0	112	0	231	0	231	1,122	15	0	1,137	**1,448**
R5	0	0	0	0	0	0	0	0	1,287	194	0	1,481	**1,481**
R3	0	0	0	0	0	0	0	0	204	152	0	356	**356**
R2	0	0	0	0	0	0	0	0	91	257	0	348	**348**
R1	0	0	0	0	0	0	0	0	34	0	0	34	**34**
HR	0	0	0	0	108	0	0	108	179	11	0	190	**298**
R/O	0	0	0	0	148	0	0	148	16	0	0	16	**164**
Downtown Center	0	0	0	0	0	0	0	0	617	0	0	617	**617**
Subtotal	119	1,803	3,295	5,217	1,259	323	1,040	2,622	3,657	2,061	757	7,072	**14,911**
ADU/JADUs				**60**				**49**				**11**	**120**
Church Housing				**440**									**440**
Vacant Commercial				**451**									**451**
TOTAL				**6,168**				**2,671**				**7,083**	**15,922**
RHNA				5,830				2,165				5,632	**13,627**
% RHNA				105.8%				123.4%				125.8%	**116.8%**
Difference				338				506				1,451	**2,295**

Table 6-7 - Religious Facilities with Capacity for Affordable Housing

APN	ACRES	LOT SQFT	BLDG SQFT	EXISTING FAR	ADDRESS	ADOPTED GENERAL PLAN LU	T/CAC Ranking	CHURCH NAME	Remaining Site Area (sf)	Yield w/current zoning	Yield w/ proposal
260510037	4.67	203,509	30,000	0.147	10150 PIGEON PASS RD	R5 Residential	Moderate Resource	Church at Moreno Valley	173,509	20	119
479200040	8.05	350,794	45,123	0.129	25075 Cottonwood Ave	Corridor Mixed Use	Moderate Resource	St Christopher Parish	305,671	175	211
479200041	1.14	49,490	0	0.000	25046 St Christopher Ln	Corridor Mixed Use	Moderate Resource	St Christopher Parish	49,490	28	34
475070037	4.81	209,640	10206	0.049	11349 PERRIS BLV	R5 Residential	Moderate Resource	Grace Episcopal Church	199,434	23	137
473290028	6.89	300,230	16,602	0.055	11557 REDLANDS BLV	R1 Residential	High Resource	The Church of Jesus Christ of Latter-day Saints	283,628	7	195
474120037	4.42	192,726	20,349	0.106	11650 PERRIS BLV	R5 Residential	Moderate Resource	Shepherd of the Valley Lutheran Church	172,377	20	119
474120044	2.70	117,625	17,776	0.151	11790 PERRIS BLV	R5 Residential	Moderate Resource	The Church of Jesus Christ of Latter-day Saints	99,849	11	69
475240045	2.33	101,644	9,766	0.096	11808 INDIAN ST	R5 Residential	Moderate Resource	Kingdom Hall of Jehovah's Witnesses	91,878	11	63
481150043	1.99	86,832	0	0.000	12649 INDIAN ST	R20 Residential	Low Resource	Moreno Valley Seventh-Day Adventist Church	86,832	40	60
481171041	0.60	26,078	0	0.000	12660 INDIAN ST	R20 Residential	Moderate Resource	Church of Christ Moreno Valley	26,078	12	18
481270063	2.33	101,708	0	0.000	12822 HEACOCK ST	Corridor Mixed Use; R20 Residential	Low Resource	Centro Cristiano Sinai	101,708	58	70
482050040	1.28	55,710	0	0.000	13027 PERRIS BLV	Corridor Mixed Use	Moderate Resource	Iglesia Misionera Nueva Vision	55,710	32	38
479150063	3.12	135,802	17,895	0.132	13281 LASSELLE ST	R5 Residential	Moderate Resource	The Church of Jesus Christ of Latter-day Saints	117,907	14	81
482070041	1.50	65,241	0	0.000	13300 INDIAN ST	R20 Residential	Moderate Resource	Cornerstone Christian Fellowship	65,241	30	45
316030006	1.15	50,063	2,770	0.055	16100 NEW LIGHT WAY	R5 Residential	Moderate Resource	True Zoe Fellowship	47,293	5	33
260040041	5.20	226,686	29,000	0.128	23300 OLD LAKE DR	R10 Residential	Moderate Resource	The Church of Jesus Christ of Latter-day Saints	197,686	45	136

Table 6-7 - Religious Facilities with Capacity for Affordable Housing

APN	ACRES	LOT SQFT	BLDG SQFT	EXISTING FAR	ADDRESS	ADOPTED GENERAL PLAN LU	T/CAC Ranking	CHURCH NAME	Remaining Site Area (sf)	Yield w/current zoning	Yield w/ proposal
292221001	1.13	49,196	3,500	0.071	23525 HEMLOCK AVE	R15 Residential	Low Resource	The Blessing Center First Assesmbly of God	45,696	16	31
481111003	0.77	33,667	12,400	0.368	24080 POSTAL AVE	Corridor Mixed Use	Low Resource	Grace Fellowship Ministries	21,267	12	15
481260052	1.45	63,129	4,800	0.076	24215 FIR AVE	R20 Residential	Low Resource	Moreno Valley Congregational Church	58,329	27	40
316030001	3.96	172,512	5,500	0.032	24525 IRIS AVE	R5 Residential	Moderate Resource	Mt Rubidoux Seventh-day Adventist Church - Moreno Valley	167,012	19	115
481230046	0.71	30,866	0	0.000	24556 EUCALYPTUS AVE	R20 Residential	Moderate Resource	Zion Worship Center of Moreno Valley/Vision City Church	30,866	14	21
481230051	0.85	36,953	14,000	0.379	24556 EUCALYPTUS AVE	R20 Residential	Moderate Resource	Zion Worship Center of Moreno Valley/Vision City Church	22,953	11	16
481230045	0.24	10,259	0	0.000	24556 EUCALYPTUS AVE	R20 Residential	Moderate Resource	Zion Worship Center of Moreno Valley/Vision City Church	10,259	5	7
481070042	1.26	54,843	5,500	0.100	24740 SUNNYMEAD BLV	Corridor Mixed Use	Moderate Resource	Moreno Valley Masonic Lodge	49,343	28	34
481200001	1.35	58,654	0	0.000	24765 FIR AVE	R20 Residential	Moderate Resource	First Baptist Church Moreno Valley	58,654	27	40
474190009	6.96	303,046	10,000	0.033	25550 IRONWOOD AVE	R5 Residential	Moderate Resource	Movement Church	293,046	34	202
484030027	1.75	76,192	5,635	0.074	25873 Alessandro Blvd	Corridor Mixed Use	Low Resource	Moreno Hills Seventh-day Adventist Church	70,557	40	49
473300015	6.27	273,052	32,198	0.118	28010 IRONWOOD AVE	R2 Residential	High Resource	Calvary Chapel Moreno Valley	240,854	11	166
488260038	9.50	413,938	17,362	0.042	29185 IRONWOOD AVE	R1 Residential	High Resource	Trinity Baptist Church	396,576	9	273
488260006	9.54	415,557	20,790	0.050	29263 IRONWOOD AVE	R1 Residential	High Resource	Crosswinds Church	394,767	9	272
291030018	7.578	330,103	0	0	21453-21481 BOX SPRINGS RD	C Commercial	Low Resource	Crossword Christian Fellowship Church	330,104	0	227
									TOTAL	**793**	**2,937**

Table 6-8: Vacant Commercial Sites and Capacity Calculations

APN	*Owner*	*Existing Land Use*	*Acres*	*LU/Zoning*	*Site Remark*	*RHNA Capacity*
486240 008	DINOS GLAVAS	Vacant	2.80	C Commercial	High Resource	40
478070 004	CARLOS B MARTINEZ	Vacant	0.83	C Commercial	High Resource	12
478070 027	GRANITE CAPITAL	Vacant	1.04	C Commercial	High Resource	15
478070 026	GRANITE CAPITAL	Vacant	1.29	C Commercial	High Resource	19
488220 008	MORENO BEACH INV	Vacant	8.32	C Commercial	Moderate Resource	120
486240 016	POZGAJ INV	Vacant	2.64	C Commercial	High Resource	38
478060 022	MORENO VALLEY HAMNER PROP	Vacant	7.49	C Commercial	High Resource	108
478060 021	MORENO VALLEY HAMNER PROP	Vacant	0.99	C Commercial	High Resource	14
291050 002	LAWRENCE JOHNSON	Vacant	2.74	C Commercial	Low Resource	39
291050 048	ISAAC ZAHARONI	Vacant	3.20	C Commercial	Low Resource	46
					TOTAL	**451**

6.5 Sites Inventory and Fair Housing

State law requires not only that the housing sites inventory incorporate sufficient and adequate sites to accommodate the City's RHNA for each income category, but also that the City assess the extent to which buildout of the inventory may further entrench or help to ameliorate existing patterns of segregation and/or exclusion of members of protected categories. This section provides that required analysis and identifies actions needed to ensure that Moreno Valley's L/VL RHNA can be accommodated in a manner that affirmatively furthers fair housing. This section addresses fair housing as it pertains to the housing sites inventory, while Appendix K provides a detailed assessment of fair housing conditions in Moreno Valley, including Fair Housing Enforcement and Capacity; Segregation and Integration; Racially or Ethnically Concentrated Areas of Poverty; Disparities in Access to Opportunity; Disproportionate Housing Needs & Displacement Risk.

ACCESS TO OPPORTUNITY

In order to evaluate and compare access to opportunity in communities throughout California, HCD and the California Tax Credit Allocation Committee (TCAC) convened the California Fair Housing Task Force to "provide research, evidence-based policy recommendations, and other strategic recommendations to HCD and other related state agencies/departments to further the fair housing goals." The Task Force developed a series of Opportunity Maps to determine areas with

highest and lowest resources within a jurisdiction. High resource areas are those that offer low-income adults and children the best access to a high-quality education, economic advancement, and good physical and mental health. These domains were further aggregated to create a composite index.

Map 6-8 shows High, Medium, and Low Resource Areas in Moreno Valley, based on composite scores from the Opportunity Maps. Areas in the east and northwest of the city are classified as High Resource, while areas in the west of the city are classified as Low Resource. However, as described in greater detail in Appendix K and illustrated on Map 6-9, it should be noted that the vast majority of the land within areas classified as High Resource is not available for residential development, due to the large areas under open space conservation easements, the presence of environmental constraints (eg Alquist-Priolo Fault Zones), and the extent of existing development land planned for non-residential, employment-oriented uses. Only 16.4 percent of all "high resource" land as identified by the State is suitable or available for residential development, and of this available acreage, only approximately half of the land meets the parameters established for the adequacy of L/VL sites (ie., larger than 0.5 acres and smaller than 10 acres; free of environmental constraints etc). Additionally, land within High Resource areas that is available and suitable for residential development is not served by transit and is generally far removed from existing jobs, shopping, and public services.

DISTRIBUTION OF SITES

Map 6-10 and Table 6-9 show the distribution of sites on the inventory within areas classified as High, Medium, and Low Resource Areas in Moreno Valley. Table 6-10 summarizes the number of units in each RHNA category by Census tract together with other socio-demographic indicators, including percentage of minority residents, average household income, and rates of cost burden, overcrowding, and displacement risk.

Table 6-9: TCAC Sites

Resource Area	*L/VL Units*	*L/VL %*	*Mod Units*	*Mod %*	*Above Mod Units*	*Above Mod %*
High Segregation & Poverty	0	0%	0	0%	4	0.05%
Low Resource	2894	56%	1309	50%	2050	28%
Moderate Resource	2304	44%	555	21%	2868	39%
High Resource	0	0%	758	29	2401	33%

A review of these data points indicates that:

- Buildout of the inventory would not result in concentration of L/VL units in High Segregation and Poverty neighborhoods. There is one tract within the City designated as such and the inventory does not introduce additional L/VL units there. (Positive impact)
- Buildout of the inventory would not result in adverse concentrations of minority residents. Census tracts in the city have a consistently high percentage of minority residents, which is unsurprising given that Moreno Valley is a majority-minority community. (Positive impact)

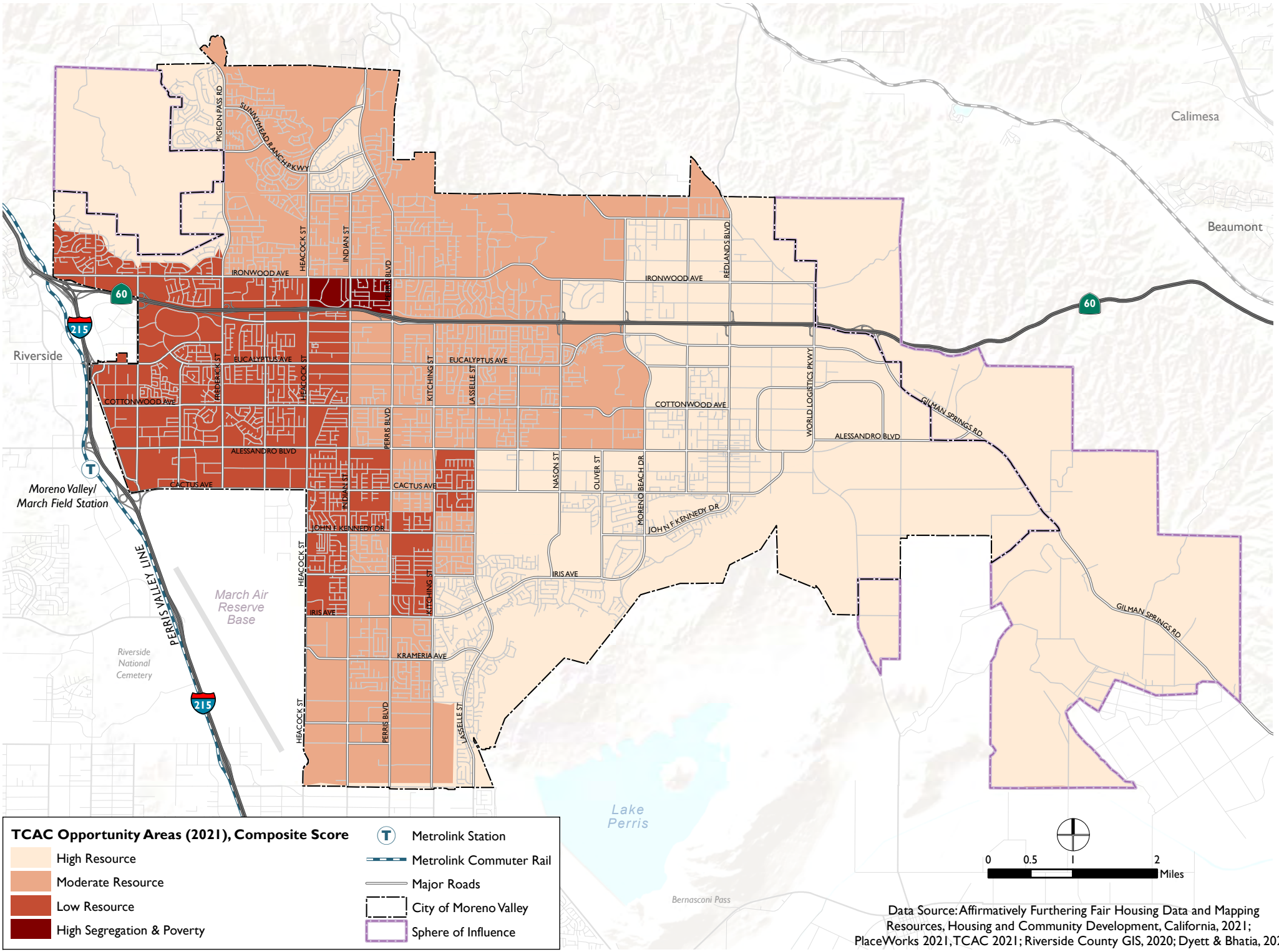
- Buildout of the inventory would result in a relatively even balance of income categories in Low Resource tracts, where 54 percent of new units would be affordable to Moderate and Above Moderate income households and 46 percent of new units would be affordable to Low and Very Low income households. Similarly, in Moderate Resource tracts, 60 percent of new units would be affordable to Moderate and Above Moderate income households and 40 percent of new units would be affordable to Low and Very Low income households. (Positive impact)
- Buildout of the inventory would result in a higher concentration of lower- and moderate-income units in tracts with above citywide median rates of overcrowding and renter cost burden. This is a beneficial impact because it adds housing stock affordable to L/VL and Moderate income households in areas of greatest need. Similarly, buildout of the inventory would add housing affordable to L/VL and Moderate income households in areas at greatest risk of displacement, which would tend to help alleviate risk of displacement. (Positive impact)
- Buildout of the inventory would result in a slightly higher concentration of lower- and moderate-income housing than above-moderate housing in tracts with a high proportion of minority residents, but fairly close to the citywide median. The median percentage is 85.7 percent, all income categories are within +/- 3 percent of this. (Neutral impact)
- Buildout of the inventory would increase the proportion of low and moderate income households in Census tracts where that proportion is already higher than the citywide median; and it would increase the concentration of above moderate households in High Resource areas as defined on TCAC maps prepared by the State. (Negative impact)

These findings point to a need to provide additional housing opportunities for lower income households in High Resource areas of the city.

FAIR HOUSING PROGRAMS

Based on these findings, the City has incorporated Programs 2-A and 2-B into the Housing Plan (Chapter 4). These programs, described above, involve rezoning to facilitate production of housing affordable to lower income households on vacant commercial properties and sites owned by religious organizations. They also help to increase housing opportunities in High and Moderate Resource areas for L/VL income households, and as such, they represent meaningful actions on the part of the City to affirmatively further fair access to housing in Moreno Valley. Further, implementation of Programs 1-M through 1-Q in the Housing Plan, which seek to facilitate and promote construction of accessory dwelling units in predominantly single-family neighborhoods throughout the community, would also help to further the City's fair housing objectives by increasing the supply of smaller units that may be affordable by design in High and Moderate Resource Areas of the city.

Map 6-8: High, Medium, and Low Resource Areas in Moreno Valley



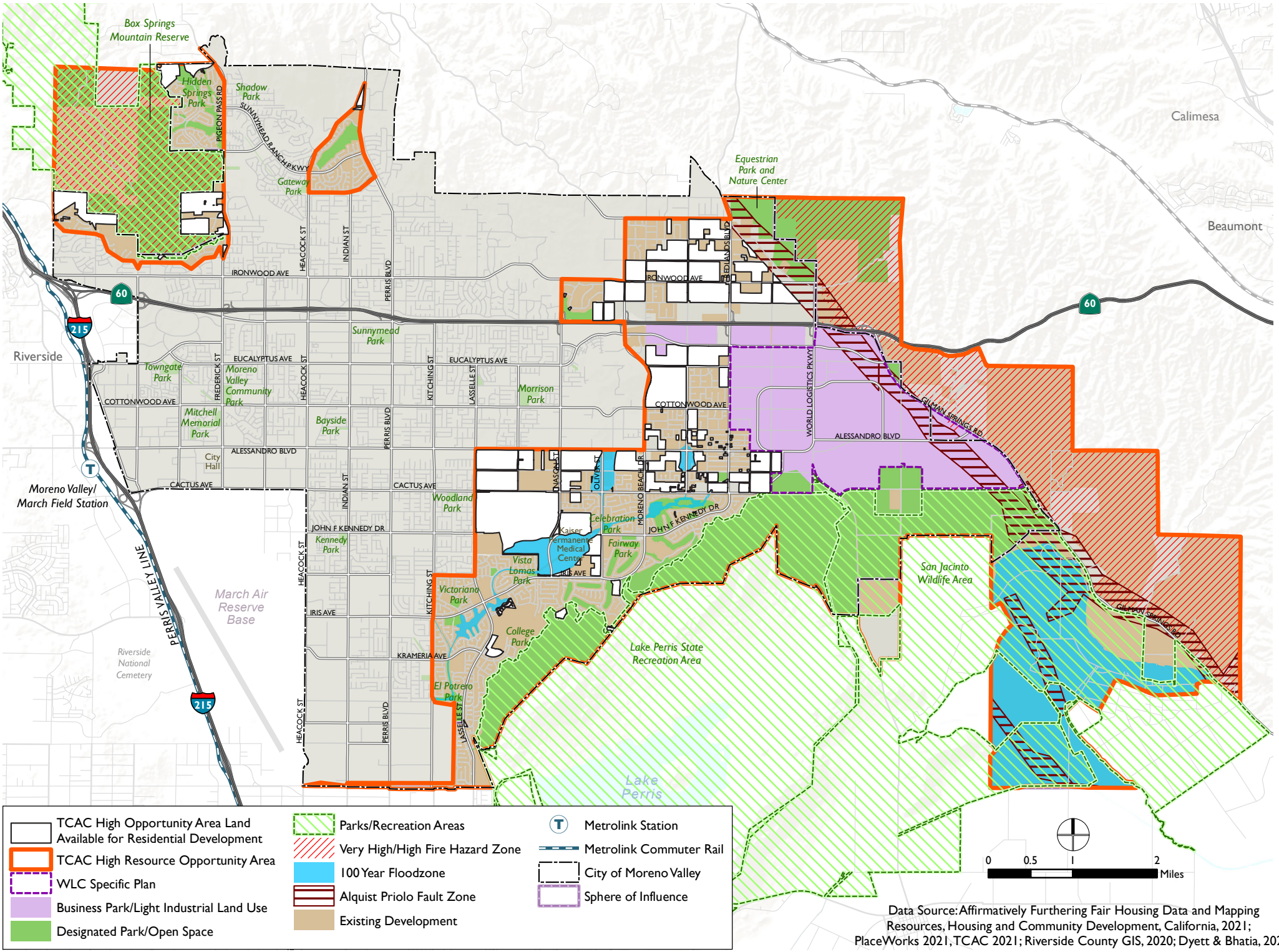
TCAC Opportunity Areas (2021), Composite Score

- High Resource
- Moderate Resource
- Low Resource
- High Segregation & Poverty

- Metrolink Station
- Metrolink Commuter Rail
- Major Roads
- City of Moreno Valley
- Sphere of Influence

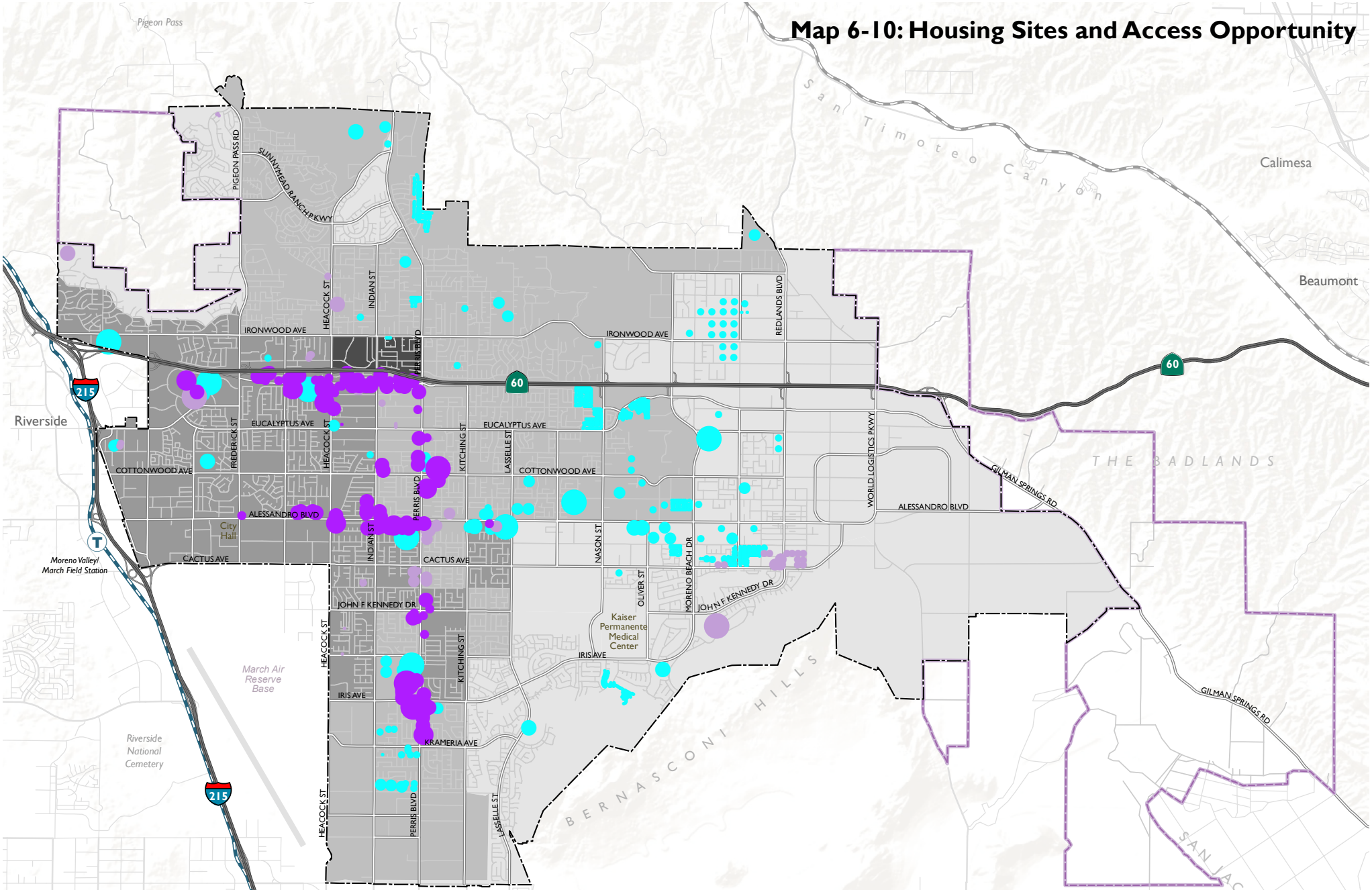
Data Source: Affirmatively Furthering Fair Housing Data and Mapping Resources, Housing and Community Development, California, 2021; PlaceWorks 2021, TCAC 2021; Riverside County GIS, 2020; Dyett & Bhatia, 2021.

Map 6-9: Land Available for Residential Development in High Resource Areas



Data Source: Affirmatively Furthering Fair Housing Data and Mapping Resources, Housing and Community Development, California, 2021; PlaceWorks 2021, TCAC 2021; Riverside County GIS, 2020; Dyett & Bhatia, 2021.

Map 6-10: Housing Sites and Access Opportunity



Housing Element Inventory

Income Level Category

- Above Moderate Income
- Moderate Income
- Low and Very Low Income

Housing Capacity (Units)

- 1-5
- 5-20
- 20-100
- 100-200
- 200+

TCAC Opportunity Areas (2021)

oppcat

- High Resource
- Moderate Resource
- Low Resource
- High Segregation & Poverty

- City of Moreno Valley
- Sphere of Influence

Data Source: Affirmatively Furthering Fair Housing Data and Mapping Resources, Housing and Community Development, California, 2021; PlaceWorks 2021, TCAC 2021; Riverside County GIS, 2020; Dyett & Bhatia, 2021.

Date: 8/12/2022

Table 6-10: Distribution of RHNA Units within Resource Areas

Census Tract	*House-holds*	*L/VL Units*	*Mod Units*	*Above Mod Units*	*% Minority*	*Resource Area*	*% L/Mod In-come*	*% Cost Burden*	*% Over-crowding*	*Displacement Sensitivity*
6065042212	1868	0	0	266	75%	Low Resource	41%	57%	7%	Other
6065042214	1778	0	111	0	69%	High Resource	38%	47%	3%	Other
6065042401	551	0	0	245	51%	High Resource	25%	36%	16%	Other
6065042402	1236	0	0	13	80%	Moderate Resource	22%	52%	9%	Other
6065042403	969	0	0	32	78%	Moderate Resource	24%	66%	6%	Other
6065042404	569	0	0	4	81%	High Segregation & Poverty	53%	53%	4%	Vulnerable
6065042405	1593	0	39	14	91%	Low Resource	78%	66%	16%	Vulnerable
6065042406	1208	NA	NA	NA	83%	Moderate Resource	52%	65%	7%	Other
6065042407	806	0	130	7	70%	Moderate Resource	41%	56%	9%	Other
6065042408	839	0	0	59	75%	Moderate Resource	46%	64%	11%	Other
6065042409	926	0	17	0	75%	Moderate Resource	60%	66%	3%	Vulnerable
6065042410	1398	NA	NA	NA	79%	Moderate Resource	26%	70%	1%	Other
6065042411	702	0	0	34	73%	High Resource	26%	47%	2%	Other
6065042412	1370	0	0	456	61%	Moderate Resource	11%	64%	0%	Other
6065042505	804	0	18	49	94%	Low Resource	81%	68%	37%	Vulnerable
6065042506	2519	240	1040	517	86%	Low Resource	55%	64%	10%	Vulnerable
6065042507	1067	809	0	997	93%	Moderate Resource	47%	61%	15%	Other
6065042508	1235	0	4	0	94%	Low Resource	72%	29%	19%	Vulnerable
6065042509	806	602	117	309	86%	Low Resource	65%	55%	11%	Other
6065042510	1149	216	10	0	93%	Low Resource	53%	65%	15%	Vulnerable
6065042511	790	242	0	0	89%	Low Resource	56%	79%	9%	Vulnerable
6065042512	858	17	0	0	94%	Low Resource	55%	55%	25%	Vulnerable
6065042513	777	193	0	0	83%	Low Resource	44%	72%	2%	Vulnerable

Table 6-10: Distribution of RHNA Units within Resource Areas

Census Tract	*House-holds*	*L/VL Units*	*Mod Units*	*Above Mod Units*	*% Minority*	*Resource Area*	*% L/Mod In-come*	*% Cost Burden*	*% Over-crowding*	*Displacement Sensitivity*
6065042514	845	471	0	423	83%	Low Resource	59%	73%	16%	Vulnerable
6065042515	977	556	32	22	90%	Low Resource	73%	55%	29%	Vulnerable
6065042516	1043	188	0	15	93%	Low Resource	62%	59%	20%	Vulnerable
6065042517	809	12	49	435	86%	Low Resource	60%	70%	13%	Vulnerable
6065042518	875	52	324	0	88%	Moderate Resource	57%	75%	14%	Vulnerable
6065042519	492	337	11	0	92%	Moderate Resource	77%	70%	14%	Vulnerable
6065042520	1269	257	9	133	92%	Moderate Resource	63%	60%	11%	Vulnerable
6065042521	1187	486	64	0	88%	Moderate Resource	50%	64%	14%	Other
6065042620	3253	NA	NA	NA	92%	High Resource	39%	59%	9%	Other
6065042621	1763	0	0	187	88%	Moderate Resource	34%	63%	10%	Other
6065042622	1331	20	0	844	90%	Moderate Resource	29%	63%	2%	Other
6065042623	1213	0	490	135	82%	High Resource	27%	34%	2%	Other
6065042624	1022	0	157	1133	79%	High Resource	37%	61%	4%	Other
6065043822	733	NA	NA	NA	61%	High Resource	25%	59%	0%	Other
6065046700	1351	NA	NA	NA	83%	Low Resource	55%	64%	11%	Vulnerable
6065046800	1387	0	0	58	80%	Moderate Resource	32%	76%	5%	Vulnerable
6065048300	1655	NA	NA	NA	89%	High Resource	31%	60%	5%	Other
6065048700	1078	0	0	524	90%	High Resource	33%	28%	1%	Other
6065048800	1081	343	0	82	83%	Moderate Resource	56%	83%	14%	Vulnerable
6065048901	946	NA	NA	NA	86%	Moderate Resource	65%	72%	7%	Other
6065048902	1868	157	0	0	88%	Low Resource	55%	62%	17%	Vulnerable
6065049000	2342	0	0	330	81%	High Resource	40%	55%	3%	Other
6065050900	1756	NA	NA	NA	61%	Moderate Resource	31%	44%	1%	Other
6065051100	1760	NA	NA	NA	88%	High Resource	47%	55%	9%	Other

B. OTHER 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. The availability of infrastructure is not an impediment to the development of the Housing Sites Inventory in Moreno Valley. Please see also Chapter 5 Housing Constraints for a discussion of infrastructure availability and adequacy.

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 percent 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 6-11: 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 6-12: 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-F 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).[1] 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 6-13: 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.

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

[1] 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.

(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. Section 9.09.170 of the Moreno Valley planning and zoning code establishes development standards for Emergency homeless shelters, which include standards for clients per square footage of space; off-street parking; interior/exterior waiting intake; storage areas for clients; toilets/showers; and location of such facilities relative to other uses. Some of the standards, including provision 8 "No portion of an emergency homeless shelter shall be located within five hundred (500) feet of property zoned for residential use;" and provision 9 "No portion of an emergency homeless shelter shall be located within one-quarter mile of a "soup kitchen" or other similar congregate meal facility, measured property line-to-property line;" appear to conflict with State law. Therefore, Program 3-I has been added to Chapter 4, Housing Plan to bring the planning and zoning code into conformance with State law.

Table 6-14: 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 6-15: 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 6-16: 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 6-16: 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
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

Table 6-16: Resources Available for Housing Activities, City of Moreno Valley

Program Description	*Eligible*	*Activities*
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
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

Table 6-16: Resources Available for Housing Activities, City of Moreno Valley

Program Description	*Eligible*	*Activities*
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
	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

Table 6-16: Resources Available for Housing Activities, City of Moreno Valley

Program Description	*Eligible*	*Activities*
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

Action / Program	*Program Description and Objective*	*Timeframe and Progress*	*Implementation Status and Recommendation for the 2021-2029 Housing Element*
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.
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

Action / Program	*Program Description and Objective*	*Timeframe and Progress*	*Implementation Status and Recommendation for the 2021-2029 Housing Element*
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.
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.

Action / Program	*Program Description and Objective*	*Timeframe and Progress*	*Implementation Status and Recommendation for the 2021-2029 Housing Element*
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.
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

Action / Program	*Program Description and Objective*	*Timeframe and Progress*	*Implementation Status and Recommendation for the 2021-2029 Housing Element*
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.
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

Action / Program	*Program Description and Objective*	*Timeframe and Progress*	*Implementation Status and Recommendation for the 2021-2029 Housing Element*
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:

Moreno Valley Housing Sites Inventory

Pipeline Projects

MAP ID	Assessor Parcel Number	Address/Location	Developer	Record Number	Sub Category	Existing Use	General Plan Designation (Current)	Zoning Designation (Current)	Site Status	Total Capacity	Parcel Size (Acres)	Proposed or Actual Density (du/ac)	Product Type	RHNA Category
1	475060001	11200 Hubbard Street	Tom Love	PEN19-0202	Single-Family Residential	Vacant	R5 Residential	R5	Under Review	31	8.24	proposed 3.8 du/acre	Tract Homes	Above Moderate Income
2	263132030 and 263132033	13171 Edgemont St	Owner - Chintu Patel c/o Apollo III Dev Group LLC	PEN18-0064	Multi-Family Residential	Vacant	Residential Office	R10	Approved	18	1.3	7 du/acre	Apartments	Moderate Income
3	292181001, 292211007 & 292181002	23778 Hemlock Ave	Owner - Tilak Chopra	PA14-0027	Multi-Family Residential	Vacant	R15 Residential	R15	Under Construction	39	2.6	15 du/acre	Apartments	Moderate Income
4	304100007	15264 Moreno Beach Dr	ROCIII CA Belago	PEN16-0130/PEN20-0024	Multi-Family Residential	Golf Course	R20 Residential	SP 193 H	Approved	358	21.96	18 du/acre	Apartments	Moderate Income
5	304260007	15551 Via Del Lago	Douglas Whitney, President c/o Granite Capital	PA08-0054/PEN18-0225/PEN21-0085	Multi-Family Residential	Vacant	R10 Residential	SP 193 M	Plan Check	135	10.42	13 du/acre	Apartments	Above Moderate Income
6	316110021	Angella Way, east of Indian St	Ada Deturcios	PEN18-0042	Single-Family Residential	Vacant	R5 Residential	R5	Under Review	2	1.39	5 du/acre	Custom Homes	Above Moderate Income
7	316160008 and 316160010	Suburban Ln, west of Perris Blvd	FORPRO Inv Corp	PA05-0148/PEN17-0163	Single-Family Residential	Vacant	R5 Residential	R5	Approved	57	16.35	3 du/acre	Tract Homes	Above Moderate Income
8	473120069	Manzanita St between Quincy St and Redlands Blvd	Curtis Development	PEN16-0162/PEN19-0247	Single-Family Residential	Vacant	R1 Residential	R1	Approved	23	64.7	0.5 du/acre	Tract Homes	Above Moderate Income
9	473280016,-015,-012,-011	NWC of Juniper Ave and Quincy St	Owner - Robert Hsu c/o HW Lucky Group	PA05-0115/PEN16-0147/PEN19-0255	Single-Family Residential	Vacant	R2 Residential	RA2	Approved	57	36.74	1.55 du/acre	Tract Homes	Above Moderate Income
10	473290019, 473290012 and 473290011	NEC of Juniper Ave and Quincy St	Owner - Robert Hsu c/o HW Lucky Group	PA05-0114/PEN16-0146/PEN19-0254	Single-Family Residential	Vacant	R1 Residential	R1	Approved	11	13.06	1 du/acre	Tract Homes	Above Moderate Income
11	474200014 and 474200025	NWC of Ironwood Ave and Lasselle St	Owner - Kester Street LLC	PA05-0052/PEN19-0244	Single-Family Residential	Vacant	R5 Residential	R5	Plan Check	105	32.86	3 du/acre	Tract Homes	Above Moderate Income
12	475250067	Dunlavy Ct, east of Davis St	Owner - Walid Abid c/o Right Solutions LLC	PA14-0031/PEN18-0144	Single-Family Residential	Single Family Residential	R5 Residential	R5	Plan Check	7	1.99	3 du/acre	Tract Homes	Above Moderate Income
13	478080014	NWC of Brodiaea Ave and Quincy St	Frontier Homes	PEN18-0053	Single-Family Residential	Vacant	R10 Residential	RS10	Plan Check	45	8.75	5 du/acre	Tract Homes	Above Moderate Income
14	478090019	Bradshaw Cir	Michael De La Torre	PEN18-0154	Single-Family Residential	Vacant	R5 Residential	R5	Approved	6	2.22	3 du/acre	Tract Homes	Above Moderate Income
15	478090030, 478090031	28070 Bradshaw Cir	Hakan Buvan	PEN18-0080	Single-Family Residential	Vacant	R5 Residential	R5	Approved	8	1.95	4 du/acre	Tract Homes	Above Moderate Income
16	479230027, 479230012, and 479230011	Alessandro Blvd, west of Chara Ct	ENR Resources	PA13-0062/PEN16-0120	Multi-Family Residential	Vacant	Corridor Mixed Use	R15	Plan Check	58	4.8	12 du/acre	Attached Condos	Above Moderate Income
17	484020006,-018, -025	Alessandro Blvd, east of Perris Blvd	Spruce Grove Inc.	PA16-0039/PEN18-0211	Multi-Family Residential	Vacant	Corridor Mixed Use	R15	Approved	272	20.13	14 du/acre		Moderate Income
18	481140024	Webster Ave, west of Indian St	Jimmy Lee	PA08-0032	Multi-Family Residential	Vacant	R20 Residential	SP 204 VOR	Approved	12	0.91	13 du/acre		Moderate Income
19	481140025	24298 Webster Ave	Cal Choice Inv. Inc.	PEN16-0066	Multi-Family Residential	Vacant	R20 Residential	SP 204 VR	Plan Check	20	0.91	22 du/acre		Moderate Income

20	481171039	Fir Ave, east of Indian St	Geri Relich	PEN19-0157	Multi-Family Residential	Vacant	R20 Residential	SP 204 VR	Approved	11	0.78	14 du/acre		Moderate Income
21	481230052, -053, -054, -055	Eucalyptus Ave, east of Indian St	Alcantar Construction	PEN19-0190	Single-Family Residential	Vacant	R20 Residential	SP 204 VR	Under Review	4	0.6	7 du/acre		Moderate Income
22	481342038,-039,-040,-041	Ironwood Ave, east of Indian St	Manuel Ruiz	PEN17-0096	Single-Family Residential	Vacant	R5 Residential	R5	Under Review	4	0.9	4 du/acre		Above Moderate Income
23	482582038	NWC of Perris Blvd and Delphinium Ave	Century Communities	PA14-0015	Multi-Family Residential	Vacant	Corridor Mixed Use	R10	Under Construction	117	16	7.5 du/acre	PUD Condo/SFR on small lots	Moderate Income
24	484231015, -016	Perris Blvd, east of Delphinium Ave	Mo Ghiassi TL Group	PA06-0096/PEN19-0203	Multi-Family Residential	Vacant	Corridor Mixed Use	R15	Approved	52	4.28	12 du/acre	Attached Condos	Moderate Income
25	486240002 and 486240011	Moreno Beach Dr, between Alessandro Blvd and Brodiaea Ave	Equitable Moreno Valley II Partnership	PA03-0150/PEN18-0105	Single-Family Residential	Vacant	R5 Residential	R5	Approved	96	27.8	3.5 du/acre	Tract Homes	Above Moderate Income
26	487461006	Cottonwood Ave, east of Lasselle St	Macjones Holdings	PEN16-0050 replaced with PEN18-0065	Single-Family Residential	Vacant	R5 Residential	R5	Approved	31	9.43	3.3 du/acre	Tract Homes	Above Moderate Income
27	291050076		Oak Park Partners	PA07-0016	Multi-Family Residential	Multi Family Residential	R30 Residential	R30	Construction Completed	266	12.15	22 du/acre	Apartments	Above Moderate Income
28	304270003 (old now subdivided)		Pacific Communities	PA01-0072	Single-Family Residential	Greenways/Open Space	R5 Residential	SP193 L	Construction Completed	83	23	4 du/acre	Tract Homes	Above Moderate Income
29	308040056 (old) 308040055 (new)	NEC of Lasselle St and Cahuilla Dr	Continental East Fund	PA11-0026/PEN18-0107	Multi-Family Residential	Vacant	R20 Residential	SP 193 H	Plan Check	112	7.18	16 du/acre	Apartments	Above Moderate Income
30	471201008,-013	NW of Heacock St and Mountainside Rd	Owner - Weidong Wang c/o Hermann Pacific LLC	PA04-0019/PEN18-0252/PEN18-0210	Single-Family Residential	Vacant	HR Hillside Residential	R2/HR	Approved	213	205.88	1 du/acre	Tract Homes	Above Moderate Income
31	47490024, -025 and 474040032		KB Homes	PA03-0086/PEN17-0109	Single-Family Residential	Single Family Residential	R3 Residential	R3	Under Construction	115	60	2 du/acre	Tract Homes	Above Moderate Income
32	475150044 through 475150059	Metric Way, west of Perris Blvd	Metric Homes	PA07-0129	Single-Family Residential	Single Family Residential	R5 Residential	R5	Construction Completed	16	4.88	3.3 du/acre	Tract Homes	Above Moderate Income
33	475220080 through 475220091	Tranquil Way, east of Perris Blvd	Victoria Homes	PEN17-0014	Single-Family Residential	Vacant	R5 Residential	R5	Plan Check	12	3.13	4 du/acre	Tract Homes	Above Moderate Income
34	477130047 (old APN now subdivided)	Eucalyptus Ave, east of Nason St	Beazer Homes	PA04-0146 - PA10-0038 (TTR)	Single-Family Residential	Vacant	R15 Residential	R15	Under Construction	274	32	9 du/acre	PUD Condo/SFR on small lots	Above Moderate Income
35	487250009	North of Fir Ave, west of Nason St	Pacific Communities	PA04-0215	Single-Family Residential	Greenways/Open Space	R5 Residential	R5	Construction Completed	100	28.6	4 du/acre	Tract Homes	Above Moderate Income
36	477150007 (old APN now subdivided)	north of Eucalyptus Ave and west of Nason St.	RSI	PA03-0065	Single-Family Residential	Single Family Residential	R5 Residential	R5	Construction Completed	87	25.8	3.4 du/acre	Tract Homes	Above Moderate Income
37	477200003	Bay Ave, west of Moreno Beach Dr	Frontier Homes	PA03-0106	Single-Family Residential	Utilities	R3 Residential	R3	Construction Completed	56	20	3 du/acre	Tract Homes	Above Moderate Income

38	478100034	Quincy Channel between Cactus Ave and Brodiaea Ave	KB Homes	PA12-0005	Single-Family Residential	Single Family Residential	R5 Residential	R5	Under Construction	159	43.5	4 du/acre	Tract Homes	Above Moderate Income
39	485220042 & 485220032 & 485220040	Gentian Ave, west of Perris Blvd	Mission Pacific Land	PEN16-0095	Single-Family Residential	Vacant	R5 Residential	R5	Plan Check	221	53	4 du/acre	PUD Condo/SFR on small lots	Above Moderate Income
40	APN 486250007 (old). Subdivided to small lots APN 486542013 - 041 and 486543001 - 012	Brodiaea Ave, west of Moreno Beach Dr	Frontier Homes	PA15-0010	Single-Family Residential	Greenways/Open Space	R5 Residential	R5	Construction Completed	40	9.4	4.3 du/acre	Tract Homes	Above Moderate Income
41	APN 312020025	Iris Ave, east of Perris Blvd	Maple Lane Group	PEN20-0063, 0065-0068	Multi-Family Residential	Vacant	R5 Residential	R5	Approved	82	10.8	7.6 du/acre	PUD Condo/SFR on small lots	Above Moderate Income
42	APN 263132016 & 263132017	Dracaea Ave, west of Edgemont St	Apollo IV Development Group	PEN20-0057/PEN20-0058	Multi-Family Residential	Vacant	R3 Residential	R15	Under Review	49	3.4	14 du/acre	Apartments	Above Moderate Income
43	New APN 482161028 (482161021, -022, -023,-024 previously)	SEC of Cottonwood Ave and Indian St	Moreno Valley Housing Authority with James Jernigan c/o Rancho Belago Developers	PEN 19-0110 - 0108 - 0109 - 0097	Affordable MF	Vacant	R10 Residential	R10	Approved	80	6.79	12 du/acre	Affordable APTS	Low and Very Low Income
44	479140022	Cottonwood, East of Perris Blvd; APN 479140022	Cottonwood 939	PEN21-0127	Multi-Family Residential	Vacant	Corridor Mixed Use	COMU	Ready for PC	92	9.3	10 du/acre		Low and Very Low Income
45	APNs: 485220006, 007, 008, 009, 015, 043 and 044	Iris Ave, west of Perris Blvd (behind Home Deport)	PERRIS AT PENTECOSTAL	PEN20-0209, PEN20-0210, PEN20-0211, PEN21-0021, PEN21-0215, PEN21-0216	Multi-Family Residential	Vacant	R30 Residential	R30	Resubmittal Required	426	20	22 du/acre		Low and Very Low Income
46	291120066	Elsworth St	PEN21-0233	PEN21-0233	Multi-Family Residential	Vacant	R10 Residential	R10	Resubmittal Required	191	26	8 du/acre		Above Moderate Income
47	479220024	13939 Alessandro Blvd (APN: 479220024)	TNC Real Estate	PEN21-0250 PEN21-0251 PEN21-0252	Multi-Family Residential	Multi Family Residential	Corridor Mixed Use	COMU	Resubmittal Required	64	5	13 du/acre		Moderate Income
48	485032001	Elm Court, east of Perris Blvd	Eugene Lai	PEN21-0264	Multi-Family Residential	Vacant	R15 Residential	R15	Resubmittal Required	2	0.18			Moderate Income
49	256150001	located north of Jennings Court, east of Morton Road (APN: 256150001)		PEN21-0066	Multi-Family Residential	Vacant	HR Hillside Residential	R2/HR	Resubmittal Required	108	34	7 du/acre		Moderate Income
50	482161026	SEC of Cottonwood Ave and Indian St	Moreno Valley Housing Authority with James Jernigan c/o Rancho Belago Developers	PEN21-0112	Multi-Family Residential	Vacant	R10 Residential; Public	R15	Approved	32	1.61	20 du/acre	Affordable APTS	Low and Very Low Income

51	479090021	NWC of Atwood Avenue and Birchwood Drive (APN: 479090021)	Maheshwari Development	PEN18-0127/PEN21-0133	Multi-Family Residential	Vacant	R15 Residential	R15	Approved	5	0.33	15 du/acre		Moderate Income
52	475190022	11636 Heacock St		PA06-0092/ PEN18-0242/ PEN21-0307	Multi-Family Residential	Vacant	R/O Residential Office	O	Approved	130	4.64	28 du/acre		Moderate Income
53	478020023, 024, 025, 026, 027, 030, 031 & 488330016	NEC of Cottonwood and Moreno Beach		PEN21-0075, PEN21-0080, PEN21-0081	Mixed Development	Vacant	R10 Residential	R10	Under Review	745	150			Above Moderate Income
54	478100012, 478100035, 478110002, 478110007, 478110004, 478110001, 478120005, 478120006, 478120001, *	Generally located on the north side of Cactus Avenue between Goldenrod Street and Redlands Boulevard	PASSCO PACIFICA	PEN21-0145, PEN21-0238, PEN21-0239, PEN21-0240, PEN21-0241, PEN21-0242, PEN21-0*	Multi-Family Residential	Vacant	Public	P, R15, R5, RS10 & R20	Under Review	322	34.32	8 to 15 du/acre		Moderate Income
55	486260003-005, & 009	SWC of Alessandro Blvd and Oliver Street	DR Horton	PEN21-0184, PEN21-0185	Single Family Residential	Vacant	Downtown Center	R5	Under Review	204	30	7 du/acre	PUD/small lots	Above Moderate Income
56	486240010	NEC of Brodiaea Avenue and Oliver Street	DR Horton	PEN21-0199, PEN21-0203, PEN21-0204	Single Family Residential	Vacant	R5 Residential	R5	Under Review	67	8.9	8 du/acre		Above Moderate Income
57	316110024, 316110023, 316110022, 316110005, 316110006		PI Properties No. 67 LLC (Owner: Mohan Kondragunta)	PEN21-0206, PEN21-0300, PEN22-0006	Single Family Residential, ADU	Vacant	R5 Residential	R5	Under Review	128	19	5 du/acre		Above Moderate Income
58	487470022	North side of Alessandro between Morrison and Nason.		PEN21-0290, PEN21-0291, PEN21-0292	Mixed (216 SF & 20 MF)	Vacant	Downtown Center	DC	Under Review	236	12.85	19 du/acre		Above Moderate Income
59	478250001		TR 38264	PEN22-0013 & 14, PEN22-0015, PEN22-0016, PEN22-0017	Single Family Residential	Vacant	R3 Residential	R3 & R5	Under Review	76	18.8	4 du/acre		Above Moderate Income
60	478250001	SWC of Alessandro Blvd and Lasselle St		PEN22-0022, PEN22-0023	Multi-Family Residential	Vacant	Corridor Mixed Use	COMU	Under Review	200	8.99	23 du/acre		Above Moderate Income
61	484030013 & 26	Alessandro Boulevard west of Lasselle		PEN22-0029, PEN22-0030, PPA21-0032	Multi-Family Residential	Vacant	Corridor Mixed Use	COMU	Under Review	88	4	22 du/acre		Moderate Income
62	487470025, 028, 487574001 & 002, 487470025, 028	NEC of Lasselle and Alessandro Boulevard	DR Horton	PEN21-0136	Single Family Residential	Vacant	Downtown Center	DC	Approved	177	35.5	5 du/acre		Above Moderate Income
63	481270058	North side of Eucalyptus Avenue east of Heacock Street	Moreno Valley Housing Authority		Single Family Residential	Vacant	R20 Residential		Under Review	7	1.4	5du/ac	Affordable single family	Low and Very Low Income

Table A: Housing Element Sites Inventory, Table Starts in Cell A2

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)	Max Density Allowed (units/acre)	Parcel Size (Acres)	Existing Use/Vacancy	Infrastructure	Publicly-Owned	Site Status	Identified in Last/Last Two Planning Cycle(s)	Lower Income Capacity	Moderate Income Capacity	Above Moderate Income Capacity	Total Capacity	Proposed General Plan (GP) Designation	Ownership	Site Remark
City of Moreno Valley	located north of Jennings Court, east of Morton Road (APN: 256150001)	92557	256150001		HR Hillside Residential	R2, HR		2	33.51	Vacant	Yes - Current	No - Privately Owned	Residential Pipeline Projects	Housing Inventory Sites in both 2008 and 2014	0	108	0	108	HR Hillside Residential	SHIZAO ZHENG	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	FEATHERBROOK CT	92557	259371006		R10 Residential	PRD, SP 195	8	10	0.15	Vacant	Yes - Current	No - Privately Owned			0	1	0	1	R10 Residential	TRENTON MILLER	Vacant Sites not included in previous Housing Elements
City of Moreno Valley	FEATHERBROOK CT	92557	259371007		R10 Residential	PRD, SP 195	8	10	0.16	Vacant	Yes - Current	No - Privately Owned			0	1	0	1	R10 Residential	JOHN FABRIS	Vacant Sites not included in previous Housing Elements
City of Moreno Valley	FEATHERBROOK CT	92557	259371009		R10 Residential	PRD, SP 195	8	10	0.16	Vacant	Yes - Current	No - Privately Owned			0	1	0	1	R10 Residential	AARON GARCIA RODRIGUEZ	Vacant Sites not included in previous Housing Elements
City of Moreno Valley	21644 DRACAEA AVE	92553	263132016		R3 Residential	R15		3	2.35	Vacant	Yes - Current	No - Privately Owned	Residential Pipeline Projects		0	0	33	33	R3 Residential	APOLLO IV DEV GROUP	Vacant Sites not included in previous Housing Elements
City of Moreno Valley	LANCASTER LN	92553	263132017		Residential Office	R15		15	1.04	Vacant	Yes - Current	No - Privately Owned	Residential Pipeline Projects		0	0	16	16	Residential Office	APOLLO IV DEV GROUP	Vacant Sites not included in previous Housing Elements
City of Moreno Valley	13171 EDGEMONT ST	92553	263132030		Residential Office	R10		15	1.30	Vacant	Yes - Current	No - Privately Owned	Residential Pipeline Projects		0	12	0	12	Residential Office	APOLLO III DEV GROUP	Vacant Sites not included in previous Housing Elements
City of Moreno Valley	13191 EDGEMONT ST	92553	263132033		Residential Office	R10		15	0.65	Vacant	Yes - Current	No - Privately Owned	Residential Pipeline Projects		0	6	0	6	Residential Office	APOLLO III DEV GROUP	Vacant Sites not included in previous Housing Elements
City of Moreno Valley	MARK TWAIN	92557	264236001		R10 Residential	RS10	8	10	2.14	Vacant	Yes - Current	No - Privately Owned		Housing Inventory Sites in both 2008 and 2014	0	17	0	17	R10 Residential	A 1 PROP MANAGEMENT	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	21595 BOX SPRINGS RD	92557	291050076		R30 Residential	R30	24	30	12.19	Multi Family Residential	Yes - Current	No - Privately Owned			0	0	266	266	R30 Residential	RIVERVIEW PARTNERS	Non-Vacant Sites not included in previous Housing Elements
City of Moreno Valley	22500 TOWN CIR	92553	291110032		Center Mixed Use	MUC, SP 200	20	35	31.66	General/Retail Commercial	Yes - Current	No - Privately Owned			180	781	240	1201	Center Mixed Use	MORENO VALLEY MALL HOLDING	Non-Vacant Sites not included in previous Housing Elements
City of Moreno Valley	22550 TOWN CIR	92553	291110035		Center Mixed Use	MUC, SP 200	20	35	10.51	General/Retail Commercial	Yes - Current	No - Privately Owned			60	259	80	399	Center Mixed Use	SERITAGE SRC FINANCE	Non-Vacant Sites not included in previous Housing Elements
City of Moreno Valley	NE OF COTTONWOOD AVE AND ELSTWORTH ST	92553	291120066		R10 Residential	R10	8	10	24.71	Vacant	Yes - Current	No - Privately Owned	Residential Pipeline Projects	Housing Inventory Sites in both 2008 and 2014	0	0	197	197	R10 Residential	TONY J FAN	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	23579 SUNNYMEAD RANCH RD	92553	292100003		Corridor Mixed Use	CC, SP 204	15	25	7.07	General/Retail Commercial	Yes - Current	No - Privately Owned			169	0	0	169	Corridor Mixed Use	MORENO VALLEY PLAZA	Non-Vacant Sites not included in previous Housing Elements
City of Moreno Valley	23935 SUNNYMEAD BLV	92553	292100011		Corridor Mixed Use	CC, SP 204	15	25	7.03	General/Retail Commercial	Yes - Current	No - Privately Owned			168	0	0	168	Corridor Mixed Use	MORENO VALLEY PLAZA	Non-Vacant Sites not included in previous Housing Elements
City of Moreno Valley	GRAHAM ST	92553	292100015		Corridor Mixed Use	CC, SP 204	15	25	0.59	Vacant	Yes - Current	No - Privately Owned			14	0	0	14	Corridor Mixed Use	KATYUSKA PAREDES LOPEZ	Vacant Sites not included in previous Housing Elements
City of Moreno Valley	23805 SUNNYMEAD BLV	92553	292100016		Corridor Mixed Use	CC, SP 204	15	25	17.64	General/Retail Commercial	Yes - Current	No - Privately Owned			0	0	423	423	Corridor Mixed Use	MORENO VALLEY PLAZA	Non-Vacant Sites not included in previous Housing Elements
City of Moreno Valley	HEACOCK ST	92553	292100019		Corridor Mixed Use	CC	15	25	5.04	Vacant	Yes - Current	No - Privately Owned			120	0	0	120	Corridor Mixed Use	KEVIN T DOAN	Vacant Sites not included in previous Housing Elements
City of Moreno Valley	23874 SUNNYMEAD BLV	92553	292160009		Corridor Mixed Use	CC, SP 204	15	25	0.63	General/Retail Commercial	Yes - Current	No - Privately Owned			15	0	0	15	Corridor Mixed Use	EDDY HSIEH	Non-Vacant Sites not included in previous Housing Elements
City of Moreno Valley	23848 SUNNYMEAD BLV	92553	292160038		Corridor Mixed Use	CC, SP 204	15	25	0.67	General/Retail Commercial	Yes - Current	No - Privately Owned			16	0	0	16	Corridor Mixed Use	PASHLEY PROP	Non-Vacant Sites not included in previous Housing Elements
City of Moreno Valley	23918 SUNNYMEAD BLV	92553	292160040		Corridor Mixed Use	CC, SP 204	15	25	0.69	General/Retail Commercial	Yes - Current	No - Privately Owned			16	0	0	16	Corridor Mixed Use	0292160010 - NO ASSESSEE FOR RECONVEY	Non-Vacant Sites not included in previous Housing Elements
City of Moreno Valley	12451 HEACOCK ST	92553	292160041		Corridor Mixed Use	CC, SP 204	15	25	0.64	General/Retail Commercial	Yes - Current	No - Privately Owned			15	0	0	15	Corridor Mixed Use	KWAK KYUNG JA	Non-Vacant Sites not included in previous Housing Elements

City of Moreno Valley	23778 HEMLOCK AVE	92557	292181001		R15 Residential	R15	12	15	1.08	Vacant	Yes - Current	No - Privately Owned	Residential Pipeline Projects	Housing Inventory Sites in both 2008 and 2014	0	16	0	16	R15 Residential	OM MACARTHUR	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	23798 HEMLOCK AVE	92557	292181002		R15 Residential	R15	12	15	1.08	Single Family Residential	Yes - Current	No - Privately Owned	Residential Pipeline Projects		0	16	0	16	R15 Residential	OM MACARTHUR	Vacant Sites not included in previous Housing Elements
City of Moreno Valley	HEMLOCK AVE	92557	292211007		R15 Residential	R15	12	15	0.41	Vacant	Yes - Current	No - Privately Owned	Residential Pipeline Projects	Housing Inventory Sites in both 2008 and 2014	0	7	0	7	R15 Residential	OM MACARTHUR	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	23550 SUNNYMEAD BLV	92553	292230007		Corridor Mixed Use	CC, SP 204	15	25	1.04	General/Retail Commercial	Yes - Current	No - Privately Owned			25	0	0	25	Corridor Mixed Use	ZIBA INDUSTRIES INC	Non-Vacant Sites not included in previous Housing Elements
City of Moreno Valley	23670 TOWER ST	92553	292230046		Corridor Mixed Use	CC, SP 204	15	25	2.02	General/Retail Commercial	Yes - Current	No - Privately Owned			48	0	0	48	Corridor Mixed Use	JUAN P RENTERIA	Non-Vacant Sites not included in previous Housing Elements
City of Moreno Valley	SUNNYMEAD BLVD	92553	292230052		Corridor Mixed Use	CC, SP 204	15	25	1.09	Vacant	Yes - Current	No - Privately Owned			26	0	0	26	Corridor Mixed Use	THEODORE JAMES BOECKER	Vacant Sites not included in previous Housing Elements
City of Moreno Valley	23260 SUNNYMEAD BLV	92553	292241001		Corridor Mixed Use	CC, SP 204	15	25	0.80	General/Retail Commercial	Yes - Current	No - Privately Owned			19	0	0	19	Corridor Mixed Use	BRANDONS DINER INC	Non-Vacant Sites not included in previous Housing Elements
City of Moreno Valley	23278 OLIVEWOOD PLAZA DR	92553	292241003		Corridor Mixed Use	CC, SP 204	15	25	1.06	Vacant	Yes - Current	No - Privately Owned			25	0	0	25	Corridor Mixed Use	HITEK DEV	Vacant Sites not included in previous Housing Elements
City of Moreno Valley	OLIVE WOOD PLAZA DR	92553	292241015		Corridor Mixed Use	CC, SP 204	15	25	0.96	Vacant	Yes - Current	No - Privately Owned			23	0	0	23	Corridor Mixed Use	ALLIANCE OLIVEWOOD	Vacant Sites not included in previous Housing Elements
City of Moreno Valley	23346 SUNNYMEAD BLV	92553	292242008		Corridor Mixed Use	CC, SP 204	15	25	0.84	General/Retail Commercial	Yes - Current	No - Privately Owned			20	0	0	20	Corridor Mixed Use	HAROLD A VEUM	Non-Vacant Sites not included in previous Housing Elements
City of Moreno Valley	SUNNYMEAD BLVD	92553	292250012		Corridor Mixed Use	CC, SP 204	15	25	1.41	Vacant	Yes - Current	No - Privately Owned			33	0	0	33	Corridor Mixed Use	SUNNYMEAD INV INC	Vacant Sites not included in previous Housing Elements
City of Moreno Valley	SUNNYMEAD BLVD	92553	292250013		Corridor Mixed Use	CC, SP 204	15	3	3.05	Vacant	Yes - Current	No - Privately Owned			73	0	0	73	Corridor Mixed Use	MICHAEL R PASHLEY	Vacant Sites not included in previous Housing Elements
City of Moreno Valley	23270 HEMLOCK AVE	92557	292260013		R20 Residential	R20	16	20	0.92	General/Retail Commercial	Yes - Current	No - Privately Owned			0	0	14	14	R20 Residential	FAMILY SERVICE ASSN	Non-Vacant Sites not included in previous Housing Elements
City of Moreno Valley	23020 ALESSANDRO BLV	92553	296200003		Corridor Mixed Use	NC	15	25	0.72	General/Retail Commercial	Yes - Current	No - Privately Owned			17	0	0	17	Corridor Mixed Use	EVANGELOS KARPOUZIS	Non-Vacant Sites not included in previous Housing Elements
City of Moreno Valley	23750 ALESSANDRO BLV B101	92553	296280010		Corridor Mixed Use	NC	15	25	2.24	General/Retail Commercial	Yes - Current	No - Privately Owned			53	0	0	53	Corridor Mixed Use	ALESSANDRO GROUP	Non-Vacant Sites not included in previous Housing Elements
City of Moreno Valley	23750 ALESSANDRO BLV	92553	296280016		Corridor Mixed Use	NC	15	25	2.95	General/Retail Commercial	Yes - Current	No - Privately Owned			70	0	0	70	Corridor Mixed Use	MORENO BOWLING GROUP	Non-Vacant Sites not included in previous Housing Elements
City of Moreno Valley	23750 ALESSANDRO BLV C	92553	296300005		Corridor Mixed Use	NC	15	25	4.00	General/Retail Commercial	Yes - Current	No - Privately Owned			95	0	0	95	Corridor Mixed Use	OASIS COMMUNITY CHURCH	Non-Vacant Sites not included in previous Housing Elements
City of Moreno Valley	ROCKCREST DR	92553	296300007		Corridor Mixed Use	NC	15	25	1.02	General/Retail Commercial	Yes - Current	No - Privately Owned			24	0	0	24	Corridor Mixed Use	OASIS COMMUNITY CHURCH	Non-Vacant Sites not included in previous Housing Elements
City of Moreno Valley	28095 JOHN F KENNEDY DR	92555	304100007		R20 Residential	H, SP 193\GC, SP 193	16	20	49.77	Golf Course	Yes - Current	No - Privately Owned	Residential Pipeline Projects		0	358	0	358	R20 Residential	ROC III CA BELAGO	Non-Vacant Sites not included in previous Housing Elements
City of Moreno Valley	15551 VIA DEL LAGO	92555	304260007		R10 Residential	M, SP 193	8	10	10.20	Vacant	Yes - Current	No - Privately Owned	Residential Pipeline Projects		0	0	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	Greenways/Open Space	Yes - Current	No - Privately Owned			0	0	0	0	R5 Residential	MV HOMES	Non-Vacant Sites not included in previous Housing Elements

City of Moreno Valley	HAMMETT CT	92555	304280012		RS Residential	L, SP 193		5	0.49	Greenways/Open Space	Yes - Current	No - Privately Owned			0	0	0	0	RS Residential	PACIFIC MORENO VALLEY INC	Non-Vacant Sites not included in previous Housing Elements
City of Moreno Valley	HAMMETT CT	92555	304280013		RS Residential	L, SP 193		5	0.06	Greenways/Open Space	Yes - Current	No - Privately Owned			0	0	0	0	RS Residential	SERGIO GALLARDO	Non-Vacant Sites not included in previous Housing Elements
City of Moreno Valley	15731 HAMMETT CT	92555	304580001		RS Residential	L, SP 193		5	0.15	Single Family Residential	Yes - Current	No - Privately Owned		Housing Inventory Sites in both 2008 and 2014	0	0	1	1	RS Residential	MELISSA CHAVEZ	Non-Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	15747 HAMMETT CT	92555	304580002		RS Residential	L, SP 193		5	0.15	Single Family Residential	Yes - Current	No - Privately Owned		Housing Inventory Sites in both 2008 and 2014	0	0	1	1	RS Residential	ANTHONY WILLIAMS	Non-Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	15763 HAMMETT CT	92555	304580003		RS Residential	L, SP 193		5	0.15	Single Family Residential	Yes - Current	No - Privately Owned		Housing Inventory Sites in both 2008 and 2014	0	0	1	1	RS Residential	JOHN A WILLHITE	Non-Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	15779 HAMMETT CT	92555	304580004		RS Residential	L, SP 193		5	0.16	Single Family Residential	Yes - Current	No - Privately Owned		Housing Inventory Sites in both 2008 and 2014	0	0	1	1	RS Residential	JOAQUIN POWELL	Non-Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	15795 HAMMETT CT	92555	304580005		RS Residential	L, SP 193		5	0.16	Single Family Residential	Yes - Current	No - Privately Owned		Housing Inventory Sites in both 2008 and 2014	0	0	1	1	RS Residential	KEEFE D SWINSON	Non-Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	15811 HAMMETT CT	92555	304580006		RS Residential	L, SP 193		5	0.16	Single Family Residential	Yes - Current	No - Privately Owned		Housing Inventory Sites in both 2008 and 2014	0	0	1	1	RS Residential	WEI XIANG	Non-Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	15827 HAMMETT CT	92555	304580007		RS Residential	L, SP 193		5	0.16	Single Family Residential	Yes - Current	No - Privately Owned		Housing Inventory Sites in both 2008 and 2014	0	0	1	1	RS Residential	ROBERT E THURMAN	Non-Vacant Sites included in 2008 and 2014 Housing Element
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		Housing Inventory Sites in both 2008 and 2014	0	0	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	0.20	Single Family Residential	Yes - Current	No - Privately Owned		Housing Inventory Sites in both 2008 and 2014	0	0	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			0	0	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	0.18	Single Family Residential	Yes - Current	No - Privately Owned			0	0	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			0	0	1	1	RS Residential	TARONGOY BUTCH Y & CHERYLL GRACE B FAMILY TRUST DATED 5/29/2019	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			0	0	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			0	0	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			0	0	1	1	RS Residential	WENDELL W ANTOINE	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			0	0	1	1	RS Residential	JOEL EGGLETON	Non-Vacant Sites not included in previous Housing Elements
City of Moreno Valley	15622 HAMMETT CT	92555	304581001		RS Residential	L, SP 193		5	0.19	Single Family Residential	Yes - Current	No - Privately Owned			0	0	1	1	RS Residential	QIANGLIN 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			0	0	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			0	0	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			0	0	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			0	0	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			0	0	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			0	0	1	1	RS Residential	ERINN 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			0	0	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			0	0	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	0.14	Single Family Residential	Yes - Current	No - Privately Owned			0	0	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			0	0	1	1	RS Residential	MACK W 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			0	0	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			0	0	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			0	0	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	0.16	Single Family Residential	Yes - Current	No - Privately Owned			0	0	1	1	RS Residential	MARIA M SESE	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			0	0	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			0	0	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			0	0	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			0	0	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			0	0	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	0.18	Single Family Residential	Yes - Current	No - Privately Owned			0	0	1	1	RS Residential	LIXIA HUANG	Non-Vacant Sites not included in previous Housing Elements
City of Moreno Valley	15766 TURNBERRY ST	92555	304582001		RS Residential	L, SP 193		5	0.21	Single Family Residential	Yes - Current	No - Privately Owned			0	0	1	1	RS Residential	LATANYA C 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			0	0	1	1	RS Residential	SONIA GONZALEZ	Non-Vacant Sites not included in previous Housing Elements
City of Moreno Valley	15798 TURNBERRY ST	92555	304582003		RS Residential	L, SP 193		5	0.17	Single Family Residential	Yes - Current	No - Privately Owned			0	0	1	1	RS Residential	DURGA SINGH	Non-Vacant Sites not included in previous Housing Elements
City of Moreno Valley	15814 TURNBERRY ST	92555	304582004		RS Residential	L, SP 193		5	0.16	Single Family Residential	Yes - Current	No - Privately Owned			0	0	1	1	RS Residential	LEANDRA DIXON	Non-Vacant Sites not included in previous Housing Elements
City of Moreno Valley	27180 HAMMETT CT	92555	304582005		RS Residential	L, SP 193		5	0.16	Single Family Residential	Yes - Current	No - Privately Owned			0	0	1	1	RS Residential	JOSEPH COMBS	Non-Vacant Sites not included in previous Housing Elements
City of Moreno Valley	27190 HAMMETT CT	92555	304582006		RS Residential	L, SP 193		5	0.19	Single Family Residential	Yes - Current	No - Privately Owned			0	0	1	1	RS Residential	LARRY DANTZLER	Non-Vacant Sites not included in previous Housing Elements
City of Moreno Valley	27200 HAMMETT CT	92555	304582007		RS Residential	L, SP 193		5	0.17	Single Family Residential	Yes - Current	No - Privately Owned			0	0	1	1	RS Residential	WILLIAM PRUDHOMME	Non-Vacant Sites not included in previous Housing Elements
City of Moreno Valley	27210 HAMMETT CT	92555	304582008		RS Residential	L, SP 193		5	0.15	Single Family Residential	Yes - Current	No - Privately Owned			0	0	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			0	0	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			0	0	1	1	RS Residential	SELENA MOOREHEAD	Non-Vacant Sites not included in previous Housing Elements
City of Moreno Valley	27240 HAMMETT CT	92555	304590001		RS Residential	L, SP 193		5	0.14	Single Family Residential	Yes - Current	No - Privately Owned			0	0	1	1	RS Residential	JASON DEMERY	Non-Vacant Sites not included in previous Housing Elements
City of Moreno Valley	27250 HAMMETT CT	92555	304590002		RS Residential	L, SP 193		5	0.14	Single Family Residential	Yes - Current	No - Privately Owned			0	0	1	1	RS Residential	TOMMY LIN	Non-Vacant Sites not included in

																					previous Housing Elements
City of Moreno Valley	27260 HAMMETT CT	92555	304590003		RS Residential	L, SP 193		5	0.15	Single Family Residential	Yes - Current	No - Privately Owned			0	0	1	1	RS Residential	VERVIL V VILLENA	Non-Vacant Sites not included in previous Housing Elements
City of Moreno Valley	27270 HAMMETT CT	92555	304590004		RS Residential	L, SP 193		5	0.16	Single Family Residential	Yes - Current	No - Privately Owned			0	0	1	1	RS Residential	YUANCHUN GAN	Non-Vacant Sites not included in previous Housing Elements
City of Moreno Valley	27280 HAMMETT CT	92555	304590005		RS Residential	L, SP 193		5	0.16	Single Family Residential	Yes - Current	No - Privately Owned			0	0	1	1	RS Residential	JOEL MANALO	Non-Vacant Sites not included in previous Housing Elements
City of Moreno Valley	27290 HAMMETT CT	92555	304590006		RS Residential	L, SP 193		5	0.16	Single Family Residential	Yes - Current	No - Privately Owned			0	0	1	1	RS Residential	STEED DAMOL SAMS	Non-Vacant Sites not included in previous Housing Elements
City of Moreno Valley	27300 HAMMETT CT	92555	304590007		RS Residential	L, SP 193		5	0.16	Single Family Residential	Yes - Current	No - Privately Owned			0	0	1	1	RS Residential	JORGE PULIDO	Non-Vacant Sites not included in previous Housing Elements
City of Moreno Valley	27310 HAMMETT CT	92555	304590008		RS Residential	L, SP 193		5	0.17	Single Family Residential	Yes - Current	No - Privately Owned			0	0	1	1	RS Residential	RICKEY LEE SLAUGHTER	Non-Vacant Sites not included in previous Housing Elements
City of Moreno Valley	27320 HAMMETT CT	92555	304590009		RS Residential	L, SP 193		5	0.17	Single Family Residential	Yes - Current	No - Privately Owned			0	0	1	1	RS Residential	MICHAEL JR DEGONIA	Non-Vacant Sites not included in previous Housing Elements
City of Moreno Valley	27330 HAMMETT CT	92555	304590010		RS Residential	L, SP 193		5	0.17	Single Family Residential	Yes - Current	No - Privately Owned			0	0	1	1	RS Residential	JOHN STANTON	Non-Vacant Sites not included in previous Housing Elements
City of Moreno Valley	27340 HAMMETT CT	92555	304590011		RS Residential	L, SP 193		5	0.18	Single Family Residential	Yes - Current	No - Privately Owned			0	0	1	1	RS Residential	REBEKAH C GUILL	Non-Vacant Sites not included in previous Housing Elements
City of Moreno Valley	27350 HAMMETT CT	92555	304590012		RS Residential	L, SP 193		5	0.18	Single Family Residential	Yes - Current	No - Privately Owned			0	0	1	1	RS Residential	CORAL RAE QUIJADA	Non-Vacant Sites not included in previous Housing Elements
City of Moreno Valley	27360 HAMMETT CT	92555	304590013		RS Residential	L, SP 193		5	0.15	Single Family Residential	Yes - Current	No - Privately Owned			0	0	1	1	RS Residential	DEBBRA CAW	Non-Vacant Sites not included in previous Housing Elements
City of Moreno Valley	27370 HAMMETT CT	92555	304590014		RS Residential	L, SP 193		5	0.23	Single Family Residential	Yes - Current	No - Privately Owned			0	0	1	1	RS Residential	ERICA UDOFFIA	Non-Vacant Sites not included in previous Housing Elements
City of Moreno Valley	27355 HAMMETT CT	92555	304590015		RS Residential	L, SP 193		5	0.37	Single Family Residential	Yes - Current	No - Privately Owned			0	0	1	1	RS Residential	RORY HARLEY	Non-Vacant Sites not included in previous Housing Elements
City of Moreno Valley	27345 HAMMETT CT	92555	304590016		RS Residential	L, SP 193		5	0.18	Single Family Residential	Yes - Current	No - Privately Owned			0	0	1	1	RS Residential	TAURUS BARNES	Non-Vacant Sites not included in previous Housing Elements
City of Moreno Valley	27335 HAMMETT CT	92555	304590017		RS Residential	L, SP 193		5	0.19	Single Family Residential	Yes - Current	No - Privately Owned			0	0	1	1	RS Residential	ARTHUR TODD SWINGLER	Non-Vacant Sites not included in previous Housing Elements
City of Moreno Valley	15950 SAND HILLS CT	92555	304590018		RS Residential	L, SP 193		5	0.26	Single Family Residential	Yes - Current	No - Privately Owned			0	0	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			0	0	1	1	RS Residential	GREGORY D KENISON	Non-Vacant Sites not included in previous Housing Elements
City of Moreno Valley	15966 SAND HILLS CT	92555	304590020		RS Residential	L, SP 193		5	0.22	Single Family Residential	Yes - Current	No - Privately Owned			0	0	1	1	RS Residential	MV HOMES	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			0	0	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			0	0	1	1	RS Residential	NKEMDILIM SHELA ONIYAH 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			0	0	1	1	RS Residential	ONA A MITCHELL	Non-Vacant Sites not included in previous Housing Elements
City of Moreno Valley	15998 SAND HILLS CT	92555	304590024		RS Residential	L, SP 193		5	0.68	Single Family Residential	Yes - Current	No - Privately Owned			0	0	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			0	0	1	1	RS Residential	RAELENE A 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	0.15	Single Family Residential	Yes - Current	No - Privately Owned			0	0	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			0	0	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		R5 Residential	L, SP 193		5	0.18	Single Family Residential	Yes - Current	No - Privately Owned			0	0	1	1	R5 Residential	OSCAR ENRIQUE OLIVA	Non-Vacant Sites not included in previous Housing Elements
City of Moreno Valley	27315 HAMMETT CT	92555	304590029		R5 Residential	L, SP 193		5	0.20	Single Family Residential	Yes - Current	No - Privately Owned			0	0	1	1	R5 Residential	KIFF MARISTELLA BALUCANAG REVOCABLE TRUST DATED 2/29/2016 AND AM	Non-Vacant Sites not included in previous Housing Elements
City of Moreno Valley	27305 HAMMETT CT	92555	304590030		R5 Residential	L, SP 193		5	0.18	Single Family Residential	Yes - Current	No - Privately Owned			0	0	1	1	R5 Residential	RODNEY A JORDAN	Non-Vacant Sites not included in previous Housing Elements
City of Moreno Valley	27295 HAMMETT CT	92555	304590031		R5 Residential	L, SP 193		5	0.16	Single Family Residential	Yes - Current	No - Privately Owned			0	0	1	1	R5 Residential	RONALD EUGENE CARTER	Non-Vacant Sites not included in previous Housing Elements
City of Moreno Valley	27285 HAMMETT CT	92555	304590032		R5 Residential	L, SP 193		5	0.16	Single Family Residential	Yes - Current	No - Privately Owned			0	0	1	1	R5 Residential	SYLVIA GARCIA	Non-Vacant Sites not included in previous Housing Elements
City of Moreno Valley	27275 HAMMETT CT	92555	304590033		R5 Residential	L, SP 193		5	0.16	Single Family Residential	Yes - Current	No - Privately Owned			0	0	1	1	R5 Residential	ROSCOE PATOS	Non-Vacant Sites not included in previous Housing Elements
City of Moreno Valley	15958 CHERRY HILLS CIR	92555	304590034		R5 Residential	L, SP 193		5	0.21	Single Family Residential	Yes - Current	No - Privately Owned			0	0	1	1	R5 Residential	BER VANG	Non-Vacant Sites not included in previous Housing Elements
City of Moreno Valley	15966 CHERRY HILLS CIR	92555	304590035		R5 Residential	L, SP 193		5	0.16	Single Family Residential	Yes - Current	No - Privately Owned			0	0	1	1	R5 Residential	RODNEY BOWEN	Non-Vacant Sites not included in previous Housing Elements
City of Moreno Valley	15974 CHERRY HILLS CIR	92555	304590036		R5 Residential	L, SP 193		5	0.42	Single Family Residential	Yes - Current	No - Privately Owned			0	0	1	1	R5 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	H, SP 193	16	20	6.87	Vacant	Yes - Current	No - Privately Owned	Residential Pipeline Projects	Housing Inventory Sites in both 2008 and 2014	0	0	112	112	R20 Residential	CONTINENTAL EAST FUND III	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	16340 PERRIS BLV	92551	312020018		Corridor Mixed Use	CC	15	25	4.41	Light Industrial	Yes - Current	No - Privately Owned			105	0	0	105	Corridor Mixed Use	RED HAT PROP MORENO VALLEY	Non-Vacant Sites not included in previous Housing Elements
City of Moreno Valley	25025 RED MAPLE LN	92551	312020020		Corridor Mixed Use	CC	15	25	1.04	General/Retail Commercial	Yes - Current	No - Privately Owned			25	0	0	25	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	Residential Pipeline Projects		0	0	82	82	R5 Residential	MAPLE LANE GROUP	Vacant Sites not included in previous Housing Elements
City of Moreno Valley	16040 PERRIS BLV	92551	312360002		Corridor Mixed Use	CC	15	25	0.73	General/Retail Commercial	Yes - Current	No - Privately Owned			17	0	0	17	Corridor Mixed Use	GREAT AMERICAN CHICKEN CORP INC	Non-Vacant Sites not included in previous Housing Elements
City of Moreno Valley	IRIS AVE	92551	312360003		Corridor Mixed Use	CC	15	25	0.50	Vacant	Yes - Current	No - Privately Owned			12	0	0	12	Corridor Mixed Use	IRIS PARTNERS	Vacant Sites not included in previous Housing Elements
City of Moreno Valley	16080 PERRIS BLV	92551	312360004		Corridor Mixed Use	CC	15	25	1.76	General/Retail Commercial	Yes - Current	No - Privately Owned			42	0	0	42	Corridor Mixed Use	IRIS PARTNERS	Non-Vacant Sites not included in previous Housing Elements
City of Moreno Valley	16100 PERRIS BLV	92551	312360005		Corridor Mixed Use	CC	15	25	1.36	General/Retail Commercial	Yes - Current	No - Privately Owned			32	0	0	32	Corridor Mixed Use	Y OPCO	Non-Vacant Sites not included in previous Housing Elements
City of Moreno Valley	16100 PERRIS BLV E	92551	312360006		Corridor Mixed Use	CC	15	25	2.23	General/Retail Commercial	Yes - Current	No - Privately Owned			53	0	0	53	Corridor Mixed Use	IRIS PARTNERS	Non-Vacant Sites not included in previous Housing Elements
City of Moreno Valley	16150 PERRIS BLV	92551	312360008		Corridor Mixed Use	CC	15	25	0.83	General/Retail Commercial	Yes - Current	No - Privately Owned			19	0	0	19	Corridor Mixed Use	DEL TACO	Non-Vacant Sites not included in previous Housing Elements
City of Moreno Valley	16170 PERRIS BLV	92551	312360009		Corridor Mixed Use	CC	15	25	0.92	General/Retail Commercial	Yes - Current	No - Privately Owned			22	0	0	22	Corridor Mixed Use	IRIS PARTNERS	Non-Vacant Sites not included in previous Housing Elements

City of Moreno Valley	16210 PERRIS BLV	92551	312360011		Corridor Mixed Use	CC	15	25	0.69	General/Retail Commercial	Yes - Current	No - Privately Owned			16	0	0	16	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	92551	316020024		RS Residential	RS		5	4.87	Vacant	Yes - Current	No - Privately Owned		Housing Inventory Sites in both 2008 and 2014	0	0	18	18	RS 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		RS Residential	RS		5	5.08	Vacant	Yes - Current	No - Privately Owned		Housing Inventory Sites in both 2008 and 2014	0	0	19	19	RS 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		RS Residential	RS		5	5.03	Vacant	Yes - Current	No - Privately Owned		Housing Inventory Sites in both 2008 and 2014	0	0	19	19	RS Residential	CHRISTINA SIEW	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	SW OF IRIS AVE AND PERRIS BLVD	92551	316030014		Corridor Mixed Use	NC	15	25	8.56	Vacant	Yes - Current	No - Privately Owned			205	0	0	205	Corridor Mixed Use	UNITED FAMILY LTD PARTNERSHIP	Vacant Sites not included in previous Housing Elements
City of Moreno Valley	NE OF MARIPOSA AVE AND INDIAN ST	92551	316100021		RS Residential	RS		5	3.60	Vacant	Yes - Current	No - Privately Owned		Housing Inventory Sites in both 2008 and 2014	0	0	13	13	RS 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		RS Residential	RS		5	3.66	Vacant	Yes - Current	No - Privately Owned		Housing Inventory Sites in both 2008 and 2014	0	0	13	13	RS Residential	ZECHARIA HOVAV	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	NE OF MARIPOSA AVE AND INDIAN ST	92551	316100024		RS Residential	RS		5	6.60	Vacant	Yes - Current	No - Privately Owned		Housing Inventory Sites in both 2008 and 2014	0	0	25	25	RS 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		RS Residential	RS		5	3.05	Vacant	Yes - Current	No - Privately Owned		Housing Inventory Sites in both 2008 and 2014	0	0	11	11	RS 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		RS Residential	RS		5	4.29	Vacant	Yes - Current	No - Privately Owned		Housing Inventory Sites in both 2008 and 2014	0	0	16	16	RS 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		RS Residential	RS		5	3.78	Vacant	Yes - Current	No - Privately Owned		Housing Inventory Sites in both 2008 and 2014	0	0	12	12	RS Residential	PI PROPERTIES NO 67	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	ANGELLA WAY	92551	316110021		RS Residential	RS		5	1.58	Vacant	Yes - Current	No - Privately Owned	Residential Pipeline Projects		0	0	2	2	RS Residential	ADA VELIS I DETURCIOS	Vacant Sites not included in previous Housing Elements
City of Moreno Valley	SW OF KRAMERIA AVE and PERRIS BLVD	92551	316110022		RS Residential	RS		5	1.68	Vacant	Yes - Current	No - Privately Owned		Housing Inventory Sites in both 2008 and 2014	0	0	6	6	RS 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	316110023		RS Residential	RS		5	4.71	Vacant	Yes - Current	No - Privately Owned		Housing Inventory Sites in both 2008 and 2014	0	0	16	16	RS 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		RS Residential	RS		5	4.62	Vacant	Yes - Current	No - Privately Owned		Housing Inventory Sites in both 2008 and 2014	0	0	16	16	RS Residential	PI PROPERTIES NO 67	Vacant Sites included in 2008 and 2014 Housing Element

City of Moreno Valley	NE OF MARIPOSA AVE AND INDIAN ST	92551	316160008		R5 Residential	R5		5	7.02	Vacant	Yes - Current	No - Privately Owned	Residential Pipeline Projects	Housing Inventory Sites in both 2008 and 2014	0	0	26	26	R5 Residential	FORPRO INV COPR	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	8.63	Vacant	Yes - Current	No - Privately Owned	Residential Pipeline Projects		0	0	31	31	R5 Residential	FORPRO INV CORP	Vacant Sites not included in previous Housing Elements
City of Moreno Valley	RECHE VISTA DR	92557	471201008		HR Hillside Residential	R2, HR		2	172.10	Vacant	Yes - Current	No - Privately Owned	Residential Pipeline Projects	Housing Inventory Sites in both 2008 and 2014	0	0	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		2	8.08	Vacant	Yes - Current	No - Privately Owned	Residential Pipeline Projects	Housing Inventory Sites in both 2008 and 2014	0	0	8	8	R2 Residential	WEIDONG WANG	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	RECHE VISTA DR	92557	471201011		R2 Residential	R2, HR		2	24.14	Vacant	Yes - Current	No - Privately Owned	Residential Pipeline Projects	Housing Inventory Sites in both 2008 and 2014	0	0	26	26	R2 Residential	WEIDONG WANG	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	NE OF MANZANITA AVE AND QUNCY ST	92555	473120069		R1 Residential	R1		1	65.33	Vacant	Yes - Current	No - Privately Owned	Residential Pipeline Projects		0	0	23	23	R1 Residential	KDI INV CORP	Vacant Sites included in 2014 Housing Element
City of Moreno Valley	NE OF IRONWOOD AVE AND MORENO BEACH DR	92555	473160009		R2 Residential	RA2		2	9.43	Vacant	Yes - Current	No - Privately Owned			0	0	14	14	R2 Residential	CALVARY CHAPEL OF MORENO VALLEY	Vacant Sites not included in previous Housing Elements
City of Moreno Valley	NW OF JUNIPER AVE AND QUNCY ST	92555	473280011		R2 Residential	RA2		2	9.42	Vacant	Yes - Current	No - Privately Owned	Residential Pipeline Projects	Housing Inventory Sites in both 2008 and 2014	0	0	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 QUNCY ST	92555	473280012		R2 Residential	RA2		2	8.94	Vacant	Yes - Current	No - Privately Owned	Residential Pipeline Projects	Housing Inventory Sites in both 2008 and 2014	0	0	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 QUNCY ST	92555	473280013		R2 Residential	RA2		2	8.94	Vacant	Yes - Current	No - Privately Owned		Housing Inventory Sites in both 2008 and 2014	0	0	13	13	R2 Residential	CHRISTINE YANG	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	NW OF JUNIPER AVE AND QUNCY ST	92555	473280014		R2 Residential	RA2		2	9.39	Vacant	Yes - Current	No - Privately Owned		Housing Inventory Sites in both 2008 and 2014	0	0	14	14	R2 Residential	TOWNE AVENUE PROP	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	NW OF JUNIPER AVE AND QUNCY ST	92555	473280015		R2 Residential	RA2		2	9.39	Vacant	Yes - Current	No - Privately Owned	Residential Pipeline Projects	Housing Inventory Sites in both 2008 and 2014	0	0	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 QUNCY ST	92555	473280016		R2 Residential	RA2		2	8.93	Vacant	Yes - Current	No - Privately Owned	Residential Pipeline Projects	Housing Inventory Sites in both 2008 and 2014	0	0	13	13	R2 Residential	H W LUCKY GROUP	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	NE OF JUNIPER AVE AND QUNCY ST	92555	473290011		R1 Residential	R1		1	1.99	Vacant	Yes - Current	No - Privately Owned	Residential Pipeline Projects	Housing Inventory Sites in both 2008 and 2014	0	0	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 QUNCY ST	92555	473290012		R1 Residential	R1		1	6.94	Vacant	Yes - Current	No - Privately Owned	Residential Pipeline Projects	Housing Inventory Sites in both 2008 and 2014	0	0	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 QUNCY ST	92555	473290019		R1 Residential	R1		1	4.07	Vacant	Yes - Current	No - Privately Owned	Residential Pipeline Projects	Housing Inventory Sites in both 2008 and 2014	0	0	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 QUNCY ST	92555	473300001		R2 Residential	RA2		2	8.83	Vacant	Yes - Current	No - Privately Owned		Housing Inventory Sites in both 2008 and 2014	0	0	13	13	R2 Residential	USASIA INTERNATIONAL	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	NW OF IRONWOOD AVE AND QUNCY ST	92555	473300002		R2 Residential	RA2		2	9.30	Vacant	Yes - Current	No - Privately Owned		Housing Inventory Sites in both 2008 and 2014	0	0	14	14	R2 Residential	PELICAN LANDING LP	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	NW OF IRONWOOD AVE AND QUNCY ST	92555	473300003		R2 Residential	RA2		2	9.38	Vacant	Yes - Current	No - Privately Owned		Housing Inventory Sites in both 2008 and 2014	0	0	14	14	R2 Residential	IRONWOOD JUNIPER PARTNERSHIP	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	NW OF IRONWOOD AVE AND QUNCY ST	92555	473300008		R2 Residential	RA2		2	9.48	Vacant	Yes - Current	No - Privately Owned		Housing Inventory Sites in both 2008 and 2014	0	0	14	14	R2 Residential	IRONWOOD JUNIPER PARTNERSHIP	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	NW OF IRONWOOD AVE AND QUNCY ST	92555	473300009		R2 Residential	RA2		2	9.42	Vacant	Yes - Current	No - Privately Owned		Housing Inventory Sites in both 2008 and 2014	0	0	14	14	R2 Residential	PELICAN LANDING LP	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	NW OF IRONWOOD AVE AND QUNCY ST	92555	473300010		R2 Residential	RA2		2	8.99	Vacant	Yes - Current	No - Privately Owned		Housing Inventory Sites in both 2008 and 2014	0	0	13	13	R2 Residential	USASIA INTERNATIONAL	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	11681 KITCHING ST	92557	474142006		R5 Residential	RA2		5	4.68	Vacant	Yes - Current	No - Privately Owned		Housing Inventory Sites in both 2008 and 2014	0	0	17	17	R5 Residential	JOHNSON LIAO	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	KALMIA ST	92557	474200014		R5 Residential	R5		5	10.25	Vacant	Yes - Current	No - Privately Owned	Residential Pipeline Projects	Housing Inventory Sites in both 2008 and 2014	0	0	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	Residential Pipeline Projects		0	0	74	74	R5 Residential	REFOUA	Vacant Sites not included in previous Housing Elements
City of Moreno Valley	10415 PROSPECTOR LN	92557	474740001		R3 Residential	R3		3	0.23	Vacant	Yes - Current	No - Privately Owned		Housing Inventory Sites in both 2008 and 2014	0	0	1	1	R3 Residential	KB HOME CALIF	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	10403 PROSPECTOR LN	92557	474740002		R3 Residential	R3		3	0.23	Vacant	Yes - Current	No - Privately Owned		Housing Inventory Sites in both 2008 and 2014	0	0	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		3	0.22	Vacant	Yes - Current	No - Privately Owned		Housing Inventory Sites in both 2008 and 2014	0	0	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		3	0.24	Vacant	Yes - Current	No - Privately Owned		Housing Inventory Sites in both 2008 and 2014	0	0	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		3	0.23	Single Family Residential	Yes - Current	No - Privately Owned		Housing Inventory Sites in both 2008 and 2014	0	0	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		3	0.23	Single Family Residential	Yes - Current	No - Privately Owned		Housing Inventory Sites in both 2008 and 2014	0	0	1	1	R3 Residential	FRED C DEHARO	Non-Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	10343 PROSPECTOR LN	92557	474740007		R3 Residential	R3		3	0.23	Single Family Residential	Yes - Current	No - Privately Owned		Housing Inventory Sites in both 2008 and 2014	0	0	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		3	0.23	Single Family Residential	Yes - Current	No - Privately Owned		Housing Inventory Sites in both 2008 and 2014	0	0	1	1	R3 Residential	JOSEPH R BROWN	Non-Vacant Sites included in 2008 and 2014 Housing Element

City of Moreno Valley	10319 PROSPECTOR LN	92557	474740009		R3 Residential	R3		3	0.23	Single Family Residential	Yes - Current	No - Privately Owned		Housing Inventory Sites in both 2008 and 2014	0	0	1	1	R3 Residential	JOHN L TAITANO	Non-Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	10307 PROSPECTOR LN	92557	474740010		R3 Residential	R3		3	0.23	Single Family Residential	Yes - Current	No - Privately Owned		Housing Inventory Sites in both 2008 and 2014	0	0	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		3	0.23	Single Family Residential	Yes - Current	No - Privately Owned		Housing Inventory Sites in both 2008 and 2014	0	0	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		3	0.24	Single Family Residential	Yes - Current	No - Privately Owned		Housing Inventory Sites in both 2008 and 2014	0	0	1	1	R3 Residential	JUAN ALBERTO ROSAS	Non-Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	10271 PROSPECTOR LN	92557	474740013		R3 Residential	R3		3	0.23	Single Family Residential	Yes - Current	No - Privately Owned		Housing Inventory Sites in both 2008 and 2014	0	0	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		3	0.12	Greenways/Open Space	Yes - Current	No - Privately Owned		Housing Inventory Sites in both 2008 and 2014	0	0	0	0	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		3	0.16	Vacant	Yes - Current	No - Privately Owned		Housing Inventory Sites in both 2008 and 2014	0	0	0	0	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		3	0.23	Vacant	Yes - Current	No - Privately Owned		Housing Inventory Sites in both 2008 and 2014	0	0	0	0	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		3	1.95	Greenways/Open Space	Yes - Current	No - Privately Owned		Housing Inventory Sites in both 2008 and 2014	0	0	0	0	R3 Residential	KB HOME CALIF	Non-Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	10248 PROSPECTOR LN	92557	474741001		R3 Residential	R3		3	0.30	Single Family Residential	Yes - Current	No - Privately Owned		Housing Inventory Sites in both 2008 and 2014	0	0	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		3	0.31	Single Family Residential	Yes - Current	No - Privately Owned		Housing Inventory Sites in both 2008 and 2014	0	0	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		3	0.27	Single Family Residential	Yes - Current	No - Privately Owned		Housing Inventory Sites in both 2008 and 2014	0	0	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		3	0.35	Single Family Residential	Yes - Current	No - Privately Owned		Housing Inventory Sites in both 2008 and 2014	0	0	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		3	0.29	Single Family Residential	Yes - Current	No - Privately Owned		Housing Inventory Sites in both 2008 and 2014	0	0	1	1	R3 Residential	PETER NICHOL	Non-Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	24825 PROSPECT HILL LN	92557	474741006		R3 Residential	R3		3	0.26	Single Family Residential	Yes - Current	No - Privately Owned		Housing Inventory Sites in both 2008 and 2014	0	0	1	1	R3 Residential	KB HOME CALIF	Non-Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	24837 PROSPECT HILL LN	92557	474741007		R3 Residential	R3		3	0.28	Single Family Residential	Yes - Current	No - Privately Owned		Housing Inventory Sites in both 2008 and 2014	0	0	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		3	0.35	Greenways/Open Space	Yes - Current	No - Privately Owned		Housing Inventory Sites in both 2008 and 2014	0	0	0	0	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		3	0.15	Greenways/Open Space	Yes - Current	No - Privately Owned		Housing Inventory Sites in both 2008 and 2014	0	0	0	0	R3 Residential	DAYBREAK COMMUNITY ASSN	Non-Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	ROCKY HEIGHTS LN	92557	474741011		R3 Residential	OS		3	0.40	Greenways/Open Space	Yes - Current	No - Privately Owned			0	0	0	0	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		3	2.65	Greenways/Open Space	Yes - Current	No - Privately Owned		Housing Inventory Sites in both 2008 and 2014	0	0	0	0	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		3	0.42	Greenways/Open Space	Yes - Current	No - Privately Owned		Housing Inventory Sites in both 2008 and 2014	0	0	0	0	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		3	0.11	Greenways/Open Space	Yes - Current	No - Privately Owned		Housing Inventory Sites in both 2008 and 2014	0	0	0	0	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		3	0.30	Single Family Residential	Yes - Current	No - Privately Owned		Housing Inventory Sites in both 2008 and 2014	0	0	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		3	0.30	Single Family Residential	Yes - Current	No - Privately Owned		Housing Inventory Sites in both 2008 and 2014	0	0	1	1	R3 Residential	DIANA M MOORE	Non-Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	10356 PROSPECTOR LN	92557	474742003		R3 Residential	R3		3	0.30	Single Family Residential	Yes - Current	No - Privately Owned		Housing Inventory Sites in both 2008 and 2014	0	0	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		3	0.30	Single Family Residential	Yes - Current	No - Privately Owned		Housing Inventory Sites in both 2008 and 2014	0	0	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		3	0.31	Vacant	Yes - Current	No - Privately Owned		Housing Inventory Sites in both 2008 and 2014	0	0	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		3	0.32	Vacant	Yes - Current	No - Privately Owned		Housing Inventory Sites in both 2008 and 2014	0	0	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		3	0.32	Vacant	Yes - Current	No - Privately Owned		Housing Inventory Sites in both 2008 and 2014	0	0	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		3	0.32	Vacant	Yes - Current	No - Privately Owned		Housing Inventory Sites in both 2008 and 2014	0	0	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		3	0.36	Vacant	Yes - Current	No - Privately Owned		Housing Inventory Sites in both 2008 and 2014	0	0	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		3	0.32	Vacant	Yes - Current	No - Privately Owned		Housing Inventory Sites in both 2008 and 2014	0	0	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		3	0.35	Vacant	Yes - Current	No - Privately Owned		Housing Inventory Sites in both 2008 and 2014	0	0	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		3	0.32	Vacant	Yes - Current	No - Privately Owned		Housing Inventory Sites in both 2008 and 2014	0	0	0	0	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		3	0.25	Single Family Residential	Yes - Current	No - Privately Owned		Housing Inventory Sites in both 2008 and 2014	0	0	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		3	0.23	Single Family Residential	Yes - Current	No - Privately Owned		Housing Inventory Sites in both 2008 and 2014	0	0	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		3	0.23	Single Family Residential	Yes - Current	No - Privately Owned		Housing Inventory Sites in both 2008 and 2014	0	0	1	1	R3 Residential	KB HOME CALIF	Non-Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	10393 CLOUD HAVEN DR	92557	474742016		R3 Residential	R3		3	0.24	Vacant	Yes - Current	No - Privately Owned		Housing Inventory Sites in both 2008 and 2014	0	0	1	1	R3 Residential	KB HOME CALIF	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	10381 CLOUD HAVEN DR	92557	474742017		R3 Residential	R3		3	0.23	Vacant	Yes - Current	No - Privately Owned		Housing Inventory Sites in both 2008 and 2014	0	0	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		Housing Inventory Sites in	0	0	1	1	R3 Residential	EARL L DICKENSON	Non-Vacant Sites included in 2008 and 2014 Housing Element

														both 2008 and 2014							
City of Moreno Valley	10357 CLOUD HAVEN DR	92557	474742019		R3 Residential	R3		3	0.23	Single Family Residential	Yes - Current	No - Privately Owned		Housing Inventory Sites in both 2008 and 2014	0	0	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		Housing Inventory Sites in both 2008 and 2014	0	0	1	1	R3 Residential	GENGHIS KAHN 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	0.33	Single Family Residential	Yes - Current	No - Privately Owned		Housing Inventory Sites in both 2008 and 2014	0	0	1	1	R3 Residential	ABIDAN PADILLA	Non-Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	10647 SUNNYMEAD CREST LN	92557	474750001		R3 Residential	R3		3	0.24	Single Family Residential	Yes - Current	No - Privately Owned		Housing Inventory Sites in both 2008 and 2014	0	0	1	1	R3 Residential	KB HOME CALIF	Non-Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	10635 SUNNYMEAD CREST LN	92557	474750002		R3 Residential	R3		3	0.25	Single Family Residential	Yes - Current	No - Privately Owned		Housing Inventory Sites in both 2008 and 2014	0	0	1	1	R3 Residential	CYNTHIA JORDAN	Non-Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	10623 SUNNYMEAD CREST LN	92557	474750003		R3 Residential	R3		3	0.25	Single Family Residential	Yes - Current	No - Privately Owned		Housing Inventory Sites in both 2008 and 2014	0	0	1	1	R3 Residential	AZUCENA RUFF	Non-Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	10611 SUNNYMEAD CREST LN	92557	474750004		R3 Residential	R3		3	0.27	Single Family Residential	Yes - Current	No - Privately Owned		Housing Inventory Sites in both 2008 and 2014	0	0	1	1	R3 Residential	EDWARD JIMENEZ	Non-Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	10599 SUNNYMEAD CREST LN	92557	474750005		R3 Residential	R3		3	0.25	Single Family Residential	Yes - Current	No - Privately Owned		Housing Inventory Sites in both 2008 and 2014	0	0	1	1	R3 Residential	OLIVIER LOUISE 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		Housing Inventory Sites in both 2008 and 2014	0	0	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		Housing Inventory Sites in both 2008 and 2014	0	0	1	1	R3 Residential	BALLOR 2019 FAMILY TRUST DATED 01/12/2019	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		Housing Inventory Sites in both 2008 and 2014	0	0	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		Housing Inventory Sites in both 2008 and 2014	0	0	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		Housing Inventory Sites in both 2008 and 2014	0	0	1	1	R3 Residential	MAC D MCGONIGLE	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		Housing Inventory Sites in both 2008 and 2014	0	0	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		Housing Inventory Sites in both 2008 and 2014	0	0	1	1	R3 Residential	KB HOME CALIF	Non-Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	10516 SUNNYMEAD CREST LN	92557	474750013		R3 Residential	R3		3	0.42	Single Family Residential	Yes - Current	No - Privately Owned		Housing Inventory Sites in both 2008 and 2014	0	0	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		Housing Inventory Sites in both 2008 and 2014	0	0	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		Housing Inventory Sites in both 2008 and 2014	0	0	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		Housing Inventory Sites in both 2008 and 2014	0	0	1	1	R3 Residential	DEMETRIOS A BULLOCK	Non-Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	10553 CLOUD HAVEN DR	92557	474750017		R3 Residential	R3		3	0.29	Vacant	Yes - Current	No - Privately Owned		Housing Inventory Sites in both 2008 and 2014	0	0	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		Housing Inventory Sites in both 2008 and 2014	0	0	1	1	R3 Residential	JESUS JEROME DE	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	10529 CLOUD HAVEN DR	92557	474750019		R3 Residential	R3		3	0.23	Vacant	Yes - Current	No - Privately Owned		Housing Inventory Sites in both 2008 and 2014	0	0	1	1	R3 Residential	JOVI CASTRO AQUINO	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		Housing Inventory Sites in both 2008 and 2014	0	0	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		3	0.76	Vacant	Yes - Current	No - Privately Owned		Housing Inventory Sites in both 2008 and 2014	0	0	0	0	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		3	1.73	Greenways/Open Space	Yes - Current	No - Privately Owned		Housing Inventory Sites in both 2008 and 2014	0	0	0	0	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	0.35	Single Family Residential	Yes - Current	No - Privately Owned		Housing Inventory Sites in both 2008 and 2014	0	0	1	1	R3 Residential	A LOPEZ OROZCO 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		Housing Inventory Sites in both 2008 and 2014	0	0	1	1	R3 Residential	KB HOME CALIF	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	10588 SUNNYMEAD CREST LN	92557	474751003		R3 Residential	R3		3	0.35	Vacant	Yes - Current	No - Privately Owned		Housing Inventory Sites in both 2008 and 2014	0	0	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		Housing Inventory Sites in both 2008 and 2014	0	0	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	R3		3	0.36	Vacant	Yes - Current	No - Privately Owned		Housing Inventory Sites in both 2008 and 2014	0	0	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		Housing Inventory Sites in both 2008 and 2014	0	0	1	1	R3 Residential	CORAZON P FOGATA MARIA	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	10636 SUNNYMEAD CREST LN	92557	474751007		R3 Residential	R3		3	0.31	Vacant	Yes - Current	No - Privately Owned		Housing Inventory Sites in both 2008 and 2014	0	0	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		Housing Inventory Sites in both 2008 and 2014	0	0	1	1	R3 Residential	JASON M BROWN	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	10660 SUNNYMEAD CREST LN	92557	474751009		R3 Residential	R3		3	0.30	Vacant	Yes - Current	No - Privately Owned		Housing Inventory Sites in both 2008 and 2014	0	0	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		Housing Inventory Sites in both 2008 and 2014	0	0	1	1	R3 Residential	JOY N EKPO	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	10673 CLOUD HAVEN DR	92557	474751011		R3 Residential	R3		3	0.23	Vacant	Yes - Current	No - Privately Owned		Housing Inventory Sites in both 2008 and 2014	0	0	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		Housing Inventory Sites in both 2008 and 2014	0	0	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		Housing Inventory Sites in both 2008 and 2014	0	0	1	1	R3 Residential	CARLA DOWDY	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		Housing Inventory Sites in both 2008 and 2014	0	0	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	0.23	Vacant	Yes - Current	No - Privately Owned		Housing Inventory Sites in both 2008 and 2014	0	0	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	0.27	Vacant	Yes - Current	No - Privately Owned		Housing Inventory Sites in	0	0	1	1	R3 Residential	KB HOME CALIF	Vacant Sites included in 2008 and 2014 Housing Element

														both 2008 and 2014							
City of Moreno Valley	10601 CLOUD HAVEN DR	92557	474751017		R3 Residential	R3		3	0.23	Vacant	Yes - Current	No - Privately Owned		Housing Inventory Sites in both 2008 and 2014	0	0	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		Housing Inventory Sites in both 2008 and 2014	0	0	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	0.23	Vacant	Yes - Current	No - Privately Owned		Housing Inventory Sites in both 2008 and 2014	0	0	1	1	R3 Residential	LINA LY	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		Housing Inventory Sites in both 2008 and 2014	0	0	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	0.27	Vacant	Yes - Current	No - Privately Owned		Housing Inventory Sites in both 2008 and 2014	0	0	0	0	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		Housing Inventory Sites in both 2008 and 2014	0	0	0	0	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	R3		3	0.34	Vacant	Yes - Current	No - Privately Owned		Housing Inventory Sites in both 2008 and 2014	0	0	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			0	0	1	1	R3 Residential	KB HOME CALIF	Vacant Sites not included in previous Housing Elements
City of Moreno Valley	24860 MINERS VIEW LN	92557	474760003		R3 Residential	R3		3	0.31	Vacant	Yes - Current	No - Privately Owned			0	0	1	1	R3 Residential	KB HOME CALIF	Vacant Sites not included in previous Housing Elements
City of Moreno Valley	24872 MINERS VIEW LN	92557	474760004		R3 Residential	R3		3	0.32	Vacant	Yes - Current	No - Privately Owned			0	0	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			0	0	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			0	0	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			0	0	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			0	0	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			0	0	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			0	0	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			0	0	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			0	0	1	1	R3 Residential	KB HOME CALIF	Vacant Sites not included in previous Housing Elements
City of Moreno Valley	10709 VISTA LN	92557	474760013		R3 Residential	R3		3	0.28	Vacant	Yes - Current	No - Privately Owned			0	0	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			0	0	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			0	0	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			0	0	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			0	0	1	1	R3 Residential	KB HOME CALIF	Vacant Sites not included in previous Housing Elements
City of Moreno Valley	10722 VISTA LN	92557	474760018		R3 Residential	R3		3	0.25	Vacant	Yes - Current	No - Privately Owned			0	0	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			0	0	1	1	R3 Residential	KB HOME CALIF	Vacant Sites not included in previous Housing Elements

City of Moreno Valley	10746 VISTA LN	92557	474760020		R3 Residential	R3		3	0.50	Vacant	Yes - Current	No - Privately Owned			0	0	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			0	0	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			0	0	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	0.42	Vacant	Yes - Current	No - Privately Owned			0	0	1	1	R3 Residential	KB HOME CALIF	Vacant Sites not included in previous Housing Elements
City of Moreno Valley	VISTA LN	92557	474760026		R3 Residential	R3		3	2.17	Greenways/Open Space	Yes - Current	No - Privately Owned			0	0	0	0	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			0	0	0	0	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			0	0	0	0	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		Housing Inventory Sites in both 2008 and 2014	0	0	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		Housing Inventory Sites in both 2008 and 2014	0	0	1	1	R3 Residential	KB HOME CALIF	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	24909 MINERS VIEW LN	92557	474761003		R3 Residential	R3		3	0.30	Vacant	Yes - Current	No - Privately Owned			0	0	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			0	0	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			0	0	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			0	0	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	0.27	Vacant	Yes - Current	No - Privately Owned			0	0	1	1	R3 Residential	KB HOME CALIF	Vacant Sites not included in previous Housing Elements
City of Moreno Valley	24862 OLIVE HILL LN	92557	474761008		R3 Residential	R3		3	0.34	Vacant	Yes - Current	No - Privately Owned			0	0	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			0	0	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			0	0	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			0	0	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			0	0	1	1	R3 Residential	KB HOME CALIF	Vacant Sites not included in previous Housing Elements
City of Moreno Valley	11200 HUBBARD ST	92557	475060001		R5 Residential	R5		5	9.12	Vacant	Yes - Current	No - Privately Owned	Residential Pipeline Projects	Housing Inventory Sites in both 2008 and 2014	0	0	31	31	R5 Residential	BONNFUL	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	Residential Pipeline Projects	Housing Inventory Sites in both 2008 and 2014	0	0	1	1	R5 Residential	AMY WATANABE FRYER	Non-Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	24892 METRIC DR	92557	475150045		R5 Residential	R5		5	0.21	Single Family Residential	Yes - Current	No - Privately Owned	Residential Pipeline Projects	Housing Inventory Sites in both 2008 and 2014	0	0	1	1	R5 Residential	SIRENA T YU	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	Residential Pipeline Projects	Housing Inventory Sites in both 2008 and 2014	0	0	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	Residential Pipeline Projects	Housing Inventory Sites in both 2008 and 2014	0	0	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		RS Residential	R5		5	0.20	Single Family Residential	Yes - Current	No - Privately Owned	Residential Pipeline Projects	Housing Inventory Sites in both 2008 and 2014	0	0	1	1	R5 Residential	ADAM L HILL	Non-Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	24940 METRIC DR	92557	475150049		RS Residential	R5		5	0.20	Single Family Residential	Yes - Current	No - Privately Owned	Residential Pipeline Projects	Housing Inventory Sites in both 2008 and 2014	0	0	1	1	R5 Residential	DENNIS DIEP	Non-Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	24880 METRIC DR	92557	475150050		RS Residential	R5		5	0.26	Vacant	Yes - Current	No - Privately Owned	Residential Pipeline Projects	Housing Inventory Sites in both 2008 and 2014	0	0	1	1	R5 Residential	METRIC HOMES	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	24880 METRIC DR	92557	475150051		RS Residential	R5		5	0.36	Vacant	Yes - Current	No - Privately Owned	Residential Pipeline Projects	Housing Inventory Sites in both 2008 and 2014	0	0	1	1	R5 Residential	METRIC HOMES	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	24880 METRIC DR	92557	475150052		RS Residential	R5		5	0.41	Single Family Residential	Yes - Current	No - Privately Owned	Residential Pipeline Projects	Housing Inventory Sites in both 2008 and 2014	0	0	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		RS Residential	R5		5	0.27	Single Family Residential	Yes - Current	No - Privately Owned	Residential Pipeline Projects	Housing Inventory Sites in both 2008 and 2014	0	0	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		RS Residential	R5		5	0.24	Vacant	Yes - Current	No - Privately Owned	Residential Pipeline Projects	Housing Inventory Sites in both 2008 and 2014	0	0	1	1	R5 Residential	METRIC HOMES	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	24880 METRIC DR	92557	475150055		RS Residential	R5		5	0.24	Vacant	Yes - Current	No - Privately Owned	Residential Pipeline Projects	Housing Inventory Sites in both 2008 and 2014	0	0	1	1	R5 Residential	METRIC HOMES	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	24880 METRIC DR	92557	475150056		RS Residential	R5		5	0.19	Single Family Residential	Yes - Current	No - Privately Owned	Residential Pipeline Projects	Housing Inventory Sites in both 2008 and 2014	0	0	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		RS Residential	R5		5	0.19	Single Family Residential	Yes - Current	No - Privately Owned	Residential Pipeline Projects	Housing Inventory Sites in both 2008 and 2014	0	0	1	1	R5 Residential	MARK BLANE	Non-Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	24880 METRIC DR	92557	475150058		RS Residential	R5		5	0.24	Single Family Residential	Yes - Current	No - Privately Owned	Residential Pipeline Projects	Housing Inventory Sites in both 2008 and 2014	0	0	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		RS Residential	R5		5	0.21	Single Family Residential	Yes - Current	No - Privately Owned	Residential Pipeline Projects	Housing Inventory Sites in both 2008 and 2014	0	0	1	1	R5 Residential	CURTIS WAYNE MILLER	Non-Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	11636 HEACOCK ST	92557	475190022		R/O Residential Office	O		15	4.73	Vacant	Yes - Current	No - Privately Owned	Residential Pipeline Projects		0	130	0	130	R/O Residential Office	BEL AIR MURRIETA	Vacant Sites not included in previous Housing Elements
City of Moreno Valley	TRANQUIL QAY	92557	475220061		RS Residential	R5		5	0.76	Vacant	Yes - Current	No - Privately Owned	Residential Pipeline Projects	Housing Inventory Sites in both 2008 and 2014	0	0	3	3	R5 Residential	METRIC HOMES	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	TRANQUIL QAY	92557	475220062		RS Residential	R5		5	0.88	Vacant	Yes - Current	No - Privately Owned	Residential Pipeline Projects	Housing Inventory Sites in both 2008 and 2014	0	0	3	3	R5 Residential	METRIC HOMES	Vacant Sites included in 2008 and 2014 Housing Element

City of Moreno Valley	TRANQUIL QAY	92557	475220063		R5 Residential	R5		5	0.79	Vacant	Yes - Current	No - Privately Owned	Residential Pipeline Projects	Housing Inventory Sites in both 2008 and 2014	0	0	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	Residential Pipeline Projects	Housing Inventory Sites in both 2008 and 2014	0	0	3	3	R5 Residential	METRIC HOMES	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	24329 DUNLAVY CT	92557	475250067		R5 Residential	R5		5	1.99	Single Family Residential	Yes - Current	No - Privately Owned	Residential Pipeline Projects		0	0	7	7	R5 Residential	RIGHT SOLUTIONS	Non-Vacant Sites not included in previous Housing Elements
City of Moreno Valley	NEC of Cottonwood and Moreno Beach	92555	478020023		R10 Residential	RA2, HR	8	10	24.51	Vacant	Yes - Current	No - Privately Owned	Residential Pipeline Projects	Housing Inventory Sites in both 2008 and 2014	0	0	0	0	R10 Residential	RANCHO BELAGO	Vacant Sites included in 2008 and 2014 HE
City of Moreno Valley	NEC of Cottonwood and Moreno Beach	92555	478020024		R10 Residential	RA2, HR	8	10	19.59	Vacant	Yes - Current	No - Privately Owned	Residential Pipeline Projects	Housing Inventory Sites in both 2008 and 2014	0	0	745	745	R10 Residential	RANCHO BELAGO	Vacant Sites included in 2008 and 2014 HE
City of Moreno Valley	NEC of Cottonwood and Moreno Beach	92555	478020025		R10 Residential	RA2	8	10	21.08	Vacant	Yes - Current	No - Privately Owned	Residential Pipeline Projects	Housing Inventory Sites in both 2008 and 2014	0	0	0	0	R10 Residential	RANCHO BELAGO	Vacant Sites included in 2008 and 2014 HE
City of Moreno Valley	NEC of Cottonwood and Moreno Beach	92555	478020026		R10 Residential	RA2, HR	8	10	27.07	Vacant	Yes - Current	No - Privately Owned	Residential Pipeline Projects	Housing Inventory Sites in both 2008 and 2014	0	0	0	0	R10 Residential	RANCHO BELAGO	Vacant Sites included in 2008 and 2014 HE
City of Moreno Valley	NEC of Cottonwood and Moreno Beach	92555	478020027		R10 Residential	RA2, HR	8	10	23.42	Vacant	Yes - Current	No - Privately Owned	Residential Pipeline Projects	Housing Inventory Sites in both 2008 and 2014	0	0	0	0	R10 Residential	RANCHO BELAGO	Vacant Sites included in 2008 and 2014 HE
City of Moreno Valley	NEC of Cottonwood and Moreno Beach	92555	478020030		R10 Residential	RA2, HR	8	10	21.86	Vacant	Yes - Current	No - Privately Owned	Residential Pipeline Projects	Housing Inventory Sites in both 2008 and 2014	0	0	0	0	R10 Residential	RANCHO BELAGO	Vacant Sites included in 2008 and 2014 HE
City of Moreno Valley	NEC of Cottonwood and Moreno Beach	92555	478020031		R10 Residential	RA2	8	10	0.96	Vacant	Yes - Current	No - Privately Owned	Residential Pipeline Projects	Housing Inventory Sites in both 2008 and 2014	0	0	0	0	R10 Residential	RANCHO BELAGO	Vacant Sites included in 2008 and 2014 HE
City of Moreno Valley	SHUBERT ST	92555	478020035		R2 Residential	RA2		2	8.07	Vacant	Yes - Current	No - Privately Owned		Housing Inventory Sites in both 2008 and 2014	0	0	12	12	R2 Residential	HARMINDER S CHERA	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	SHUBERT ST	92555	478020037		R2 Residential	RA2		2	8.16	Vacant	Yes - Current	No - Privately Owned		Housing Inventory Sites in both 2008 and 2014	0	0	12	12	R2 Residential	AMRIK SINGH	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		3	6.81	Vacant	Yes - Current	No - Privately Owned		Housing Inventory Sites in both 2008 and 2014	0	0	15	15	R3 Residential	MORENO VALLEY HAMNER PROP	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	NW OF BRODIAEA AVE AND QUNCY ST	92555	478080002		R3 Residential	R3		3	5.87	Vacant	Yes - Current	No - Privately Owned		Housing Inventory Sites in both 2008 and 2014	0	0	13	13	R3 Residential	K & S DEV CO	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	NW OF BRODIAEA AVE AND QUNCY ST	92555	478080007		R3 Residential	R3		3	9.13	Vacant	Yes - Current	No - Privately Owned		Housing Inventory Sites in both 2008 and 2014	0	0	20	20	R3 Residential	TANCLAN LP	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	NW OF BRODIAEA AVE AND QUNCY ST	92555	478080014		R10 Residential	RS10	8	10	8.75	Vacant	Yes - Current	No - Privately Owned	Residential Pipeline Projects	Housing Inventory Sites in both 2008 and 2014	0	0	45	45	R10 Residential	FH II	Vacant Sites included in 2008 and 2014 Housing Element

City of Moreno Valley	BRADSHAW CIR	92555	478090018		R5 Residential	R5		5	3.07	Vacant	Yes - Current	No - Privately Owned			0	0	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	478090019		R5 Residential	R5		5	2.22	Vacant	Yes - Current	No - Privately Owned	Residential Pipeline Projects	Housing Inventory Sites in both 2008 and 2014	0	0	6	6	R5 Residential	MICHAEL WILLIAM DELATORRE	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	MC CLOUD DR	92555	478090027		R10 Residential	R10	8	10	1.90	Vacant	Yes - Current	No - Privately Owned		Housing Inventory Sites in both 2008 and 2014	0	0	15	15	R10 Residential	STEVE SHIH TENG TSAI	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	MC CLOUD DR	92555	478090028		R10 Residential	R10	8	10	1.83	Vacant	Yes - Current	No - Privately Owned		Housing Inventory Sites in both 2008 and 2014	0	14	0	14	R10 Residential	STEVE SHIH TENG TSAI	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	MC CLOUD DR	92555	478090029		R10 Residential	R10	8	10	1.83	Vacant	Yes - Current	No - Privately Owned		Housing Inventory Sites in both 2008 and 2014	0	14	0	14	R10 Residential	STEVE SHIH TENG TSAI	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	28070 BRADSHAW CIR	92555	478090030		R5 Residential	R5		5	0.95	Vacant	Yes - Current	No - Privately Owned	Residential Pipeline Projects	Housing Inventory Sites in both 2008 and 2014	0	0	4	4	R5 Residential	HAKAN BUVAN	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	28070 BRADSHAW CIR	92555	478090031		R5 Residential	R5		5	1.08	Vacant	Yes - Current	No - Privately Owned	Residential Pipeline Projects	Housing Inventory Sites in both 2008 and 2014	0	0	4	4	R5 Residential	HAKAN BUVAN	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	NE OF BRODIAEA AVE AND QUNCY ST	92555	478100018		R3 Residential	R3		3	6.29	Vacant	Yes - Current	No - Privately Owned		Housing Inventory Sites in both 2008 and 2014	0	0	14	14	R3 Residential	STEPHEN H PARK	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	NW OFCACTUS AVE AND REDLANDS BLVD	92555	478110003		R20 Residential	R20	16	20	0.36	Vacant	Yes - Current	No - Privately Owned	Residential Pipeline Projects	Housing Inventory Sites in both 2008 and 2014	0	5	0	5	R20 Residential	SP CCI	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	NW OFCACTUS AVE AND REDLANDS BLVD	92555	478110004		R20 Residential	R20	16	20	1.34	Vacant	Yes - Current	No - Privately Owned	Residential Pipeline Projects	Housing Inventory Sites in both 2008 and 2014	0	21	0	21	R20 Residential	SP CCI	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	NW OFCACTUS AVE AND REDLANDS BLVD	92555	478110006		R20 Residential	R20	16	20	1.84	Vacant	Yes - Current	No - Privately Owned	Residential Pipeline Projects	Housing Inventory Sites in both 2008 and 2014	0	29	0	29	R20 Residential	SP CCI	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	NW OFCACTUS AVE AND REDLANDS BLVD	92555	478110007		R20 Residential	R20	16	20	2.21	Vacant	Yes - Current	No - Privately Owned	Residential Pipeline Projects	Housing Inventory Sites in both 2008 and 2014	0	35	0	35	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	Residential Pipeline Projects	Housing Inventory Sites in both 2008 and 2014	0	0	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	RS10	8	10	2.04	Vacant	Yes - Current	No - Privately Owned	Residential Pipeline Projects	Housing Inventory Sites in both 2008 and 2014	0	16	0	16	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	RS10	8	10	2.26	Vacant	Yes - Current	No - Privately Owned	Residential Pipeline Projects	Housing Inventory Sites in both 2008 and 2014	0	18	0	18	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	478120010		R10 Residential	RS10	8	10	1.91	Vacant	Yes - Current	No - Privately Owned		Housing Inventory Sites in both 2008 and 2014	0	15	0	15	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	RS10	8	10	2.24	Vacant	Yes - Current	No - Privately Owned		Housing Inventory Sites in both 2008 and 2014	0	17	0	17	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	478120019		R10 Residential	RS10	8	10	2.29	Vacant	Yes - Current	No - Privately Owned		Housing Inventory Sites in both 2008 and 2014	0	18	0	18	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	RS10	8	10	2.05	Vacant	Yes - Current	No - Privately Owned		Housing Inventory Sites in both 2008 and 2014	0	16	0	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	478120021		R10 Residential	R10	8	10	2.07	Vacant	Yes - Current	No - Privately Owned		Housing Inventory Sites in both 2008 and 2014	0	16	0	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	478120022		R10 Residential	R10	8	10	2.29	Vacant	Yes - Current	No - Privately Owned		Housing Inventory Sites in both 2008 and 2014	0	18	0	18	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	8	10	2.20	Vacant	Yes - Current	No - Privately Owned		Housing Inventory Sites in both 2008 and 2014	0	17	0	17	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	8	10	1.98	Vacant	Yes - Current	No - Privately Owned		Housing Inventory Sites in both 2008 and 2014	0	15	0	15	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	RS10	8	10	0.64	Vacant	Yes - Current	No - Privately Owned			0	5	0	5	R10 Residential	SP CCI	Vacant Sites not included in previous Housing Elements
City of Moreno Valley	NE OF BAY AVE AND QUNCIY ST	92555	478250001		R3 Residential	R3		3	17.98	Vacant	Yes - Current	No - Privately Owned		Housing Inventory Sites in both 2008 and 2014	0	0	40	40	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	Residential Pipeline Projects	Housing Inventory Sites in both 2008 and 2014	0	0	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	Residential Pipeline Projects	Housing Inventory Sites in both 2008 and 2014	0	0	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	Residential Pipeline Projects	Housing Inventory Sites in both 2008 and 2014	0	0	1	1	R5 Residential	KB HOME CALIF	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	28464 PEONY CIR	92555	478440004		R5 Residential	R5		5	0.28	Vacant	Yes - Current	No - Privately Owned	Residential Pipeline Projects	Housing Inventory Sites in both 2008 and 2014	0	0	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	Residential Pipeline Projects	Housing Inventory Sites in both 2008 and 2014	0	0	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	0.19	Vacant	Yes - Current	No - Privately Owned	Residential Pipeline Projects	Housing Inventory Sites in both 2008 and 2014	0	0	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		RS Residential	R5		5	0.15	Vacant	Yes - Current	No - Privately Owned	Residential Pipeline Projects	Housing Inventory Sites in both 2008 and 2014	0	0	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		RS Residential	R5		5	0.14	Vacant	Yes - Current	No - Privately Owned	Residential Pipeline Projects	Housing Inventory Sites in both 2008 and 2014	0	0	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		RS Residential	R5		5	0.14	Vacant	Yes - Current	No - Privately Owned	Residential Pipeline Projects	Housing Inventory Sites in both 2008 and 2014	0	0	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		RS Residential	R5		5	0.14	Vacant	Yes - Current	No - Privately Owned	Residential Pipeline Projects	Housing Inventory Sites in both 2008 and 2014	0	0	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		RS Residential	R5		5	0.15	Vacant	Yes - Current	No - Privately Owned	Residential Pipeline Projects	Housing Inventory Sites in both 2008 and 2014	0	0	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		RS Residential	R5		5	0.20	Vacant	Yes - Current	No - Privately Owned	Residential Pipeline Projects	Housing Inventory Sites in both 2008 and 2014	0	0	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		RS Residential	R5		5	0.21	Vacant	Yes - Current	No - Privately Owned	Residential Pipeline Projects	Housing Inventory Sites in both 2008 and 2014	0	0	1	1	R5 Residential	KB HOME CALIF	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	14363 BOTTLEBRUSH WAY	92555	478440014		RS Residential	R5		5	0.14	Single Family Residential	Yes - Current	No - Privately Owned	Residential Pipeline Projects	Housing Inventory Sites in both 2008 and 2014	0	0	1	1	R5 Residential	CYNTHIA B JORDAN	Non-Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	14353 BOTTLEBRUSH WAY	92555	478440015		RS Residential	R5		5	0.14	Single Family Residential	Yes - Current	No - Privately Owned	Residential Pipeline Projects	Housing Inventory Sites in both 2008 and 2014	0	0	1	1	R5 Residential	REBECCA A CATANIA	Non-Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	14343 BOTTLEBRUSH WAY	92555	478440016		RS Residential	R5		5	0.14	Single Family Residential	Yes - Current	No - Privately Owned	Residential Pipeline Projects	Housing Inventory Sites in both 2008 and 2014	0	0	1	1	R5 Residential	JERRY G ROMERO	Non-Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	14333 BOTTLEBRUSH WAY	92555	478440017		RS Residential	R5		5	0.14	Single Family Residential	Yes - Current	No - Privately Owned	Residential Pipeline Projects	Housing Inventory Sites in both 2008 and 2014	0	0	1	1	R5 Residential	DAVE R GREER	Non-Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	14323 BOTTLEBRUSH WAY	92555	478440018		RS Residential	R5		5	0.15	Single Family Residential	Yes - Current	No - Privately Owned	Residential Pipeline Projects	Housing Inventory Sites in both 2008 and 2014	0	0	1	1	R5 Residential	KIMBERLY IM	Non-Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	14313 BOTTLEBRUSH WAY	92555	478440019		RS Residential	R5		5	0.16	Single Family Residential	Yes - Current	No - Privately Owned	Residential Pipeline Projects	Housing Inventory Sites in both 2008 and 2014	0	0	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		RS Residential	R5		5	0.16	Single Family Residential	Yes - Current	No - Privately Owned	Residential Pipeline Projects	Housing Inventory Sites in both 2008 and 2014	0	0	1	1	R5 Residential	JANET SOLEDAD	Non-Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	14293 BOTTLEBRUSH WAY	92555	478440021		RS Residential	R5		5	0.15	Single Family Residential	Yes - Current	No - Privately Owned	Residential Pipeline Projects	Housing Inventory Sites in both 2008 and 2014	0	0	1	1	R5 Residential	VICTORIA Z PANGANIBAN MA	Non-Vacant Sites included in 2008 and 2014 Housing Element

City of Moreno Valley	14283 BOTTLEBRUSH WAY	92555	478440022		RS Residential	R5		5	0.14	Single Family Residential	Yes - Current	No - Privately Owned	Residential Pipeline Projects	Housing Inventory Sites in both 2008 and 2014	0	0	1	1	R5 Residential	SERGIO LOPEZ	Non-Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	14273 BOTTLEBRUSH WAY	92555	478440023		RS Residential	R5		5	0.17	Single Family Residential	Yes - Current	No - Privately Owned	Residential Pipeline Projects	Housing Inventory Sites in both 2008 and 2014	0	0	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		RS Residential	R5		5	0.17	Single Family Residential	Yes - Current	No - Privately Owned	Residential Pipeline Projects	Housing Inventory Sites in both 2008 and 2014	0	0	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		RS Residential	R5		5	0.14	Single Family Residential	Yes - Current	No - Privately Owned	Residential Pipeline Projects	Housing Inventory Sites in both 2008 and 2014	0	0	1	1	R5 Residential	OSCAR J GUTIERREZ	Non-Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	14294 BOTTLEBRUSH WAY	92555	478440026		RS Residential	R5		5	0.16	Single Family Residential	Yes - Current	No - Privately Owned	Residential Pipeline Projects	Housing Inventory Sites in both 2008 and 2014	0	0	1	1	R5 Residential	MICHELLE LYNN JOHNSON	Non-Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	14304 BOTTLEBRUSH WAY	92555	478440027		RS Residential	R5		5	0.16	Single Family Residential	Yes - Current	No - Privately Owned	Residential Pipeline Projects	Housing Inventory Sites in both 2008 and 2014	0	0	1	1	R5 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	R5		5	0.16	Single Family Residential	Yes - Current	No - Privately Owned	Residential Pipeline Projects	Housing Inventory Sites in both 2008 and 2014	0	0	1	1	R5 Residential	NELLY DURAN	Non-Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	14324 BOTTLEBRUSH WAY	92555	478440029		RS Residential	R5		5	0.17	Single Family Residential	Yes - Current	No - Privately Owned	Residential Pipeline Projects	Housing Inventory Sites in both 2008 and 2014	0	0	1	1	R5 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	R5		5	0.16	Single Family Residential	Yes - Current	No - Privately Owned	Residential Pipeline Projects	Housing Inventory Sites in both 2008 and 2014	0	0	1	1	R5 Residential	WR SERVICES	Non-Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	28570 YAROW WAY	92555	478440031		RS Residential	R5		5	0.14	Single Family Residential	Yes - Current	No - Privately Owned	Residential Pipeline Projects	Housing Inventory Sites in both 2008 and 2014	0	0	1	1	R5 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	R5		5	0.14	Single Family Residential	Yes - Current	No - Privately Owned	Residential Pipeline Projects	Housing Inventory Sites in both 2008 and 2014	0	0	1	1	R5 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	R5		5	0.15	Single Family Residential	Yes - Current	No - Privately Owned	Residential Pipeline Projects	Housing Inventory Sites in both 2008 and 2014	0	0	1	1	R5 Residential	HAIMING HU	Non-Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	14325 BEGONIA LN	92555	478440034		RS Residential	R5		5	0.17	Single Family Residential	Yes - Current	No - Privately Owned	Residential Pipeline Projects	Housing Inventory Sites in both 2008 and 2014	0	0	1	1	R5 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	R5		5	0.16	Single Family Residential	Yes - Current	No - Privately Owned	Residential Pipeline Projects	Housing Inventory Sites in both 2008 and 2014	0	0	1	1	R5 Residential	CRAIG L WILLCUTT	Non-Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	14305 BEGONIA LN	92555	478440036		RS Residential	R5		5	0.16	Single Family Residential	Yes - Current	No - Privately Owned	Residential Pipeline Projects	Housing Inventory Sites in both 2008 and 2014	0	0	1	1	R5 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	R5		5	0.16	Single Family Residential	Yes - Current	No - Privately Owned	Residential Pipeline Projects	Housing Inventory Sites in both 2008 and 2014	0	0	1	1	R5 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	R5		5	0.14	Single Family Residential	Yes - Current	No - Privately Owned	Residential Pipeline Projects	Housing Inventory Sites in both 2008 and 2014	0	0	1	1	R5 Residential	JOHN BLACKBURN	Non-Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	14275 BEGONIA LN	92555	478440039		RS Residential	R5		5	0.17	Single Family Residential	Yes - Current	No - Privately Owned	Residential Pipeline Projects	Housing Inventory Sites in both 2008 and 2014	0	0	1	1	R5 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	R5		5	0.18	Single Family Residential	Yes - Current	No - Privately Owned	Residential Pipeline Projects	Housing Inventory Sites in both 2008 and 2014	0	0	1	1	R5 Residential	DEREK GONZALES	Non-Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	14286 BEGONIA LN	92555	478440041		RS Residential	R5		5	0.14	Single Family Residential	Yes - Current	No - Privately Owned	Residential Pipeline Projects	Housing Inventory Sites in both 2008 and 2014	0	0	1	1	R5 Residential	LUIS MARTINEZ	Non-Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	14296 BEGONIA LN	92555	478440042		RS Residential	R5		5	0.15	Single Family Residential	Yes - Current	No - Privately Owned	Residential Pipeline Projects	Housing Inventory Sites in both 2008 and 2014	0	0	1	1	R5 Residential	DAVID BROWN	Non-Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	14306 BEGONIA LN	92555	478440043		RS Residential	R5		5	0.15	Single Family Residential	Yes - Current	No - Privately Owned	Residential Pipeline Projects	Housing Inventory Sites in both 2008 and 2014	0	0	1	1	R5 Residential	RUBEN RODRIGUEZ	Non-Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	14316 BEGONIA LN	92555	478440044		RS Residential	R5		5	0.15	Single Family Residential	Yes - Current	No - Privately Owned	Residential Pipeline Projects	Housing Inventory Sites in both 2008 and 2014	0	0	1	1	R5 Residential	GERARDO SALVADOR	Non-Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	14326 BEGONIA LN	92555	478440045		RS Residential	R5		5	0.15	Single Family Residential	Yes - Current	No - Privately Owned	Residential Pipeline Projects	Housing Inventory Sites in both 2008 and 2014	0	0	1	1	R5 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	R5		5	0.20	Single Family Residential	Yes - Current	No - Privately Owned	Residential Pipeline Projects	Housing Inventory Sites in both 2008 and 2014	0	0	1	1	R5 Residential	TIMOTHY ALAN BITTNER	Non-Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	BRODIAEA AVE	92555	478440047		RS Residential	R5		5	0.22	Greenways/Open Space	Yes - Current	No - Privately Owned	Residential Pipeline Projects	Housing Inventory Sites in both 2008 and 2014	0	0	0	0	R5 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	R5		5	0.36	Greenways/Open Space/Flood Control	Yes - Current	No - Privately Owned	Residential Pipeline Projects	Housing Inventory Sites in both 2008 and 2014	0	0	0	0	R5 Residential	KB HOME CALIF	Non-Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	BRODIAEA AVE	92555	478440049		RS Residential	R5		5	0.06	Greenways/Open Space/Flood Control	Yes - Current	No - Privately Owned	Residential Pipeline Projects	Housing Inventory Sites in both 2008 and 2014	0	0	0	0	R5 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	R5		5	0.06	Greenways/Open Space/Flood Control	Yes - Current	No - Privately Owned	Residential Pipeline Projects	Housing Inventory Sites in both 2008 and 2014	0	0	0	0	R5 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	R5		5	1.34	Greenways/Open Space	Yes - Current	No - Privately Owned	Residential Pipeline Projects		0	0	0	0	R5 Residential	KB HOME CALIF	Non-Vacant Sites not included in previous Housing Elements

City of Moreno Valley	28621 YAROW WAY	92555	478441001		RS Residential	R5		5	0.14	Single Family Residential	Yes - Current	No - Privately Owned	Residential Pipeline Projects	Housing Inventory Sites in both 2008 and 2014	0	0	1	1	R5 Residential	ROGER R GUILLEN-AYALA	Non-Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	28611 YAROW WAY	92555	478441002		RS Residential	R5		5	0.14	Single Family Residential	Yes - Current	No - Privately Owned	Residential Pipeline Projects	Housing Inventory Sites in both 2008 and 2014	0	0	1	1	R5 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	R5		5	0.14	Single Family Residential	Yes - Current	No - Privately Owned	Residential Pipeline Projects	Housing Inventory Sites in both 2008 and 2014	0	0	1	1	R5 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	R5		5	0.14	Single Family Residential	Yes - Current	No - Privately Owned	Residential Pipeline Projects	Housing Inventory Sites in both 2008 and 2014	0	0	1	1	R5 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	R5		5	0.14	Single Family Residential	Yes - Current	No - Privately Owned	Residential Pipeline Projects	Housing Inventory Sites in both 2008 and 2014	0	0	1	1	R5 Residential	HAIMING HU	Non-Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	28571 YAROW WAY	92555	478441006		RS Residential	R5		5	0.14	Single Family Residential	Yes - Current	No - Privately Owned	Residential Pipeline Projects	Housing Inventory Sites in both 2008 and 2014	0	0	1	1	R5 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	R5		5	0.15	Single Family Residential	Yes - Current	No - Privately Owned	Residential Pipeline Projects	Housing Inventory Sites in both 2008 and 2014	0	0	1	1	R5 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	R5		5	0.15	Vacant	Yes - Current	No - Privately Owned	Residential Pipeline Projects	Housing Inventory Sites in both 2008 and 2014	0	0	1	1	R5 Residential	KB HOME CALIF	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	28487 LARKSONG WAY	92555	478450002		RS Residential	R5		5	0.14	Vacant	Yes - Current	No - Privately Owned	Residential Pipeline Projects	Housing Inventory Sites in both 2008 and 2014	0	0	1	1	R5 Residential	KB HOME CALIF	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	28477 LARKSONG WAY	92555	478450003		RS Residential	R5		5	0.14	Vacant	Yes - Current	No - Privately Owned	Residential Pipeline Projects	Housing Inventory Sites in both 2008 and 2014	0	0	1	1	R5 Residential	KB HOME CALIF	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	28467 LARKSONG WAY	92555	478450004		RS Residential	R5		5	0.14	Vacant	Yes - Current	No - Privately Owned	Residential Pipeline Projects	Housing Inventory Sites in both 2008 and 2014	0	0	1	1	R5 Residential	KB HOME CALIF	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	28457 LARKSONG WAY	92555	478450005		RS Residential	R5		5	0.14	Vacant	Yes - Current	No - Privately Owned	Residential Pipeline Projects	Housing Inventory Sites in both 2008 and 2014	0	0	1	1	R5 Residential	KB HOME CALIF	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	28447 LARKSONG WAY	92555	478450006		RS Residential	R5		5	0.14	Vacant	Yes - Current	No - Privately Owned	Residential Pipeline Projects	Housing Inventory Sites in both 2008 and 2014	0	0	1	1	R5 Residential	KB HOME CALIF	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	14387 ARBORGLENN DR	92555	478450007		RS Residential	R5		5	0.26	Vacant	Yes - Current	No - Privately Owned	Residential Pipeline Projects	Housing Inventory Sites in both 2008 and 2014	0	0	1	1	R5 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	R5		5	0.35	Vacant	Yes - Current	No - Privately Owned	Residential Pipeline Projects	Housing Inventory Sites in both 2008 and 2014	0	0	1	1	R5 Residential	KB HOME CALIF	Vacant Sites included in 2008 and 2014 Housing Element

City of Moreno Valley	14407 PEAR BLOSSOM LN	92555	478450009		R5 Residential	R5		5	0.19	Vacant	Yes - Current	No - Privately Owned	Residential Pipeline Projects	Housing Inventory Sites in both 2008 and 2014	0	0	1	1	R5 Residential	KB HOME CALIF	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	14417 PEAR BLOSSOM LN	92555	478450010		R5 Residential	R5		5	0.18	Vacant	Yes - Current	No - Privately Owned	Residential Pipeline Projects	Housing Inventory Sites in both 2008 and 2014	0	0	1	1	R5 Residential	KB HOME CALIF	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	14427 PEAR BLOSSOM LN	92555	478450011		R5 Residential	R5		5	0.18	Vacant	Yes - Current	No - Privately Owned	Residential Pipeline Projects	Housing Inventory Sites in both 2008 and 2014	0	0	1	1	R5 Residential	KB HOME CALIF	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	14437 PEAR BLOSSOM LN	92555	478450012		R5 Residential	R5		5	0.18	Vacant	Yes - Current	No - Privately Owned	Residential Pipeline Projects	Housing Inventory Sites in both 2008 and 2014	0	0	1	1	R5 Residential	KB HOME CALIF	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	14447 PEAR BLOSSOM LN	92555	478450013		R5 Residential	R5		5	0.17	Vacant	Yes - Current	No - Privately Owned	Residential Pipeline Projects	Housing Inventory Sites in both 2008 and 2014	0	0	1	1	R5 Residential	KB HOME CALIF	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	14457 PEAR BLOSSOM LN	92555	478450014		R5 Residential	R5		5	0.17	Vacant	Yes - Current	No - Privately Owned	Residential Pipeline Projects	Housing Inventory Sites in both 2008 and 2014	0	0	1	1	R5 Residential	KB HOME CALIF	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	28441 PEAR BLOSSOM LN	92555	478450015		R5 Residential	R5		5	0.15	Vacant	Yes - Current	No - Privately Owned	Residential Pipeline Projects	Housing Inventory Sites in both 2008 and 2014	0	0	1	1	R5 Residential	KB HOME CALIF	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	28451 PEAR BLOSSOM LN	92555	478450016		R5 Residential	R5		5	0.15	Vacant	Yes - Current	No - Privately Owned	Residential Pipeline Projects	Housing Inventory Sites in both 2008 and 2014	0	0	1	1	R5 Residential	KB HOME CALIF	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	28461 PEAR BLOSSOM LN	92555	478450017		R5 Residential	R5		5	0.15	Vacant	Yes - Current	No - Privately Owned	Residential Pipeline Projects	Housing Inventory Sites in both 2008 and 2014	0	0	1	1	R5 Residential	KB HOME CALIF	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	28471 PEAR BLOSSOM LN	92555	478450018		R5 Residential	R5		5	0.15	Vacant	Yes - Current	No - Privately Owned	Residential Pipeline Projects	Housing Inventory Sites in both 2008 and 2014	0	0	1	1	R5 Residential	KB HOME CALIF	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	28481 PEAR BLOSSOM LN	92555	478450019		R5 Residential	R5		5	0.15	Vacant	Yes - Current	No - Privately Owned	Residential Pipeline Projects	Housing Inventory Sites in both 2008 and 2014	0	0	1	1	R5 Residential	KB HOME CALIF	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	28491 PEAR BLOSSOM LN	92555	478450020		R5 Residential	R5		5	0.15	Vacant	Yes - Current	No - Privately Owned	Residential Pipeline Projects	Housing Inventory Sites in both 2008 and 2014	0	0	1	1	R5 Residential	KB HOME CALIF	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	28492 PEAR BLOSSOM LN	92555	478450021		R5 Residential	R5		5	0.16	Single Family Residential	Yes - Current	No - Privately Owned	Residential Pipeline Projects	Housing Inventory Sites in both 2008 and 2014	0	0	1	1	R5 Residential	KB HOME CALIF	Non-Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	28482 PEAR BLOSSOM LN	92555	478450022		R5 Residential	R5		5	0.15	Single Family Residential	Yes - Current	No - Privately Owned	Residential Pipeline Projects	Housing Inventory Sites in both 2008 and 2014	0	0	1	1	R5 Residential	KB HOME CALIF	Non-Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	28472 PEAR BLOSSOM LN	92555	478450023		R5 Residential	R5		5	0.15	Single Family Residential	Yes - Current	No - Privately Owned	Residential Pipeline Projects	Housing Inventory Sites in both 2008 and 2014	0	0	1	1	R5 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	R5		5	0.14	Vacant	Yes - Current	No - Privately Owned	Residential Pipeline Projects	Housing Inventory Sites in both 2008 and 2014	0	0	1	1	R5 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	R5		5	0.14	Vacant	Yes - Current	No - Privately Owned	Residential Pipeline Projects	Housing Inventory Sites in both 2008 and 2014	0	0	1	1	R5 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	R5		5	0.17	Vacant	Yes - Current	No - Privately Owned	Residential Pipeline Projects	Housing Inventory Sites in both 2008 and 2014	0	0	1	1	R5 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	R5		5	0.26	Vacant	Yes - Current	No - Privately Owned	Residential Pipeline Projects	Housing Inventory Sites in both 2008 and 2014	0	0	1	1	R5 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	R5		5	0.23	Vacant	Yes - Current	No - Privately Owned	Residential Pipeline Projects	Housing Inventory Sites in both 2008 and 2014	0	0	1	1	R5 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	R5		5	0.28	Vacant	Yes - Current	No - Privately Owned	Residential Pipeline Projects	Housing Inventory Sites in both 2008 and 2014	0	0	1	1	R5 Residential	KB HOME CALIF	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	14411 QUINCY ST	92555	478450030		RS Residential	R5		5	0.32	Vacant	Yes - Current	No - Privately Owned	Residential Pipeline Projects	Housing Inventory Sites in both 2008 and 2014	0	0	1	1	R5 Residential	KB HOME CALIF	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	14421 QUINCY ST	92555	478450031		RS Residential	R5		5	0.25	Vacant	Yes - Current	No - Privately Owned	Residential Pipeline Projects	Housing Inventory Sites in both 2008 and 2014	0	0	1	1	R5 Residential	KB HOME CALIF	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	14431 QUINCY ST	92555	478450032		RS Residential	R5		5	0.25	Vacant	Yes - Current	No - Privately Owned	Residential Pipeline Projects	Housing Inventory Sites in both 2008 and 2014	0	0	1	1	R5 Residential	KB HOME CALIF	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	CACTUS AVE	92555	478450033		RS Residential	R5		5	0.14	Greenways/Open Space	Yes - Current	No - Privately Owned	Residential Pipeline Projects	Housing Inventory Sites in both 2008 and 2014	0	0	0	0	R5 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	R5		5	0.51	Vacant	Yes - Current	No - Privately Owned	Residential Pipeline Projects	Housing Inventory Sites in both 2008 and 2014	0	0	0	0	R5 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	R5		5	0.19	Single Family Residential	Yes - Current	No - Privately Owned	Residential Pipeline Projects	Housing Inventory Sites in both 2008 and 2014	0	0	1	1	R5 Residential	JAMIE R PEREZ	Non-Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	14443 BOTTLEBRUSH WAY	92555	478451002		RS Residential	R5		5	0.15	Single Family Residential	Yes - Current	No - Privately Owned	Residential Pipeline Projects	Housing Inventory Sites in both 2008 and 2014	0	0	1	1	R5 Residential	MELINDA A CONNOR	Non-Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	14433 BOTTLEBRUSH WAY	92555	478451003		RS Residential	R5		5	0.16	Single Family Residential	Yes - Current	No - Privately Owned	Residential Pipeline Projects	Housing Inventory Sites in both 2008 and 2014	0	0	1	1	R5 Residential	NATASHIE BROWN	Non-Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	14423 BOTTLEBRUSH WAY	92555	478451004		RS Residential	R5		5	0.16	Single Family Residential	Yes - Current	No - Privately Owned	Residential Pipeline Projects	Housing Inventory Sites in both 2008 and 2014	0	0	1	1	R5 Residential	ANTONIO PIMENTEL	Non-Vacant Sites included in 2008 and 2014 Housing Element

City of Moreno Valley	14413 BOTTLEBRUSH WAY	92555	478451005		R5 Residential	R5		5	0.16	Single Family Residential	Yes - Current	No - Privately Owned	Residential Pipeline Projects	Housing Inventory Sites in both 2008 and 2014	0	0	1	1	R5 Residential	ENRIQUE ROSALES	Non-Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	14403 BOTTLEBRUSH WAY	92555	478451006		R5 Residential	R5		5	0.15	Single Family Residential	Yes - Current	No - Privately Owned	Residential Pipeline Projects	Housing Inventory Sites in both 2008 and 2014	0	0	1	1	R5 Residential	MITCHELLE L BONIFACIO	Non-Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	14393 BOTTLEBRUSH WAY	92555	478451007		R5 Residential	R5		5	0.14	Single Family Residential	Yes - Current	No - Privately Owned	Residential Pipeline Projects	Housing Inventory Sites in both 2008 and 2014	0	0	1	1	R5 Residential	JOSEPH GONZALEZ	Non-Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	14383 BOTTLEBRUSH WAY	92555	478451008		R5 Residential	R5		5	0.14	Single Family Residential	Yes - Current	No - Privately Owned	Residential Pipeline Projects	Housing Inventory Sites in both 2008 and 2014	0	0	1	1	R5 Residential	OSCAR CAZARES	Non-Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	14373 BOTTLEBRUSH WAY	92555	478451009		R5 Residential	R5		5	0.14	Single Family Residential	Yes - Current	No - Privately Owned	Residential Pipeline Projects	Housing Inventory Sites in both 2008 and 2014	0	0	1	1	R5 Residential	MARIE M MERILICE	Non-Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	CACTUS AVE	92555	478451010		R5 Residential	R5		5	0.07	Greenways/Open Space	Yes - Current	No - Privately Owned	Residential Pipeline Projects	Housing Inventory Sites in both 2008 and 2014	0	0	0	0	R5 Residential	BELLA CORTINA COMM ASSN	Non-Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	BRODIAEA AVE	92555	478451011		R5 Residential	R5		5	0.16	Greenways/Open Space	Yes - Current	No - Privately Owned	Residential Pipeline Projects	Housing Inventory Sites in both 2008 and 2014	0	0	0	0	R5 Residential	BELLA CORTINA COMMUNITY ASSN	Non-Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	QUINCY ST	92555	478451012		R5 Residential	R5		5	1.31	Greenways/Open Space	Yes - Current	No - Privately Owned	Residential Pipeline Projects		0	0	0	0	R5 Residential	KB HOME CALIF	Non-Vacant Sites not included in previous Housing Elements
City of Moreno Valley	CACTUS AVE	92555	478451013		R5 Residential	R5		5	0.46	Vacant	Yes - Current	No - Privately Owned	Residential Pipeline Projects	Housing Inventory Sites in both 2008 and 2014	0	0	0	0	R5 Residential	BELLA CORTINA COMM ASSN	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	28562 BOTTLEBRUSH WAY	92555	478452001		R5 Residential	R5		5	0.15	Single Family Residential	Yes - Current	No - Privately Owned	Residential Pipeline Projects	Housing Inventory Sites in both 2008 and 2014	0	0	1	1	R5 Residential	JOSE B BRAVO ECHEVERRIA	Non-Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	28572 BUTTERCUP WAY	92555	478452002		R5 Residential	R5		5	0.14	Single Family Residential	Yes - Current	No - Privately Owned	Residential Pipeline Projects	Housing Inventory Sites in both 2008 and 2014	0	0	1	1	R5 Residential	JESSE ARREOLA	Non-Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	28582 BUTTERCUP WAY	92555	478452003		R5 Residential	R5		5	0.14	Single Family Residential	Yes - Current	No - Privately Owned	Residential Pipeline Projects	Housing Inventory Sites in both 2008 and 2014	0	0	1	1	R5 Residential	ZHENG FAN	Non-Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	28592 BUTTERCUP WAY	92555	478452004		R5 Residential	R5		5	0.14	Single Family Residential	Yes - Current	No - Privately Owned	Residential Pipeline Projects	Housing Inventory Sites in both 2008 and 2014	0	0	1	1	R5 Residential	VICTOR M OCASIO	Non-Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	28602 BUTTERCUP WAY	92555	478452005		R5 Residential	R5		5	0.14	Single Family Residential	Yes - Current	No - Privately Owned	Residential Pipeline Projects	Housing Inventory Sites in both 2008 and 2014	0	0	1	1	R5 Residential	RAMON MAESE	Non-Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	28612 BUTTERCUP WAY	92555	478452006		R5 Residential	R5		5	0.15	Single Family Residential	Yes - Current	No - Privately Owned	Residential Pipeline Projects	Housing Inventory Sites in both 2008 and 2014	0	0	1	1	R5 Residential	JENIFER N NALBANDIAN	Non-Vacant Sites included in 2008 and 2014 Housing Element

City of Moreno Valley	28613 BUTTERCUP WAY	92555	478452007		RS Residential	R5		5	0.15	Vacant	Yes - Current	No - Privately Owned	Residential Pipeline Projects	Housing Inventory Sites in both 2008 and 2014	0	0	1	1	R5 Residential	KB HOME CALIF	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	28603 BUTTERCUP WAY	92555	478452008		RS Residential	R5		5	0.15	Vacant	Yes - Current	No - Privately Owned	Residential Pipeline Projects	Housing Inventory Sites in both 2008 and 2014	0	0	1	1	R5 Residential	KB HOME CALIF	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	28593 BUTTERCUP WAY	92555	478452009		RS Residential	R5		5	0.18	Vacant	Yes - Current	No - Privately Owned	Residential Pipeline Projects	Housing Inventory Sites in both 2008 and 2014	0	0	1	1	R5 Residential	KB HOME CALIF	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	28583 BUTTERCUP WAY	92555	478452010		RS Residential	R5		5	0.18	Vacant	Yes - Current	No - Privately Owned	Residential Pipeline Projects	Housing Inventory Sites in both 2008 and 2014	0	0	1	1	R5 Residential	KB HOME CALIF	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	14404 BOTTLEBRUSH WAY	92555	478452011		RS Residential	R5		5	0.17	Single Family Residential	Yes - Current	No - Privately Owned	Residential Pipeline Projects	Housing Inventory Sites in both 2008 and 2014	0	0	1	1	R5 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	R5		5	0.15	Single Family Residential	Yes - Current	No - Privately Owned	Residential Pipeline Projects	Housing Inventory Sites in both 2008 and 2014	0	0	1	1	R5 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	R5		5	0.15	Vacant	Yes - Current	No - Privately Owned	Residential Pipeline Projects	Housing Inventory Sites in both 2008 and 2014	0	0	1	1	R5 Residential	KB HOME CALIF	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	14434 BOTTLEBRUSH WAY	92555	478452014		RS Residential	R5		5	0.15	Vacant	Yes - Current	No - Privately Owned	Residential Pipeline Projects	Housing Inventory Sites in both 2008 and 2014	0	0	1	1	R5 Residential	KB HOME CALIF	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	28584 TUBEROSE LN	92555	478452015		RS Residential	R5		5	0.17	Single Family Residential	Yes - Current	No - Privately Owned	Residential Pipeline Projects	Housing Inventory Sites in both 2008 and 2014	0	0	1	1	R5 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	R5		5	0.17	Single Family Residential	Yes - Current	No - Privately Owned	Residential Pipeline Projects	Housing Inventory Sites in both 2008 and 2014	0	0	1	1	R5 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	R5		5	0.15	Single Family Residential	Yes - Current	No - Privately Owned	Residential Pipeline Projects	Housing Inventory Sites in both 2008 and 2014	0	0	1	1	R5 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	R5		5	0.15	Single Family Residential	Yes - Current	No - Privately Owned	Residential Pipeline Projects	Housing Inventory Sites in both 2008 and 2014	0	0	1	1	R5 Residential	KB HOME CALIF	Non-Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	28615 TUBEROSE LN	92555	478452019		RS Residential	R5		5	0.17	Single Family Residential	Yes - Current	No - Privately Owned	Residential Pipeline Projects	Housing Inventory Sites in both 2008 and 2014	0	0	1	1	R5 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	R5		5	0.15	Vacant	Yes - Current	No - Privately Owned	Residential Pipeline Projects	Housing Inventory Sites in both 2008 and 2014	0	0	1	1	R5 Residential	KB HOME CALIF	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	28595 TUBEROSE LN	92555	478452021		RS Residential	R5		5	0.16	Vacant	Yes - Current	No - Privately Owned	Residential Pipeline Projects	Housing Inventory Sites in both 2008 and 2014	0	0	1	1	R5 Residential	KB HOME CALIF	Vacant Sites included in 2008 and 2014 Housing Element

City of Moreno Valley	CACTUS AVE	92555	478452022		R5 Residential	R5		5	0.12	Greenways/Open Space	Yes - Current	No - Privately Owned	Residential Pipeline Projects	Housing Inventory Sites in both 2008 and 2014	0	0	0	0	R5 Residential	BELLA CORTINA COMM ASSN	Non-Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	14337 TANSY RD	92555	478460001		R5 Residential	R5		5	0.16	Single Family Residential	Yes - Current	No - Privately Owned	Residential Pipeline Projects	Housing Inventory Sites in both 2008 and 2014	0	0	1	1	R5 Residential	KB HOME CALIF	Non-Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	14327 TANSY RD	92555	478460002		R5 Residential	R5		5	0.15	Vacant	Yes - Current	No - Privately Owned	Residential Pipeline Projects	Housing Inventory Sites in both 2008 and 2014	0	0	1	1	R5 Residential	KB HOME CALIF	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	14317 TANSY RD	92555	478460003		R5 Residential	R5		5	0.15	Vacant	Yes - Current	No - Privately Owned	Residential Pipeline Projects	Housing Inventory Sites in both 2008 and 2014	0	0	1	1	R5 Residential	KB HOME CALIF	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	14307 TANSY RD	92555	478460004		R5 Residential	R5		5	0.14	Vacant	Yes - Current	No - Privately Owned	Residential Pipeline Projects	Housing Inventory Sites in both 2008 and 2014	0	0	1	1	R5 Residential	KB HOME CALIF	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	14297 TANSY RD	92555	478460005		R5 Residential	R5		5	0.14	Vacant	Yes - Current	No - Privately Owned	Residential Pipeline Projects	Housing Inventory Sites in both 2008 and 2014	0	0	1	1	R5 Residential	KB HOME CALIF	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	14287 TANSY RD	92555	478460006		R5 Residential	R5		5	0.14	Vacant	Yes - Current	No - Privately Owned	Residential Pipeline Projects	Housing Inventory Sites in both 2008 and 2014	0	0	1	1	R5 Residential	KB HOME CALIF	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	14277 TANSY RD	92555	478460007		R5 Residential	R5		5	0.16	Vacant	Yes - Current	No - Privately Owned	Residential Pipeline Projects	Housing Inventory Sites in both 2008 and 2014	0	0	1	1	R5 Residential	KB HOME CALIF	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	BRODIAEA AVE	92555	478460008		R5 Residential	R5		5	0.04	Greenways/Open Space/Flood Control	Yes - Current	No - Privately Owned	Residential Pipeline Projects	Housing Inventory Sites in both 2008 and 2014	0	0	0	0	R5 Residential	KB HOME CALIF	Non-Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	14278 TANSY RD	92555	478461001		R5 Residential	R5		5	0.16	Vacant	Yes - Current	No - Privately Owned	Residential Pipeline Projects	Housing Inventory Sites in both 2008 and 2014	0	0	1	1	R5 Residential	KB HOME CALIF	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	14288 TANSY RD	92555	478461002		R5 Residential	R5		5	0.14	Vacant	Yes - Current	No - Privately Owned	Residential Pipeline Projects	Housing Inventory Sites in both 2008 and 2014	0	0	1	1	R5 Residential	KB HOME CALIF	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	14298 TANSY RD	92555	478461003		R5 Residential	R5		5	0.14	Vacant	Yes - Current	No - Privately Owned	Residential Pipeline Projects	Housing Inventory Sites in both 2008 and 2014	0	0	1	1	R5 Residential	KB HOME CALIF	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	14308 TANSY RD	92555	478461004		R5 Residential	R5		5	0.15	Vacant	Yes - Current	No - Privately Owned	Residential Pipeline Projects	Housing Inventory Sites in both 2008 and 2014	0	0	1	1	R5 Residential	KB HOME CALIF	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	14318 TANSY RD	92555	478461005		R5 Residential	R5		5	0.14	Vacant	Yes - Current	No - Privately Owned	Residential Pipeline Projects	Housing Inventory Sites in both 2008 and 2014	0	0	1	1	R5 Residential	KB HOME CALIF	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	14328 TANSY RD	92555	478461006		R5 Residential	R5		5	0.14	Vacant	Yes - Current	No - Privately Owned	Residential Pipeline Projects	Housing Inventory Sites in both 2008 and 2014	0	0	1	1	R5 Residential	KB HOME CALIF	Vacant Sites included in 2008 and 2014 Housing Element

City of Moreno Valley	14338 TANSY RD	92555	478461007		RS Residential	R5		5	0.15	Vacant	Yes - Current	No - Privately Owned	Residential Pipeline Projects	Housing Inventory Sites in both 2008 and 2014	0	0	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	478461008		RS Residential	R5		5	0.15	Single Family Residential	Yes - Current	No - Privately Owned	Residential Pipeline Projects	Housing Inventory Sites in both 2008 and 2014	0	0	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	478461009		RS Residential	R5		5	0.15	Single Family Residential	Yes - Current	No - Privately Owned	Residential Pipeline Projects	Housing Inventory Sites in both 2008 and 2014	0	0	1	1	R5 Residential	JOANNA HUERTA	Non-Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	14319 BLUE BONNET LN	92555	478461010		RS Residential	R5		5	0.14	Single Family Residential	Yes - Current	No - Privately Owned	Residential Pipeline Projects	Housing Inventory Sites in both 2008 and 2014	0	0	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	478461011		RS Residential	R5		5	0.15	Single Family Residential	Yes - Current	No - Privately Owned	Residential Pipeline Projects	Housing Inventory Sites in both 2008 and 2014	0	0	1	1	R5 Residential	EDDY E DUARTE	Non-Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	14299 BLUE BONNET LN	92555	478461012		RS Residential	R5		5	0.15	Vacant	Yes - Current	No - Privately Owned	Residential Pipeline Projects	Housing Inventory Sites in both 2008 and 2014	0	0	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	478461013		RS Residential	R5		5	0.14	Vacant	Yes - Current	No - Privately Owned	Residential Pipeline Projects	Housing Inventory Sites in both 2008 and 2014	0	0	1	1	R5 Residential	LIANNA R NAVAR	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	14279 BLUE BONNET LN	92555	478461014		RS Residential	R5		5	0.17	Vacant	Yes - Current	No - Privately Owned	Residential Pipeline Projects	Housing Inventory Sites in both 2008 and 2014	0	0	1	1	R5 Residential	KB HOME CALIF	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	14280 BLUE BONNET LN	92555	478461015		RS Residential	R5		5	0.17	Vacant	Yes - Current	No - Privately Owned	Residential Pipeline Projects	Housing Inventory Sites in both 2008 and 2014	0	0	1	1	R5 Residential	KB HOME CALIF	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	14290 BLUE BONNET LN	92555	478461016		RS Residential	R5		5	0.14	Vacant	Yes - Current	No - Privately Owned	Residential Pipeline Projects	Housing Inventory Sites in both 2008 and 2014	0	0	1	1	R5 Residential	KB HOME CALIF	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	14300 BLUE BONNET LN	92555	478461017		RS Residential	R5		5	0.16	Vacant	Yes - Current	No - Privately Owned	Residential Pipeline Projects	Housing Inventory Sites in both 2008 and 2014	0	0	1	1	R5 Residential	KB HOME CALIF	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	28702 ROSE ANGEL ST	92555	478461018		RS Residential	R5		5	0.18	Vacant	Yes - Current	No - Privately Owned	Residential Pipeline Projects	Housing Inventory Sites in both 2008 and 2014	0	0	1	1	R5 Residential	KB HOME CALIF	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	28712 ROSE ANGEL ST	92555	478461019		RS Residential	R5		5	0.16	Vacant	Yes - Current	No - Privately Owned	Residential Pipeline Projects	Housing Inventory Sites in both 2008 and 2014	0	0	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	478461020		RS Residential	R5		5	0.18	Vacant	Yes - Current	No - Privately Owned	Residential Pipeline Projects	Housing Inventory Sites in both 2008 and 2014	0	0	1	1	R5 Residential	KB HOME CALIF	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	14301 WILMOT ST	92555	478461021		RS Residential	R5		5	0.14	Vacant	Yes - Current	No - Privately Owned	Residential Pipeline Projects	Housing Inventory Sites in both 2008 and 2014	0	0	1	1	R5 Residential	KB HOME CALIF	Vacant Sites included in 2008 and 2014 Housing Element

City of Moreno Valley	14291 WILMOT ST	92555	478461022		RS Residential	R5		5	0.14	Vacant	Yes - Current	No - Privately Owned	Residential Pipeline Projects	Housing Inventory Sites in both 2008 and 2014	0	0	1	1	R5 Residential	KB HOME CALIF	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	14281 WILMOT ST	92555	478461023		RS Residential	R5		5	0.16	Vacant	Yes - Current	No - Privately Owned	Residential Pipeline Projects	Housing Inventory Sites in both 2008 and 2014	0	0	1	1	R5 Residential	KB HOME CALIF	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	BRODIAEA AVE	92555	478461024		RS Residential	R5		5	0.18	Greenways/Open Space/Flood Control	Yes - Current	No - Privately Owned	Residential Pipeline Projects	Housing Inventory Sites in both 2008 and 2014	0	0	0	0	R5 Residential	KB HOME CALIF	Non-Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	BRODIAEA AVE	92555	478461025		RS Residential	R5		5	0.06	Greenways/Open Space/Flood Control	Yes - Current	No - Privately Owned	Residential Pipeline Projects	Housing Inventory Sites in both 2008 and 2014	0	0	0	0	R5 Residential	KB HOME CALIF	Non-Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	14371 WILMOT ST	92555	478462001		RS Residential	R5		5	0.17	Vacant	Yes - Current	No - Privately Owned	Residential Pipeline Projects	Housing Inventory Sites in both 2008 and 2014	0	0	1	1	R5 Residential	KB HOME CALIF	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	14361 WILMOT ST	92555	478462002		RS Residential	R5		5	0.14	Vacant	Yes - Current	No - Privately Owned	Residential Pipeline Projects	Housing Inventory Sites in both 2008 and 2014	0	0	1	1	R5 Residential	KB HOME CALIF	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	14351 WILMOT ST	92555	478462003		RS Residential	R5		5	0.14	Vacant	Yes - Current	No - Privately Owned	Residential Pipeline Projects	Housing Inventory Sites in both 2008 and 2014	0	0	1	1	R5 Residential	KB HOME CALIF	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	14341 WILMOT ST	92555	478462004		RS Residential	R5		5	0.15	Vacant	Yes - Current	No - Privately Owned	Residential Pipeline Projects	Housing Inventory Sites in both 2008 and 2014	0	0	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	478462005		RS Residential	R5		5	0.16	Single Family Residential	Yes - Current	No - Privately Owned	Residential Pipeline Projects	Housing Inventory Sites in both 2008 and 2014	0	0	1	1	R5 Residential	KB HOME CALIF	Non-Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	14350 BLUE BONNET LN	92555	478462006		RS Residential	R5		5	0.19	Single Family Residential	Yes - Current	No - Privately Owned	Residential Pipeline Projects	Housing Inventory Sites in both 2008 and 2014	0	0	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	478462007		RS Residential	R5		5	0.30	Single Family Residential	Yes - Current	No - Privately Owned	Residential Pipeline Projects	Housing Inventory Sites in both 2008 and 2014	0	0	1	1	R5 Residential	ROY T DODSON	Non-Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	28691 YAROW WAY	92555	478462008		RS Residential	R5		5	0.20	Single Family Residential	Yes - Current	No - Privately Owned	Residential Pipeline Projects	Housing Inventory Sites in both 2008 and 2014	0	0	1	1	R5 Residential	RYAN BAILEY	Non-Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	28681 YAROW WAY	92555	478462009		RS Residential	R5		5	0.15	Single Family Residential	Yes - Current	No - Privately Owned	Residential Pipeline Projects	Housing Inventory Sites in both 2008 and 2014	0	0	1	1	R5 Residential	CRYSTAL JACKSON	Non-Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	28671 YAROW WAY	92555	478462010		RS Residential	R5		5	0.16	Single Family Residential	Yes - Current	No - Privately Owned	Residential Pipeline Projects	Housing Inventory Sites in both 2008 and 2014	0	0	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	478462011		RS Residential	R5		5	0.16	Single Family Residential	Yes - Current	No - Privately Owned	Residential Pipeline Projects	Housing Inventory Sites in both 2008 and 2014	0	0	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	478462012		RS Residential	R5		5	0.16	Single Family Residential	Yes - Current	No - Privately Owned	Residential Pipeline Projects	Housing Inventory Sites in both 2008 and 2014	0	0	1	1	RS Residential	CRISTINA TORRES	Non-Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	28641 YAROW WAY	92555	478462013		RS Residential	R5		5	0.16	Single Family Residential	Yes - Current	No - Privately Owned	Residential Pipeline Projects	Housing Inventory Sites in both 2008 and 2014	0	0	1	1	RS Residential	JULIAN KEITH WAITES	Non-Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	28631 YAROW WAY	92555	478462014		RS Residential	R5		5	0.16	Single Family Residential	Yes - Current	No - Privately Owned	Residential Pipeline Projects	Housing Inventory Sites in both 2008 and 2014	0	0	1	1	RS Residential	MANUEL ANTONIO CASTRO	Non-Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	ATWOOD AVE	92553	479090021		R15 Residential	R15	12	15	0.34	Vacant	Yes - Current	No - Privately Owned	Residential Pipeline Projects		0	5	0	5	R15 Residential	ANOOP MAHESHWARI	Vacant Sites not included in previous Housing Elements
City of Moreno Valley	ATWOOD AVE	92553	479090024		Corridor Mixed Use	O	15	25	0.60	Vacant	Yes - Current	No - Privately Owned			14	0	0	14	Corridor Mixed Use	CHOW WENG LOH	Vacant Sites not included in previous Housing Elements
City of Moreno Valley	SE OF DRACAEA AVE AND PERRIS BLVD	92553	479131012		Corridor Mixed Use	OC	15	25	3.56	Vacant	Yes - Current	No - Privately Owned		Housing Inventory Sites in both 2008 and 2014	0	0	85	85	Corridor Mixed Use	YUM YUM DONUT SHOPS INC	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	COTTONWOOD AVE	92553	479140022		Corridor Mixed Use	R10	15	25	9.09	Vacant	Yes - Current	No - Privately Owned	Residential Pipeline Projects		218	0	0	218	Corridor Mixed Use	COTTONWOOD 939	Vacant Sites not included in previous Housing Elements
City of Moreno Valley	SE OF DRACAEA AVE AND PERRIS BLVD	92553	479140024		Corridor Mixed Use	OC	15	25	2.01	Vacant	Yes - Current	No - Privately Owned		Housing Inventory Sites in both 2008 and 2014	0	0	48	48	Corridor Mixed Use	YUM YUM DONUT SHOPS INC	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	PERRIS BLVD	92553	479190002		Corridor Mixed Use	O	15	25	4.76	Vacant	Yes - Current	No - Privately Owned			114	0	0	114	Corridor Mixed Use	EASTERN MUNICIPAL WATER DIST	Vacant Sites not included in previous Housing Elements
City of Moreno Valley	25141 COTTONWOOD AVE	92553	479200002		Corridor Mixed Use	R5	15	25	2.78	Vacant	Yes - Current	No - Privately Owned			66	0	0	66	Corridor Mixed Use	ROY A BLECKERT	Vacant Sites not included in previous Housing Elements
City of Moreno Valley	13989 MORENO ROSE PL	92553	479220024		Corridor Mixed Use	OC	15	25	8.90	Multi Family Residential	Yes - Current	No - Privately Owned	Residential Pipeline Projects		0	64	0	64	Corridor Mixed Use	JERELYN RIBEIRO	Non-Vacant Sites not included in previous Housing Elements
City of Moreno Valley	ALESSANDRO BLVD	92553	479230011		Corridor Mixed Use	R15	15	25	2.25	Vacant	Yes - Current	No - Privately Owned	Residential Pipeline Projects	Housing Inventory Sites in both 2008 and 2014	0	0	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		Corridor Mixed Use	R15	15	25	2.32	Vacant	Yes - Current	No - Privately Owned	Residential Pipeline Projects	Housing Inventory Sites in both 2008 and 2014	0	0	26	26	Corridor Mixed Use	L A LIFE	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	ALESSANDRO BLVD	92553	479230027		RS Residential	R15		5	0.50	Vacant	Yes - Current	No - Privately Owned	Residential Pipeline Projects	Housing Inventory Sites in both 2008 and 2014	0	0	6	6	RS Residential	L A LIFE	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	LAS PALOMAS DR	92557	479312068		RS Residential	R5		5	4.16	Vacant	Yes - Current	No - Privately Owned			0	0	15	15	RS Residential	VISTA DEL VERDE HOMEOWNERS ASSN	Vacant Sites not included in previous Housing Elements

City of Moreno Valley	24626 SUNNYMEAD BLV	92553	481070044		Corridor Mixed Use	CC, SP 204	15	25	0.84	General/Retail Commercial	Yes - Current	No - Privately Owned			20	0	0	20	Corridor Mixed Use	BRANDONS DINER INC	Non-Vacant Sites not included in previous Housing Elements
City of Moreno Valley	24524 SUNNYMEAD BLV	92553	481070046		Corridor Mixed Use	CC, SP 204	15	25	2.15	General/Retail Commercial	Yes - Current	No - Privately Owned			51	0	0	51	Corridor Mixed Use	TEMPLE DE MILAGROS INTERNATIONAL	Non-Vacant Sites not included in previous Housing Elements
City of Moreno Valley	INDIAN ST	92553	481070047		Corridor Mixed Use	CC, SP 204	15	25	1.81	Vacant	Yes - Current	No - Privately Owned			43	0	0	43	Corridor Mixed Use	ANTONIO FUENTES	Vacant Sites not included in previous Housing Elements
City of Moreno Valley	24760 SUNNYMEAD BLV	92553	481082005		Corridor Mixed Use	CC, SP 204	15	25	1.00	General/Retail Commercial	Yes - Current	No - Privately Owned			24	0	0	24	Corridor Mixed Use	MICHELLE I SIDNEY	Non-Vacant Sites not included in previous Housing Elements
City of Moreno Valley	24800 SUNNYMEAD BLV	92553	481082006		Corridor Mixed Use	CC, SP 204	15	25	0.89	General/Retail Commercial	Yes - Current	No - Privately Owned			21	0	0	21	Corridor Mixed Use	MORENO RESTAURANT SERVICES	Non-Vacant Sites not included in previous Housing Elements
City of Moreno Valley	24952 SUNNYMEAD BLV	92553	481083001		Corridor Mixed Use	CC, SP 204	15	25	0.98	General/Retail Commercial	Yes - Current	No - Privately Owned			23	0	0	23	Corridor Mixed Use	JAMES M JERPBAK	Non-Vacant Sites not included in previous Housing Elements
City of Moreno Valley	24456 SUNNYMEAD BLV	92553	481101038		Corridor Mixed Use	VCR, SP 204	15	25	0.80	General/Retail Commercial	Yes - Current	No - Privately Owned			19	0	0	19	Corridor Mixed Use	CHARLES MALCOM JAMES	Non-Vacant Sites not included in previous Housing Elements
City of Moreno Valley	24300 SUNNYMEAD BLV	92553	481102016		Corridor Mixed Use	VCR, SP 204	15	25	1.93	General/Retail Commercial	Yes - Current	No - Privately Owned			46	0	0	46	Corridor Mixed Use	HMP PROP	Non-Vacant Sites not included in previous Housing Elements
City of Moreno Valley	24210 POSTAL AVE	92553	481111013		Corridor Mixed Use	VCR, SP 204	15	25	1.20	General/Retail Commercial	Yes - Current	No - Privately Owned			28	0	0	28	Corridor Mixed Use	RAMIN BRAL	Non-Vacant Sites not included in previous Housing Elements
City of Moreno Valley	24240 SUNNYMEAD BLV	92553	481112008		Corridor Mixed Use	VCR, SP 204	15	25	0.81	Vacant	Yes - Current	No - Privately Owned			19	0	0	19	Corridor Mixed Use	J M J HUANG ENTERPRISES INC	Vacant Sites not included in previous Housing Elements
City of Moreno Valley	24170 SUNNYMEAD BLV	92553	481112013		Corridor Mixed Use	VCR, SP 204	15	25	0.80	General/Retail Commercial	Yes - Current	No - Privately Owned			19	0	0	19	Corridor Mixed Use	COMMERCIAL ESSA INV	Non-Vacant Sites not included in previous Housing Elements
City of Moreno Valley	24150 SUNNYMEAD BLV	92553	481112014		Corridor Mixed Use	VCR, SP 204	15	25	0.81	General/Retail Commercial	Yes - Current	No - Privately Owned			19	0	0	19	Corridor Mixed Use	HO JEONG KIM	Non-Vacant Sites not included in previous Housing Elements
City of Moreno Valley	POSTAL AVE	92553	481112041		Corridor Mixed Use	VCR, SP 204	15	25	0.57	General/Retail Commercial	Yes - Current	No - Privately Owned			13	0	0	13	Corridor Mixed Use	WARREN L VANCE	Non-Vacant Sites not included in previous Housing Elements
City of Moreno Valley	24085 SUNNYMEAD BLV	92553	481120004		Corridor Mixed Use	VCR, SP 204	15	25	0.68	Vacant	Yes - Current	No - Privately Owned			16	0	0	16	Corridor Mixed Use	MOVAL PROP	Vacant Sites not included in previous Housing Elements
City of Moreno Valley	24135 SUNNYMEAD BLV	92553	481120006		Corridor Mixed Use	VCR, SP 204	15	25	0.70	General/Retail Commercial	Yes - Current	No - Privately Owned			16	0	0	16	Corridor Mixed Use	SUNNYMEAD BLV TRUST	Non-Vacant Sites not included in previous Housing Elements

City of Moreno Valley	24231 SUNNYMEAD BLV	92553	481120012		Corridor Mixed Use	VCR, SP 204	15	25	0.55	Office	Yes - Current	No - Privately Owned			13	0	0	13	Corridor Mixed Use	STEVEN R KAY	Non-Vacant Sites not included in previous Housing Elements
City of Moreno Valley	SUNNYMEAD BLVD	92553	481120014		Corridor Mixed Use	VCR, SP 204	15	25	0.91	Vacant	Yes - Current	No - Privately Owned			21	0	0	21	Corridor Mixed Use	24255 SUNNYMEAD BLV	Vacant Sites not included in previous Housing Elements
City of Moreno Valley	12596 HEACOCK ST	92553	481120027		Corridor Mixed Use	CC, SP 204	15	25	0.54	General/Retail Commercial	Yes - Current	No - Privately Owned			12	0	0	12	Corridor Mixed Use	WILLIAM H RAHE	Non-Vacant Sites not included in previous Housing Elements
City of Moreno Valley	12578 HEACOCK ST	92553	481120036		Corridor Mixed Use	CC, SP 204	15	25	0.62	General/Retail Commercial	Yes - Current	No - Privately Owned			14	0	0	14	Corridor Mixed Use	JOHN DAVID MONJAZI	Non-Vacant Sites not included in previous Housing Elements
City of Moreno Valley	24325 SUNNYMEAD BLVD	92553	481140004		Corridor Mixed Use	VCR, SP 204	15	25	0.89	Vacant	Yes - Current	No - Privately Owned			21	0	0	21	Corridor Mixed Use	ISAAC ZAHARONI	Vacant Sites not included in previous Housing Elements
City of Moreno Valley	24405 SUNNYMEAD BLV	92553	481140009		Corridor Mixed Use	VCR, SP 204	15	25	0.89	General/Retail Commercial	Yes - Current	No - Privately Owned			21	0	0	21	Corridor Mixed Use	SAMIR SADIK	Non-Vacant Sites not included in previous Housing Elements
City of Moreno Valley	WEBSTER AVE	92553	481140024		R20 Residential	VOR, SP 204	16	20	0.91	Vacant	Yes - Current	No - Privately Owned	Residential Pipeline Projects	Housing Inventory Sites in both 2008 and 2014	0	12	0	12	R20 Residential	MARTIN COBIAN	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	24298 WEBSTER AVE	92553	481140025		R20 Residential	VOR, SP 204	16	20	0.91	Vacant	Yes - Current	No - Privately Owned	Residential Pipeline Projects	Housing Inventory Sites in both 2008 and 2014	0	20	0	20	R20 Residential	CALCHOICE INV INC	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	24437 SUNNYMEAD BLV	92553	481140031		Corridor Mixed Use	VCR, SP 204	15	25	2.63	General/Retail Commercial	Yes - Current	No - Privately Owned			63	0	0	63	Corridor Mixed Use	SUNDANCE PLAZA	Non-Vacant Sites not included in previous Housing Elements
City of Moreno Valley	24595 SUNNYMEAD BLV	92553	481161009		Corridor Mixed Use	CC, SP 204	15	25	0.87	General/Retail Commercial	Yes - Current	No - Privately Owned			20	0	0	20	Corridor Mixed Use	VICTOR N HERRERA	Non-Vacant Sites not included in previous Housing Elements
City of Moreno Valley	24619 SUNNYMEAD BLV	92553	481161010		Corridor Mixed Use	CC, SP 204	15	25	0.89	General/Retail Commercial	Yes - Current	No - Privately Owned			21	0	0	21	Corridor Mixed Use	MARIO N HERRERA	Non-Vacant Sites not included in previous Housing Elements
City of Moreno Valley	FIR AVE	92553	481171039		R20 Residential	VR, SP 204	16	20	0.78	Vacant	Yes - Current	No - Privately Owned	Residential Pipeline Projects	Housing Inventory Sites in both 2008 and 2014	0	11	0	11	R20 Residential	M J RAHMANI NEJAD	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	24933 SUNNYMEAD BLV	92553	481180030		Corridor Mixed Use	CC, SP 204	15	25	1.17	General/Retail Commercial	Yes - Current	No - Privately Owned			28	0	0	28	Corridor Mixed Use	TALAT RADWAN	Non-Vacant Sites not included in previous Housing Elements
City of Moreno Valley	24759 SUNNYMEAD BLV	92553	481180045		Corridor Mixed Use	CC, SP 204	15	25	1.20	General/Retail Commercial	Yes - Current	No - Privately Owned			28	0	0	28	Corridor Mixed Use	NADER INV INC	Non-Vacant Sites not included in previous Housing Elements
City of Moreno Valley	24801 SUNNYMEAD BLV	92553	481180048		Corridor Mixed Use	CC, SP 204	15	25	1.92	General/Retail Commercial	Yes - Current	No - Privately Owned			45	0	0	45	Corridor Mixed Use	NADER INV INC	Non-Vacant Sites not included in previous Housing Elements

City of Moreno Valley	24961 FIR AVE	92553	481200039		Corridor Mixed Use	CC, SP 204	15	25	0.57	Vacant	Yes - Current	No - Privately Owned			13	0	0	13	Corridor Mixed Use	HAYAT HADDAD	Vacant Sites not included in previous Housing Elements
City of Moreno Valley	EUCALYPTUS AVE	92553	481230052		R20 Residential	VR, SP 204	16	20	0.15	Vacant	Yes - Current	No - Privately Owned	Residential Pipeline Projects	Housing Inventory Sites in both 2008 and 2014	0	1	0	1	R20 Residential	SAUL MENA	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	EUCALYPTUS AVE	92553	481230053		R20 Residential	VR, SP 204	16	20	0.14	Vacant	Yes - Current	No - Privately Owned	Residential Pipeline Projects	Housing Inventory Sites in both 2008 and 2014	0	1	0	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	92553	481230054		R20 Residential	VR, SP 204	16	20	0.14	Vacant	Yes - Current	No - Privately Owned	Residential Pipeline Projects	Housing Inventory Sites in both 2008 and 2014	0	1	0	1	R20 Residential	BEATRIZ DE LA TORRE PENA	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	EUCALYPTUS AVE	92553	481230055		R20 Residential	VR, SP 204	16	20	0.14	Vacant	Yes - Current	No - Privately Owned	Residential Pipeline Projects	Housing Inventory Sites in both 2008 and 2014	0	1	0	1	R20 Residential	LA TORRE PENA BEATRIZ DE	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	12800 HEACOCK ST	92553	481260048		Corridor Mixed Use	VOR, SP 204	15	25	1.50	Office	Yes - Current	No - Privately Owned			35	0	0	35	Corridor Mixed Use	ARMANDO FRANCO	Non-Vacant Sites not included in previous Housing Elements
City of Moreno Valley	EUCALYPTUS AVE	92553	481270058		R20 Residential	VR, SP 204	16	20	1.40	Vacant	Yes - Current	No - Privately Owned	Residential Pipeline Projects	Housing Inventory Sites in both 2008 and 2014	7	0	0	7	R20 Residential	MORENO VALLEY HOUSING AUTHORITY	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	EUCALYPTUS AVE	92553	481270060		Corridor Mixed Use	VOR, SP 204	15	25	0.93	Vacant	Yes - Current	No - Privately Owned		Housing Inventory Sites in both 2008 and 2014	0	0	22	22	Corridor Mixed Use	ELYAMANY INV GROUP	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	IRONWOOD AVE	92557	481342038		RS Residential	R5		5	0.27	Vacant	Yes - Current	No - Privately Owned	Residential Pipeline Projects	Housing Inventory Sites in both 2008 and 2014	0	0	1	1	RS Residential	MANUEL RUIZ	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	IRONWOOD AVE	92557	481342039		RS Residential	R5		5	0.21	Vacant	Yes - Current	No - Privately Owned	Residential Pipeline Projects	Housing Inventory Sites in both 2008 and 2014	0	0	1	1	RS Residential	MANUEL RUIZ	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	IRONWOOD AVE	92557	481342040		RS Residential	R5		5	0.21	Vacant	Yes - Current	No - Privately Owned	Residential Pipeline Projects	Housing Inventory Sites in both 2008 and 2014	0	0	1	1	RS Residential	MANUEL RUIZ	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	IRONWOOD AVE	92557	481342041		RS Residential	R5		5	0.21	Vacant	Yes - Current	No - Privately Owned	Residential Pipeline Projects	Housing Inventory Sites in both 2008 and 2014	0	0	1	1	RS Residential	MANUEL RUIZ	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	13121 PERRIS BLV	92553	482050038		Corridor Mixed Use	CC, SP 204	15	25	1.07	General/Retail Commercial	Yes - Current	No - Privately Owned			25	0	0	25	Corridor Mixed Use	ATHANASIOS ZOUNATIOTIS	Non-Vacant Sites not included in previous Housing Elements
City of Moreno Valley	13245 INDIAN ST	92553	482121001		RS Residential	R5		5	4.19	Vacant	Yes - Current	No - Privately Owned		Housing Inventory Sites in both 2008 and 2014	0	0	15	15	RS Residential	JACOB LOGAR	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	13373 PERRIS BLV	92553	482141033		Corridor Mixed Use	CC	15	25	2.64	General/Retail Commercial	Yes - Current	No - Privately Owned			63	0	0	63	Corridor Mixed Use	FORMOSA RENTALS	Non-Vacant Sites not included in previous Housing Elements

City of Moreno Valley	13373 PERRIS BLV	92553	482152047		Corridor Mixed Use	CC	15	25	2.94	General/Retail Commercial	Yes - Current	No - Privately Owned			70	0	0	70	Corridor Mixed Use	FORMOSA RENTALS	Non-Vacant Sites not included in previous Housing Elements
City of Moreno Valley	24540 COTTONWOOD AVE	92553	482161021		R10 Residential	R5	8	10	4.01	Vacant	Yes - Current	No - Privately Owned	Residential Pipeline Projects	Housing Inventory Sites in both 2008 and 2014	32	0	0	32	R10 Residential; Public	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	8	10	1.18	Vacant	Yes - Current	No - Privately Owned	Residential Pipeline Projects	Housing Inventory Sites in both 2008 and 2014	20	0	0	20	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	8	10	1.13	Vacant	Yes - Current	No - Privately Owned	Residential Pipeline Projects	Housing Inventory Sites in both 2008 and 2014	20	0	0	20	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	8	10	2.30	Vacant	Yes - Current	No - Privately Owned	Residential Pipeline Projects	Housing Inventory Sites in both 2008 and 2014	40	0	0	40	R10 Residential	MORENO VALLEY HOUSING AUTHORITY	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	24050 ALESSANDRO BLV	92553	482180034		Corridor Mixed Use	NC	15	25	2.05	General/Retail Commercial	Yes - Current	No - Privately Owned			49	0	0	49	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	482190020		Corridor Mixed Use	NC	15	25	0.92	General/Retail Commercial	Yes - Current	No - Privately Owned			22	0	0	22	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		Corridor Mixed Use	NC	15	25	2.98	Vacant	Yes - Current	No - Privately Owned			71	0	0	71	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		Corridor Mixed Use	RS, CC	15	25	12.90	Vacant	Yes - Current	No - Privately Owned			0	0	309	309	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		Corridor Mixed Use	R10	15	25	8.02	Vacant	Yes - Current	No - Privately Owned	Residential Pipeline Projects	Housing Inventory Sites in both 2008 and 2014	0	60	0	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	RS10	8	10	0.25	Vacant	Yes - Current	No - Privately Owned		Housing Inventory Sites in both 2008 and 2014	0	1	0	1	R10 Residential	ISAAC GENAH	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	BOGUE ST	92553	482304038		R10 Residential	RS10	8	10	0.20	Vacant	Yes - Current	No - Privately Owned		Housing Inventory Sites in both 2008 and 2014	0	1	0	1	R10 Residential	ISAAC GENAH	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	BOGUE ST	92553	482304039		R10 Residential	RS10	8	10	0.21	Vacant	Yes - Current	No - Privately Owned		Housing Inventory Sites in both 2008 and 2014	0	1	0	1	R10 Residential	ISAAC GENAH	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	BOGUE ST	92553	482304040		R10 Residential	RS10	8	10	0.22	Vacant	Yes - Current	No - Privately Owned		Housing Inventory Sites in both 2008 and 2014	0	1	0	1	R10 Residential	ISAAC GENAH	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	BOGUE ST	92553	482304041		R10 Residential	RS10	8	10	0.18	Vacant	Yes - Current	No - Privately Owned		Housing Inventory Sites in both 2008 and 2014	0	1	0	1	R10 Residential	ISAAC GENAH	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	BOGUE ST	92553	482304042		R10 Residential	RS10	8	10	0.20	Vacant	Yes - Current	No - Privately Owned		Housing Inventory Sites in both 2008 and 2014	0	1	0	1	R10 Residential	ISAAC GENAH	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	BOGUE ST	92553	482304043		R10 Residential	RS10	8	10	0.26	Vacant	Yes - Current	No - Privately Owned		Housing Inventory Sites in both 2008 and 2014	0	2	0	2	R10 Residential	ISAAC GENAH	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	BOGUE ST	92553	482304044		R10 Residential	RS10	8	10	0.17	Vacant	Yes - Current	No - Privately Owned		Housing Inventory Sites in	0	1	0	1	R10 Residential	ISAAC GENAH	Vacant Sites included in 2008 and 2014 Housing Element

														both 2008 and 2014							
City of Moreno Valley	BOGUE ST	92553	482304045		R10 Residential	RS10	8	10	0.17	Vacant	Yes - Current	No - Privately Owned		Housing Inventory Sites in both 2008 and 2014	0	1	0	1	R10 Residential	ISAAC GENAH	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	24021 ALESSANDRO BLV	92553	482481034		Corridor Mixed Use	NC	15	25	4.44	General/Retail Commercial	Yes - Current	No - Privately Owned			106	0	0	106	Corridor Mixed Use	SOUTHPOINTE CENTRE LTD	Non-Vacant Sites not included in previous Housing Elements
City of Moreno Valley	14125 INDIAN ST	92553	482501031		Corridor Mixed Use	NC	15	25	2.74	Light Industrial	Yes - Current	No - Privately Owned			65	0	0	65	Corridor Mixed Use	SUNNYMEAD SELF STORAGE	Non-Vacant Sites not included in previous Housing Elements
City of Moreno Valley	14051 INDIAN ST	92553	482501032		Corridor Mixed Use	NC	15	25	1.91	General/Retail Commercial	Yes - Current	No - Privately Owned			45	0	0	45	Corridor Mixed Use	MORENO WON CENTER	Non-Vacant Sites not included in previous Housing Elements
City of Moreno Valley	24561 ALESSANDRO BLV	92553	482520001		Corridor Mixed Use	CC	15	25	1.34	General/Retail Commercial	Yes - Current	No - Privately Owned			32	0	0	32	Corridor Mixed Use	AN TANG DAO	Non-Vacant Sites not included in previous Housing Elements
City of Moreno Valley	24525 ALESSANDRO BLV	92553	482520003		Corridor Mixed Use	CC	15	25	0.53	General/Retail Commercial	Yes - Current	No - Privately Owned			12	0	0	12	Corridor Mixed Use	EDUARDO SALAS	Non-Vacant Sites not included in previous Housing Elements
City of Moreno Valley	24595 ALESSANDRO BLV	92553	482520004		Corridor Mixed Use	CC	15	25	2.68	General/Retail Commercial	Yes - Current	No - Privately Owned			64	0	0	64	Corridor Mixed Use	K & R INV	Non-Vacant Sites not included in previous Housing Elements
City of Moreno Valley	24641 ALESSANDRO BLV	92553	482520005		Corridor Mixed Use	CC	15	25	1.09	General/Retail Commercial	Yes - Current	No - Privately Owned			26	0	0	26	Corridor Mixed Use	AN TANG DAO	Non-Vacant Sites not included in previous Housing Elements
City of Moreno Valley	24525 ALESSANDRO BLV	92553	482520006		Corridor Mixed Use	CC	15	25	0.71	General/Retail Commercial	Yes - Current	No - Privately Owned			16	0	0	16	Corridor Mixed Use	KRISTIE M PABST	Non-Vacant Sites not included in previous Housing Elements
City of Moreno Valley	24685 ALESSANDRO BLV	92553	482520012		Corridor Mixed Use	CC	15	25	1.79	General/Retail Commercial	Yes - Current	No - Privately Owned			42	0	0	42	Corridor Mixed Use	THONG VAN TRAN	Non-Vacant Sites not included in previous Housing Elements
City of Moreno Valley	24725 ALESSANDRO BLV 138	92553	482520013		Corridor Mixed Use	CC	15	25	6.14	General/Retail Commercial	Yes - Current	No - Privately Owned			147	0	0	147	Corridor Mixed Use	EUNG CHEOL BAE	Non-Vacant Sites not included in previous Housing Elements
City of Moreno Valley	24853 ALESSANDRO BLV	92553	482540004		Corridor Mixed Use	CC	15	25	0.65	General/Retail Commercial	Yes - Current	No - Privately Owned			15	0	0	15	Corridor Mixed Use	BHULLAR INV	Non-Vacant Sites not included in previous Housing Elements
City of Moreno Valley	24775 ALESSANDRO BLV	92553	482540020		Corridor Mixed Use	CC	15	25	0.68	General/Retail Commercial	Yes - Current	No - Privately Owned			16	0	0	16	Corridor Mixed Use	BHULLAR INV	Non-Vacant Sites not included in previous Housing Elements
City of Moreno Valley	24757 ALESSANDRO BLV	92553	482540021		Corridor Mixed Use	CC	15	25	0.69	General/Retail Commercial	Yes - Current	No - Privately Owned			16	0	0	16	Corridor Mixed Use	BHULLAR INV	Non-Vacant Sites not included in previous Housing Elements
City of Moreno Valley	24825 ALESSANDRO BLV	92553	482540022		Corridor Mixed Use	CC	15	25	0.65	General/Retail Commercial	Yes - Current	No - Privately Owned			15	0	0	15	Corridor Mixed Use	BHULLAR INV	Non-Vacant Sites not included in previous Housing Elements

City of Moreno Valley	ALESSANDRO BLVD	92553	482540023		Corridor Mixed Use	CC	15	25	0.91	General/Retail Commercial	Yes - Current	No - Privately Owned			21	0	0	21	Corridor Mixed Use	BHULLAR INV	Non-Vacant Sites not included in previous Housing Elements
City of Moreno Valley	24831 ALESSANDRO BLV	92553	482540024		Corridor Mixed Use	CC	15	25	0.76	General/Retail Commercial	Yes - Current	No - Privately Owned			18	0	0	18	Corridor Mixed Use	BHULLAR INV	Non-Vacant Sites not included in previous Housing Elements
City of Moreno Valley	24875 ALESSANDRO BLV	92553	482540025		Corridor Mixed Use	CC	15	25	1.77	General/Retail Commercial	Yes - Current	No - Privately Owned			42	0	0	42	Corridor Mixed Use	BHULLAR INV	Non-Vacant Sites not included in previous Housing Elements
City of Moreno Valley	24805 ALESSANDRO BLV	92553	482540028		Corridor Mixed Use	CC	15	25	3.39	General/Retail Commercial	Yes - Current	No - Privately Owned			81	0	0	81	Corridor Mixed Use	FORMOSA RENTALS	Non-Vacant Sites not included in previous Housing Elements
City of Moreno Valley	24991 ALESSANDRO BLV	92553	482540029		Corridor Mixed Use	CC	15	25	1.66	General/Retail Commercial	Yes - Current	No - Privately Owned			39	0	0	39	Corridor Mixed Use	VALERI KAROGLANOV	Non-Vacant Sites not included in previous Housing Elements
City of Moreno Valley	24939 CACTUS AVE	92553	482582038		Corridor Mixed Use	R10	15	25	0.19	Vacant	Yes - Current	No - Privately Owned	Residential Pipeline Projects		0	3	0	3	Corridor Mixed Use	PERRIS CACTUS DEV	Vacant Sites not included in previous Housing Elements
City of Moreno Valley	24939 CACTUS AVE	92553	482582039		Corridor Mixed Use	R10	15	25	5.47	Vacant	Yes - Current	No - Privately Owned	Residential Pipeline Projects	Housing Inventory Sites in both 2008 and 2014	0	40	0	40	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		Corridor Mixed Use	R10	15	25	1.92	Vacant	Yes - Current	No - Privately Owned	Residential Pipeline Projects	Housing Inventory Sites in both 2008 and 2014	0	14	0	14	Corridor Mixed Use	PERRIS CACTUS DEV	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	24430 ALESSANDRO BLV	92553	482700001		Corridor Mixed Use	CC	15	25	1.96	General/Retail Commercial	Yes - Current	No - Privately Owned			47	0	0	47	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		Corridor Mixed Use	CC	15	25	1.50	Vacant	Yes - Current	No - Privately Owned			36	0	0	36	Corridor Mixed Use	OPT MORENO VALLEY	Vacant Sites not included in previous Housing Elements
City of Moreno Valley	24440 ALESSANDRO BLV A	92553	482700004		Corridor Mixed Use	CC	15	25	0.79	General/Retail Commercial	Yes - Current	No - Privately Owned			18	0	0	18	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		Corridor Mixed Use	CC	15	25	1.60	Vacant	Yes - Current	No - Privately Owned			38	0	0	38	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		Corridor Mixed Use	R15	15	25	4.18	Vacant	Yes - Current	No - Privately Owned	Residential Pipeline Projects		0	60	0	60	Corridor Mixed Use	SPRINGS ON ALESSANDRO APARTMENTS	Vacant Sites not included in previous Housing Elements
City of Moreno Valley	25421 RENOIR AVE	92553	484020018		Corridor Mixed Use	R15	15	25	9.22	Vacant	Yes - Current	No - Privately Owned	Residential Pipeline Projects		0	122	0	122	Corridor Mixed Use	SPRINGS ON ALESSANDRO APARTMENTS	Vacant Sites not included in previous Housing Elements
City of Moreno Valley	25011 ALESSANDRO BLV	92553	484020019		Corridor Mixed Use	CC	15	25	2.21	General/Retail Commercial	Yes - Current	No - Privately Owned			52	0	0	52	Corridor Mixed Use	WALGREEN CO	Non-Vacant Sites not included in previous Housing Elements

City of Moreno Valley	ALESSANDRO BLVD	92553	484020025		Corridor Mixed Use	R15	15	25	6.76	Vacant	Yes - Current	No - Privately Owned	Residential Pipeline Projects		0	90	0	90	Corridor Mixed Use	SPRINGS ON ALESSANDRO APARTMENTS	Vacant Sites not included in previous Housing Elements
City of Moreno Valley	25539 ALESSANDRO BLV	92553	484030002		Corridor Mixed Use	O	15	25	0.77	Vacant	Yes - Current	No - Privately Owned		Housing Inventory Sites in both 2008 and 2014	0	0	18	18	Corridor Mixed Use	BORIS PIRIH	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	SE OF ALESSANDRO BLVD AND KITCHING ST	92553	484030003		Corridor Mixed Use	O	15	25	4.52	Vacant	Yes - Current	No - Privately Owned		Housing Inventory Sites in both 2008 and 2014	0	0	108	108	Corridor Mixed Use	PIRTH BORIS	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	25817 ALESSANDRO BLV	92553	484030013		Corridor Mixed Use	R15	15	25	1.67	Vacant	Yes - Current	No - Privately Owned	Residential Pipeline Projects	Housing Inventory Sites in both 2008 and 2014	0	20	0	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		Corridor Mixed Use	R15	15	25	1.56	Vacant	Yes - Current	No - Privately Owned		Housing Inventory Sites in both 2008 and 2014	0	0	37	37	Corridor Mixed Use	M J RAHMANI NEJAD	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	25767 ALESSANDRO BLV	92553	484030022		Corridor Mixed Use	R15	15	25	0.54	Vacant	Yes - Current	No - Privately Owned			12	0	0	12	Corridor Mixed Use	M J RAHMANI NEJAD	Vacant Sites not included in previous Housing Elements
City of Moreno Valley	SE OF ALESSANDRO BLVD AND KITCHING ST	92553	484030025		Corridor Mixed Use	O	15	25	2.72	Vacant	Yes - Current	No - Privately Owned		Housing Inventory Sites in both 2008 and 2014	0	0	65	65	Corridor Mixed Use	JACOB LOGAR	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	25843 ALESSANDRO BLVD	92553	484030026		Corridor Mixed Use	R15	15	25	2.23	Vacant	Yes - Current	No - Privately Owned	Residential Pipeline Projects	Housing Inventory Sites in both 2008 and 2014	0	29	0	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	92553	484030028		Corridor Mixed Use	NC	15	25	8.63	Vacant	Yes - Current	No - Privately Owned	Residential Pipeline Projects	Housing Inventory Sites in both 2008 and 2014	0	0	207	207	Corridor Mixed Use	GLENN A SERRE	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	NE OF PERRIS BLVD AND DELPHINIUM AVE	92553	484231015		Corridor Mixed Use	R15	15	25	2.14	Vacant	Yes - Current	No - Privately Owned	Residential Pipeline Projects	Housing Inventory Sites in both 2008 and 2014	0	26	0	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	92553	484231016		Corridor Mixed Use	R15	15	25	2.12	Vacant	Yes - Current	No - Privately Owned	Residential Pipeline Projects	Housing Inventory Sites in both 2008 and 2014	0	26	0	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		Corridor Mixed Use	NC	15	25	1.54	General/Retail Commercial	Yes - Current	No - Privately Owned			36	0	0	36	Corridor Mixed Use	JFK PLAZA	Non-Vacant Sites not included in previous Housing Elements
City of Moreno Valley	14940 PERRIS BLV D	92553	484253035		Corridor Mixed Use	NC	15	25	0.73	General/Retail Commercial	Yes - Current	No - Privately Owned			17	0	0	17	Corridor Mixed Use	JFK PLAZA	Non-Vacant Sites not included in previous Housing Elements
City of Moreno Valley	CLOVER AVE	92551	485032001		R15 Residential	R15	12	15	0.18	Vacant	Yes - Current	No - Privately Owned	Residential Pipeline Projects	Housing Inventory Sites in both 2008 and 2014	0	2	0	2	R15 Residential	MARGARITA ISABEL ORTEGA	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	24897 JOHN F KENNEDY	92551	485081037		Corridor Mixed Use	NC	15	25	0.59	Vacant	Yes - Current	No - Privately Owned			14	0	0	14	Corridor Mixed Use	GOSSETT FAMILY TRUST DATED 6/16/2000	Vacant Sites not included in previous Housing Elements

City of Moreno Valley	PERRIS BLVD	92551	485081039		Corridor Mixed Use	NC	15	25	0.60	General/Retail Commercial	Yes - Current	No - Privately Owned			14	0	0	14	Corridor Mixed Use	OREILLY AUTO ENTERPRISES	Non-Vacant Sites not included in previous Housing Elements
City of Moreno Valley	24897 JOHN F KENNEDY DR	92551	485081043		Corridor Mixed Use	NC	15	25	3.91	Vacant	Yes - Current	No - Privately Owned			93	0	0	93	Corridor Mixed Use	GOSSETT FAMILY TRUST DATED 6/16/2000	Vacant Sites not included in previous Housing Elements
City of Moreno Valley	GENTIAN AVE	92551	485163027		R10 Residential	RS10	8	10	0.32	Vacant	Yes - Current	No - Privately Owned			0	2	0	2	R10 Residential	CECIL MACQUINTO	Vacant Sites not included in previous Housing Elements
City of Moreno Valley	EMMA LN	92551	485220006		R30 Residential	R30	24	30	2.22	Vacant	Yes - Current	No - Privately Owned	Residential Pipeline Projects	Housing Inventory Sites in both 2008 and 2014	53	0	0	53	R30 Residential	PERRIS AT PENTECOSTAL	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	15924 EMMA LN	92551	485220007		R30 Residential	R30	24	30	2.23	Vacant	Yes - Current	No - Privately Owned	Residential Pipeline Projects	Housing Inventory Sites in both 2008 and 2014	53	0	0	53	R30 Residential	PERRIS AT PENTECOSTAL	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	24850 IRIS AVE	92551	485220009		R30 Residential	R30	24	30	2.53	Vacant	Yes - Current	No - Privately Owned	Residential Pipeline Projects	Housing Inventory Sites in both 2008 and 2014	60	0	0	60	R30 Residential	PERRIS AT PENTECOSTAL	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	15975 PERRIS BLV	92551	485220019		Corridor Mixed Use	R30	15	25	2.07	Vacant	Yes - Current	No - Privately Owned			49	0	0	49	Corridor Mixed Use	PERRIS AT PENTECOSTAL	Vacant Sites not included in previous Housing Elements
City of Moreno Valley	PERRIS BLVD	92551	485220026		Corridor Mixed Use	R30	15	25	0.52	Vacant	Yes - Current	No - Privately Owned			12	0	0	12	Corridor Mixed Use	PERRIS AT PENTECOSTAL	Vacant Sites not included in previous Housing Elements
City of Moreno Valley	15991 PERRIS BLV	92551	485220031		Corridor Mixed Use	CC	15	25	0.84	General/Retail Commercial	Yes - Current	No - Privately Owned			20	0	0	20	Corridor Mixed Use	NEMC INC	Non-Vacant Sites not included in previous Housing Elements
City of Moreno Valley	SE OF GENTIAN AVE AND INDIAN ST	92551	485220032		R5 Residential	R5		5	19.46	Vacant	Yes - Current	No - Privately Owned	Residential Pipeline Projects	Housing Inventory Sites in both 2008 and 2014	0	0	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	485220040		R5 Residential	R5		5	14.91	Vacant	Yes - Current	No - Privately Owned	Residential Pipeline Projects	Housing Inventory Sites in both 2008 and 2014	0	0	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	92551	485220041		Corridor Mixed Use	CC	15	25	22.23	Vacant	Yes - Current	No - Privately Owned		Housing Inventory Sites in both 2008 and 2014	0	0	533	533	Corridor Mixed Use	WAL ART REAL ESTATE BUSINESS TRUST	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	SE OF GENTIAN AVE AND INDIAN ST	92551	485220042		R5 Residential	R5		5	17.98	Vacant	Yes - Current	No - Privately Owned	Residential Pipeline Projects	Housing Inventory Sites in both 2008 and 2014	0	0	75	75	R5 Residential	MPLC LEGACY 75 ASSOC	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	PERRIS BLVD	92551	485220043		R30 Residential	R30	24	30	9.87	Vacant	Yes - Current	No - Privately Owned	Residential Pipeline Projects	Housing Inventory Sites in both 2008 and 2014	236	0	0	236	R30 Residential	PERRIS AT PENTECOSTAL	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	15030 PERRIS BLV	92551	486070010		Corridor Mixed Use	NC	15	25	0.86	General/Retail Commercial	Yes - Current	No - Privately Owned			20	0	0	20	Corridor Mixed Use	YAEL ZUR	Non-Vacant Sites not included in previous Housing Elements
City of Moreno Valley	25020 FILAREE AVE	92551	486081002		Corridor Mixed Use	CC	15	25	0.54	General/Retail Commercial	Yes - Current	No - Privately Owned			13	0	0	13	Corridor Mixed Use	CLARENCE ROMERO	Non-Vacant Sites not included in previous Housing Elements

City of Moreno Valley	15928 PERRIS BLV	92551	486211022		Corridor Mixed Use	CC	15	25	2.99	General/Retail Commercial	Yes - Current	No - Privately Owned			71	0	0	71	Corridor Mixed Use	HOMAYOON SHAMOLIAN	Non-Vacant Sites not included in previous Housing Elements
City of Moreno Valley	ALESSANDRO BLVD	92555	486240002		RS Residential	RS		5	9.11	Vacant	Yes - Current	No - Privately Owned	Residential Pipeline Projects	Housing Inventory Sites in both 2008 and 2014	0	0	64	64	RS Residential	EQUITABLE MORENO VALLEY II PARTNERSHIP	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	27550 BRODIAEA AVE	92555	486240010		RS Residential	RS		5	8.77	Vacant	Yes - Current	No - Privately Owned	Residential Pipeline Projects		0	0	67	67	RS Residential	DISCOVERY CHRISTIAN CHURCH MORENO VALLEY	Vacant Sites not included in previous Housing Elements
City of Moreno Valley	BRODIAE AVE	92555	486240011		RS Residential	RS		5	18.82	Vacant	Yes - Current	No - Privately Owned	Residential Pipeline Projects	Housing Inventory Sites in both 2008 and 2014	0	0	32	32	RS Residential	EQUITABLE MORENO VALLEY II PARTNERSHIP	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	SWC of Alessandro Blvd and Oliver Street	92555	486260004		Downtown Center	RS			3.62	Vacant	Yes - Current	No - Privately Owned	Residential Pipeline Projects		0	0	102	102	Downtown Center	VALLEY CHRISTIAN CHURCH OF THE BRETHREN	Vacant Sites not included in previous Housing Elements
City of Moreno Valley	14101 OLIVER ST	92555	486260005		Downtown Center	RS			8.70	Vacant	Yes - Current	No - Privately Owned	Residential Pipeline Projects		0	0	102	102	Downtown Center	DOUGLAS S WHITNEY	Vacant Sites not included in previous Housing Elements
City of Moreno Valley	27759 BRODIAEA AVE	92555	486542013		RS Residential	RS		5	0.18	Single Family Residential	Yes - Current	No - Privately Owned	Residential Pipeline Projects	Housing Inventory Sites in both 2008 and 2014	0	0	1	1	RS Residential	CARL VANCE SINGLETON	Non-Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	27773 BRODIAEA AVE	92555	486542014		RS Residential	RS		5	0.18	Single Family Residential	Yes - Current	No - Privately Owned	Residential Pipeline Projects	Housing Inventory Sites in both 2008 and 2014	0	0	1	1	RS Residential	FOK HO WONG	Non-Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	27787 BRODIAEA AVE	92555	486542015		RS Residential	RS		5	0.17	Single Family Residential	Yes - Current	No - Privately Owned	Residential Pipeline Projects	Housing Inventory Sites in both 2008 and 2014	0	0	1	1	RS Residential	RICARDO MARTIN	Non-Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	27801 BRODIAEA AVE	92555	486542016		RS Residential	RS		5	0.17	Single Family Residential	Yes - Current	No - Privately Owned	Residential Pipeline Projects	Housing Inventory Sites in both 2008 and 2014	0	0	1	1	RS Residential	ROMONDALE REYNOLDS	Non-Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	27815 BRODIAEA AVE	92555	486542017		RS Residential	RS		5	0.17	Single Family Residential	Yes - Current	No - Privately Owned	Residential Pipeline Projects	Housing Inventory Sites in both 2008 and 2014	0	0	1	1	RS Residential	DONALD RAY SHEVALIER	Non-Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	27829 BRODIAEA AVE	92555	486542018		RS Residential	RS		5	0.17	Single Family Residential	Yes - Current	No - Privately Owned	Residential Pipeline Projects	Housing Inventory Sites in both 2008 and 2014	0	0	1	1	RS Residential	ALBERT EDWIN FERNANDEZ	Non-Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	27843 BRODIAEA AVE	92555	486542019		RS Residential	RS		5	0.17	Single Family Residential	Yes - Current	No - Privately Owned	Residential Pipeline Projects	Housing Inventory Sites in both 2008 and 2014	0	0	1	1	RS Residential	DAVID ANTHONY WRIGHT	Non-Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	27857 BRODIAEA AVE	92555	486542020		RS Residential	RS		5	0.17	Single Family Residential	Yes - Current	No - Privately Owned	Residential Pipeline Projects	Housing Inventory Sites in both 2008 and 2014	0	0	1	1	RS Residential	WILLIAM PAUL SUTTON	Non-Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	27871 BRODIAEA AVE	92555	486542021		RS Residential	RS		5	0.18	Single Family Residential	Yes - Current	No - Privately Owned	Residential Pipeline Projects	Housing Inventory Sites in both 2008 and 2014	0	0	1	1	RS Residential	EDWARD ESPARZA	Non-Vacant Sites included in 2008 and 2014 Housing Element

City of Moreno Valley	27758 SAND DOLLAR WAY	92555	486542022		RS Residential	R5		5	0.18	Single Family Residential	Yes - Current	No - Privately Owned	Residential Pipeline Projects	Housing Inventory Sites in both 2008 and 2014	0	0	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		RS Residential	R5		5	0.18	Single Family Residential	Yes - Current	No - Privately Owned	Residential Pipeline Projects	Housing Inventory Sites in both 2008 and 2014	0	0	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		RS Residential	R5		5	0.18	Single Family Residential	Yes - Current	No - Privately Owned	Residential Pipeline Projects	Housing Inventory Sites in both 2008 and 2014	0	0	1	1	R5 Residential	NATISHA E CARTER	Non-Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	27800 SAND DOLLAR WAY	92555	486542025		RS Residential	R5		5	0.18	Single Family Residential	Yes - Current	No - Privately Owned	Residential Pipeline Projects	Housing Inventory Sites in both 2008 and 2014	0	0	1	1	R5 Residential	MARISOL ARIAS	Non-Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	27814 SAND DOLLAR WAY	92555	486542026		RS Residential	R5		5	0.18	Single Family Residential	Yes - Current	No - Privately Owned	Residential Pipeline Projects	Housing Inventory Sites in both 2008 and 2014	0	0	1	1	R5 Residential	CHUKWUMA NKWOCHA	Non-Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	27828 SAND DOLLAR WAY	92555	486542027		RS Residential	R5		5	0.18	Single Family Residential	Yes - Current	No - Privately Owned	Residential Pipeline Projects	Housing Inventory Sites in both 2008 and 2014	0	0	1	1	R5 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	R5		5	0.23	Single Family Residential	Yes - Current	No - Privately Owned	Residential Pipeline Projects	Housing Inventory Sites in both 2008 and 2014	0	0	1	1	R5 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	R5		5	0.30	Single Family Residential	Yes - Current	No - Privately Owned	Residential Pipeline Projects	Housing Inventory Sites in both 2008 and 2014	0	0	1	1	R5 Residential	ROBERT V PARRA	Non-Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	14330 LANDSDOWNE LN	92555	486542030		RS Residential	R5		5	0.19	Single Family Residential	Yes - Current	No - Privately Owned	Residential Pipeline Projects	Housing Inventory Sites in both 2008 and 2014	0	0	1	1	R5 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	R5		5	0.17	Single Family Residential	Yes - Current	No - Privately Owned	Residential Pipeline Projects	Housing Inventory Sites in both 2008 and 2014	0	0	1	1	R5 Residential	JOSE MUNIZ	Non-Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	14358 LANDSDOWNE LN	92555	486542032		RS Residential	R5		5	0.17	Single Family Residential	Yes - Current	No - Privately Owned	Residential Pipeline Projects	Housing Inventory Sites in both 2008 and 2014	0	0	1	1	R5 Residential	REGINALD DONALD	Non-Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	14372 LANDSDOWNE LN	92555	486542033		RS Residential	R5		5	0.18	Single Family Residential	Yes - Current	No - Privately Owned	Residential Pipeline Projects	Housing Inventory Sites in both 2008 and 2014	0	0	1	1	R5 Residential	ANTHONY PEREZ	Non-Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	14386 LANDSDOWNE LN	92555	486542034		RS Residential	R5		5	0.29	Single Family Residential	Yes - Current	No - Privately Owned	Residential Pipeline Projects	Housing Inventory Sites in both 2008 and 2014	0	0	1	1	R5 Residential	ROBERT E ANDRIST	Non-Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	27817 BAHAMA BAY ST	92555	486542035		RS Residential	R5		5	0.18	Single Family Residential	Yes - Current	No - Privately Owned	Residential Pipeline Projects	Housing Inventory Sites in both 2008 and 2014	0	0	1	1	R5 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	R5		5	0.17	Single Family Residential	Yes - Current	No - Privately Owned	Residential Pipeline Projects	Housing Inventory Sites in both 2008 and 2014	0	0	1	1	R5 Residential	EDUARDO NUNEZ	Non-Vacant Sites included in 2008 and 2014 Housing Element

City of Moreno Valley	27789 BAHAMA BAY ST	92555	486542037		RS Residential	R5		5	0.17	Single Family Residential	Yes - Current	No - Privately Owned	Residential Pipeline Projects	Housing Inventory Sites in both 2008 and 2014	0	0	1	1	R5 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	R5		5	0.17	Single Family Residential	Yes - Current	No - Privately Owned	Residential Pipeline Projects	Housing Inventory Sites in both 2008 and 2014	0	0	1	1	R5 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	R5		5	0.17	Single Family Residential	Yes - Current	No - Privately Owned	Residential Pipeline Projects	Housing Inventory Sites in both 2008 and 2014	0	0	1	1	R5 Residential	DARON COWART	Non-Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	27747 BAHAMA BAY ST	92555	486542040		RS Residential	R5		5	0.17	Single Family Residential	Yes - Current	No - Privately Owned	Residential Pipeline Projects	Housing Inventory Sites in both 2008 and 2014	0	0	1	1	R5 Residential	ARTHUR G ADAME	Non-Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	TRADEWINDS PL	92555	486542041		RS Residential	R5		5	0.25	Greenways/Open Space	Yes - Current	No - Privately Owned	Residential Pipeline Projects	Housing Inventory Sites in both 2008 and 2014	0	0	1	1	R5 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	R5		5	0.18	Single Family Residential	Yes - Current	No - Privately Owned	Residential Pipeline Projects	Housing Inventory Sites in both 2008 and 2014	0	0	1	1	R5 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	R5		5	0.18	Single Family Residential	Yes - Current	No - Privately Owned	Residential Pipeline Projects	Housing Inventory Sites in both 2008 and 2014	0	0	1	1	R5 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	R5		5	0.18	Single Family Residential	Yes - Current	No - Privately Owned	Residential Pipeline Projects	Housing Inventory Sites in both 2008 and 2014	0	0	1	1	R5 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	R5		5	0.18	Single Family Residential	Yes - Current	No - Privately Owned	Residential Pipeline Projects	Housing Inventory Sites in both 2008 and 2014	0	0	1	1	R5 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	R5		5	0.18	Single Family Residential	Yes - Current	No - Privately Owned	Residential Pipeline Projects	Housing Inventory Sites in both 2008 and 2014	0	0	1	1	R5 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	R5		5	0.18	Single Family Residential	Yes - Current	No - Privately Owned	Residential Pipeline Projects	Housing Inventory Sites in both 2008 and 2014	0	0	1	1	R5 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	R5		5	0.18	Single Family Residential	Yes - Current	No - Privately Owned	Residential Pipeline Projects	Housing Inventory Sites in both 2008 and 2014	0	0	1	1	R5 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	R5		5	0.18	Single Family Residential	Yes - Current	No - Privately Owned	Residential Pipeline Projects	Housing Inventory Sites in both 2008 and 2014	0	0	1	1	R5 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	R5		5	0.18	Single Family Residential	Yes - Current	No - Privately Owned	Residential Pipeline Projects	Housing Inventory Sites in both 2008 and 2014	0	0	1	1	R5 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	R5		5	0.18	Single Family Residential	Yes - Current	No - Privately Owned	Residential Pipeline Projects	Housing Inventory Sites in both 2008 and 2014	0	0	1	1	R5 Residential	MICHELLE BROWN	Non-Vacant Sites included in 2008 and 2014 Housing Element

City of Moreno Valley	27751 SAND DOLLAR WAY	92555	486543011		R5 Residential	R5		5	0.18	Single Family Residential	Yes - Current	No - Privately Owned	Residential Pipeline Projects	Housing Inventory Sites in both 2008 and 2014	0	0	1	1	R5 Residential	REYNA ROMERO	Non-Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	27737 SAND DOLLAR WAY	92555	486543012		R5 Residential	R5		5	0.18	Single Family Residential	Yes - Current	No - Privately Owned	Residential Pipeline Projects	Housing Inventory Sites in both 2008 and 2014	0	0	1	1	R5 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	9.43	Vacant	Yes - Current	No - Privately Owned		Housing Inventory Sites in both 2008 and 2014	0	0	14	14	R2 Residential	KUE SUNG LIN	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	NASON ST	92555	487160001		R2 Residential	RA2		2	9.02	Vacant	Yes - Current	No - Privately Owned		Housing Inventory Sites in both 2008 and 2014	0	0	13	13	R2 Residential	DAVID L LANTZ	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	26686 GREEN MOUNTAIN DR	92555	487242007		R5 Residential	R5		5	0.25	Single Family Residential	Yes - Current	No - Privately Owned	Residential Pipeline Projects	Housing Inventory Sites in both 2008 and 2014	0	0	1	1	R5 Residential	CAROL A ALLEN	Non-Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	12567 SPRUCE HILL RD	92555	487242008		R5 Residential	R5		5	0.32	Single Family Residential	Yes - Current	No - Privately Owned	Residential Pipeline Projects	Housing Inventory Sites in both 2008 and 2014	0	0	1	1	R5 Residential	ROSSANA DECASTRO SANAGUSTIN	Non-Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	12579 SPRUCE HILL RD	92555	487242009		R5 Residential	R5		5	0.22	Single Family Residential	Yes - Current	No - Privately Owned	Residential Pipeline Projects	Housing Inventory Sites in both 2008 and 2014	0	0	1	1	R5 Residential	ENRIQUE ROSALES	Non-Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	12591 SPRUCE HILL RD	92555	487242010		R5 Residential	R5		5	0.21	Single Family Residential	Yes - Current	No - Privately Owned	Residential Pipeline Projects	Housing Inventory Sites in both 2008 and 2014	0	0	1	1	R5 Residential	KEITH BAKER	Non-Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	12603 SPRUCE HILL RD	92555	487242011		R5 Residential	R5		5	0.20	Single Family Residential	Yes - Current	No - Privately Owned	Residential Pipeline Projects	Housing Inventory Sites in both 2008 and 2014	0	0	1	1	R5 Residential	ROBIN PAREDES	Non-Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	26680 FIR AVE	92555	487243011		R5 Residential	R5		5	0.17	Single Family Residential	Yes - Current	No - Privately Owned	Residential Pipeline Projects	Housing Inventory Sites in 2008 but not in 2014	0	0	1	1	R5 Residential	CHESTER FRANK	Non-Vacant Sites included in 2008 Housing Element
City of Moreno Valley	26692 FIR AVE	92555	487243012		R5 Residential	R5		5	0.17	Single Family Residential	Yes - Current	No - Privately Owned	Residential Pipeline Projects	Housing Inventory Sites in 2008 but not in 2014	0	0	1	1	R5 Residential	ZENY D LARIOZA	Non-Vacant Sites included in 2008 Housing Element
City of Moreno Valley	26704 FIR AVE	92555	487243013		R5 Residential	R5		5	0.17	Single Family Residential	Yes - Current	No - Privately Owned	Residential Pipeline Projects	Housing Inventory Sites in 2008 but not in 2014	0	0	1	1	R5 Residential	LESLIE R VASQUEZ	Non-Vacant Sites included in 2008 Housing Element
City of Moreno Valley	26716 FIR AVE	92555	487243014		R5 Residential	R5		5	0.17	Single Family Residential	Yes - Current	No - Privately Owned	Residential Pipeline Projects	Housing Inventory Sites in 2008 but not in 2014	0	0	1	1	R5 Residential	ANNA L ROMAN	Non-Vacant Sites included in 2008 Housing Element
City of Moreno Valley	26728 FIR AVE	92555	487243015		R5 Residential	R5		5	0.17	Single Family Residential	Yes - Current	No - Privately Owned	Residential Pipeline Projects	Housing Inventory Sites in 2008 but not in 2014	0	0	1	1	R5 Residential	LOUIS FINISTER	Non-Vacant Sites included in 2008 Housing Element
City of Moreno Valley	12627 SPRUCE HILL RD	92555	487243016		R5 Residential	R5		5	0.22	Single Family Residential	Yes - Current	No - Privately Owned	Residential Pipeline Projects	Housing Inventory Sites in both 2008 and 2014	0	0	1	1	R5 Residential	CHENIQUE RENEE CHRISTIAN LEWIS	Non-Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	12639 SPRUCE HILL RD	92555	487243017		R5 Residential	R5		5	0.21	Single Family Residential	Yes - Current	No - Privately Owned	Residential Pipeline Projects	Housing Inventory Sites in both 2008 and 2014	0	0	1	1	R5 Residential	CONG HUANG	Non-Vacant Sites included in 2008 and 2014 Housing Element

City of Moreno Valley	12651 SPRUCE HILL RD	92555	487243018		RS Residential	R5		5	0.21	Single Family Residential	Yes - Current	No - Privately Owned	Residential Pipeline Projects	Housing Inventory Sites in both 2008 and 2014	0	0	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	R5		5	0.21	Single Family Residential	Yes - Current	No - Privately Owned	Residential Pipeline Projects	Housing Inventory Sites in both 2008 and 2014	0	0	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	R5		5	0.21	Single Family Residential	Yes - Current	No - Privately Owned	Residential Pipeline Projects	Housing Inventory Sites in both 2008 and 2014	0	0	1	1	RS Residential	ROCHANAPAN SILPE	Non-Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	12687 SPRUCE HILL RD	92555	487243021		RS Residential	R5		5	0.21	Single Family Residential	Yes - Current	No - Privately Owned	Residential Pipeline Projects	Housing Inventory Sites in both 2008 and 2014	0	0	1	1	RS Residential	BARBARA ACOSTA	Non-Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	12699 SPRUCE HILL RD	92555	487243022		RS Residential	R5		5	0.24	Single Family Residential	Yes - Current	No - Privately Owned	Residential Pipeline Projects	Housing Inventory Sites in both 2008 and 2014	0	0	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	R5		5	0.32	Single Family Residential	Yes - Current	No - Privately Owned	Residential Pipeline Projects	Housing Inventory Sites in 2008 but not in 2014	0	0	1	1	RS Residential	RICHARD VECHT	Non-Vacant Sites included in 2008 Housing Element
City of Moreno Valley	26699 BUCKEYE TER	92555	487243024		RS Residential	R5		5	0.19	Single Family Residential	Yes - Current	No - Privately Owned	Residential Pipeline Projects	Housing Inventory Sites in 2008 but not in 2014	0	0	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	R5		5	0.18	Single Family Residential	Yes - Current	No - Privately Owned	Residential Pipeline Projects	Housing Inventory Sites in 2008 but not in 2014	0	0	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	R5		5	0.18	Single Family Residential	Yes - Current	No - Privately Owned	Residential Pipeline Projects	Housing Inventory Sites in 2008 but not in 2014	0	0	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	R5		5	0.18	Single Family Residential	Yes - Current	No - Privately Owned	Residential Pipeline Projects	Housing Inventory Sites in 2008 but not in 2014	0	0	1	1	RS Residential	KATHLEEN B LIMA	Non-Vacant Sites included in 2008 Housing Element
City of Moreno Valley	FIR AVE	92555	487243028		RS Residential	R5		5	0.21	Greenways/Open Space	Yes - Current	No - Privately Owned	Residential Pipeline Projects	Housing Inventory Sites in 2008 but not in 2014	0	0	0	0	RS Residential	BEECHWOOD 100 HOMEOWNERS ASSN	Non-Vacant Sites included in 2008 Housing Element
City of Moreno Valley	SW OF COTTONWOOD AVE AND DARWIN DR	92555	487461006		RS Residential	RA2		5	9.43	Vacant	Yes - Current	No - Privately Owned	Residential Pipeline Projects	Housing Inventory Sites in both 2008 and 2014	0	0	31	31	RS Residential	MACJONES HOLDINGS	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	North side of Alessandro between Morrison and Nason.	92555	487470022		Downtown Center	O			18.68	Vacant	Yes - Current	No - Privately Owned	Residential Pipeline Projects	Housing Inventory Sites in both 2008 and 2014	0	0	236	236	Downtown Center	CHIN CHU CHEN CHANG	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	NEC of Lasselle and Alessandro Boulevard	92555	487470025		Downtown Center	CC			17.55	Vacant	Yes - Current	No - Privately Owned	Residential Pipeline Projects		0	0	88	88	Downtown Center	WINCO HOLDINGS INC	Vacant Sites not included in previous Housing Elements
City of Moreno Valley	NEC of Lasselle and Alessandro Boulevard	92555	487470028		Downtown Center	R5			17.86	Vacant	Yes - Current	No - Privately Owned	Residential Pipeline Projects	Housing Inventory Sites in both 2008 and 2014	0	0	89	89	Downtown Center	EQUITABLE MORENO VALLEY II PARTNERSHIP	Vacant Sites include in 2008 and 2014 Housing Element

City of Moreno Valley	26752 FIR AVE	92555	487560001		RS Residential	R5		5	0.19	Single Family Residential	Yes - Current	No - Privately Owned	Residential Pipeline Projects	Housing Inventory Sites in 2008 but not in 2014	0	0	1	1	R5 Residential	BOUNLEUA CHANSOMPHOU	Non-Vacant Sites included in 2008 Housing Element
City of Moreno Valley	26764 FIR AVE	92555	487560002		RS Residential	R5		5	0.17	Single Family Residential	Yes - Current	No - Privately Owned	Residential Pipeline Projects	Housing Inventory Sites in 2008 but not in 2014	0	0	1	1	R5 Residential	LUNG CHI HSU	Non-Vacant Sites included in 2008 Housing Element
City of Moreno Valley	26776 FIR AVE	92555	487560003		RS Residential	R5		5	0.17	Single Family Residential	Yes - Current	No - Privately Owned	Residential Pipeline Projects	Housing Inventory Sites in 2008 but not in 2014	0	0	1	1	R5 Residential	ERICO M DELACRUZ	Non-Vacant Sites included in 2008 Housing Element
City of Moreno Valley	26788 FIR AVE	92555	487560004		RS Residential	R5		5	0.17	Single Family Residential	Yes - Current	No - Privately Owned	Residential Pipeline Projects	Housing Inventory Sites in 2008 but not in 2014	0	0	1	1	R5 Residential	RANJIT SINGH	Non-Vacant Sites included in 2008 Housing Element
City of Moreno Valley	26800 FIR AVE	92555	487560005		RS Residential	R5		5	0.17	Single Family Residential	Yes - Current	No - Privately Owned	Residential Pipeline Projects	Housing Inventory Sites in 2008 but not in 2014	0	0	1	1	R5 Residential	VINCENT HUNG THINH VO	Non-Vacant Sites included in 2008 Housing Element
City of Moreno Valley	26812 FIR AVE	92555	487560006		RS Residential	R5		5	0.17	Single Family Residential	Yes - Current	No - Privately Owned	Residential Pipeline Projects	Housing Inventory Sites in 2008 but not in 2014	0	0	1	1	R5 Residential	CHA SU Y GONZALEZ	Non-Vacant Sites included in 2008 Housing Element
City of Moreno Valley	26824 FIR AVE	92555	487560007		RS Residential	R5		5	0.17	Single Family Residential	Yes - Current	No - Privately Owned	Residential Pipeline Projects	Housing Inventory Sites in 2008 but not in 2014	0	0	1	1	R5 Residential	CARMELITA M DELEON	Non-Vacant Sites included in 2008 Housing Element
City of Moreno Valley	26751 BUCKEYE TER	92555	487560008		RS Residential	R5		5	0.19	Single Family Residential	Yes - Current	No - Privately Owned	Residential Pipeline Projects	Housing Inventory Sites in both 2008 and 2014	0	0	1	1	R5 Residential	GABRIELLE BALAN	Non-Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	26763 BUCKEYE TER	92555	487560009		RS Residential	R5		5	0.17	Single Family Residential	Yes - Current	No - Privately Owned	Residential Pipeline Projects	Housing Inventory Sites in both 2008 and 2014	0	0	1	1	R5 Residential	JUEI FU YEN PAUL	Non-Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	26775 BUCKEYE TER	92555	487560010		RS Residential	R5		5	0.17	Single Family Residential	Yes - Current	No - Privately Owned	Residential Pipeline Projects	Housing Inventory Sites in both 2008 and 2014	0	0	1	1	R5 Residential	REGINA FLEXEN	Non-Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	26787 BUCKEYE TER	92555	487560011		RS Residential	R5		5	0.17	Single Family Residential	Yes - Current	No - Privately Owned	Residential Pipeline Projects	Housing Inventory Sites in both 2008 and 2014	0	0	1	1	R5 Residential	LIANYUAN SHA	Non-Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	26799 BUCKEYE TER	92555	487560012		RS Residential	R5		5	0.19	Single Family Residential	Yes - Current	No - Privately Owned	Residential Pipeline Projects	Housing Inventory Sites in both 2008 and 2014	0	0	1	1	R5 Residential	GARY YOUNG	Non-Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	26811 BUCKEYE TER	92555	487560013		RS Residential	R5		5	0.27	Single Family Residential	Yes - Current	No - Privately Owned	Residential Pipeline Projects	Housing Inventory Sites in both 2008 and 2014	0	0	1	1	R5 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	R5		5	0.24	Single Family Residential	Yes - Current	No - Privately Owned	Residential Pipeline Projects	Housing Inventory Sites in both 2008 and 2014	0	0	1	1	R5 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	R5		5	0.19	Single Family Residential	Yes - Current	No - Privately Owned	Residential Pipeline Projects	Housing Inventory Sites in both 2008 and 2014	0	0	1	1	R5 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	R5		5	0.20	Single Family Residential	Yes - Current	No - Privately Owned	Residential Pipeline Projects	Housing Inventory Sites in both 2008 and 2014	0	0	1	1	R5 Residential	HIN TAI CHIEN	Non-Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	12668 LEMON TREE RD	92555	487560017		RS Residential	R5		5	0.20	Single Family Residential	Yes - Current	No - Privately Owned	Residential Pipeline Projects	Housing Inventory Sites in both 2008 and 2014	0	0	1	1	R5 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	R5		5	0.19	Single Family Residential	Yes - Current	No - Privately Owned	Residential Pipeline Projects	Housing Inventory Sites in both 2008 and 2014	0	0	1	1	R5 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	R5		5	0.20	Single Family Residential	Yes - Current	No - Privately Owned	Residential Pipeline Projects	Housing Inventory Sites in both 2008 and 2014	0	0	1	1	R5 Residential	MICHELLE REYNA	Non-Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	12632 LEMON TREE RD	92555	487560020		RS Residential	R5		5	0.21	Single Family Residential	Yes - Current	No - Privately Owned	Residential Pipeline Projects	Housing Inventory Sites in both 2008 and 2014	0	0	1	1	R5 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	R5		5	0.22	Single Family Residential	Yes - Current	No - Privately Owned	Residential Pipeline Projects	Housing Inventory Sites in both 2008 and 2014	0	0	1	1	R5 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	R5		5	0.22	Single Family Residential	Yes - Current	No - Privately Owned	Residential Pipeline Projects	Housing Inventory Sites in both 2008 and 2014	0	0	1	1	R5 Residential	GORDON FOK	Non-Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	12596 LEMON TREE RD	92555	487560023		RS Residential	R5		5	0.22	Single Family Residential	Yes - Current	No - Privately Owned	Residential Pipeline Projects	Housing Inventory Sites in both 2008 and 2014	0	0	1	1	R5 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	R5		5	0.21	Single Family Residential	Yes - Current	No - Privately Owned	Residential Pipeline Projects	Housing Inventory Sites in both 2008 and 2014	0	0	1	1	R5 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	R5		5	0.41	Single Family Residential	Yes - Current	No - Privately Owned	Residential Pipeline Projects	Housing Inventory Sites in both 2008 and 2014	0	0	1	1	R5 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	R5		5	0.27	Single Family Residential	Yes - Current	No - Privately Owned	Residential Pipeline Projects	Housing Inventory Sites in both 2008 and 2014	0	0	1	1	R5 Residential	GERMAN FERRATT	Non-Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	26782 GREEN MOUNTAIN DR	92555	487560027		RS Residential	R5		5	0.22	Single Family Residential	Yes - Current	No - Privately Owned	Residential Pipeline Projects	Housing Inventory Sites in both 2008 and 2014	0	0	1	1	R5 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	R5		5	0.26	Single Family Residential	Yes - Current	No - Privately Owned	Residential Pipeline Projects	Housing Inventory Sites in both 2008 and 2014	0	0	1	1	R5 Residential	YUTONG ZHANG	Non-Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	26758 GREEN MOUNTAIN DR	92555	487560029		RS Residential	R5		5	0.19	Single Family Residential	Yes - Current	No - Privately Owned	Residential Pipeline Projects	Housing Inventory Sites in both 2008 and 2014	0	0	1	1	R5 Residential	NASARIO JAUREGUI	Non-Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	26746 GREEN MOUNTAIN DR	92555	487560030		RS Residential	R5		5	0.21	Single Family Residential	Yes - Current	No - Privately Owned	Residential Pipeline Projects	Housing Inventory Sites in both 2008 and 2014	0	0	1	1	R5 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	R5		5	0.21	Single Family Residential	Yes - Current	No - Privately Owned	Residential Pipeline Projects	Housing Inventory Sites in both 2008 and 2014	0	0	1	1	R5 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	R5		5	0.21	Single Family Residential	Yes - Current	No - Privately Owned	Residential Pipeline Projects	Housing Inventory Sites in both 2008 and 2014	0	0	1	1	R5 Residential	VERONICA ZARATE	Non-Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	26710 GREEN MOUNTAIN DR	92555	487560033		RS Residential	R5		5	0.21	Single Family Residential	Yes - Current	No - Privately Owned	Residential Pipeline Projects	Housing Inventory Sites in both 2008 and 2014	0	0	1	1	R5 Residential	TEASHA PARKER NGUYEN	Non-Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	26698 GREEN MOUNTAIN DR	92555	487560034		RS Residential	R5		5	0.22	Single Family Residential	Yes - Current	No - Privately Owned	Residential Pipeline Projects	Housing Inventory Sites in both 2008 and 2014	0	0	1	1	R5 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	R5		5	0.23	Single Family Residential	Yes - Current	No - Privately Owned	Residential Pipeline Projects	Housing Inventory Sites in 2008 but not in 2014	0	0	1	1	R5 Residential	DONG FANG DU	Non-Vacant Sites included in 2008 Housing Element
City of Moreno Valley	26714 BUCKEYE TER	92555	487561002		RS Residential	R5		5	0.22	Single Family Residential	Yes - Current	No - Privately Owned	Residential Pipeline Projects	Housing Inventory Sites in 2008 but not in 2014	0	0	1	1	R5 Residential	ANTONIO ACEVEDO ESTRADA	Non-Vacant Sites included in 2008 Housing Element
City of Moreno Valley	26726 BUCKEYE TER	92555	487561003		RS Residential	R5		5	0.22	Single Family Residential	Yes - Current	No - Privately Owned	Residential Pipeline Projects	Housing Inventory Sites in 2008 but not in 2014	0	0	1	1	R5 Residential	RAMON MEZA ZAMORANO	Non-Vacant Sites included in 2008 Housing Element
City of Moreno Valley	26738 BUCKEYE TER	92555	487561004		RS Residential	R5		5	0.22	Single Family Residential	Yes - Current	No - Privately Owned	Residential Pipeline Projects	Housing Inventory Sites in 2008 but not in 2014	0	0	1	1	R5 Residential	FRANK C PRATT	Non-Vacant Sites included in 2008 Housing Element
City of Moreno Valley	26750 BUCKEYE TER	92555	487561005		RS Residential	R5		5	0.22	Single Family Residential	Yes - Current	No - Privately Owned	Residential Pipeline Projects	Housing Inventory Sites in both 2008 and 2014	0	0	1	1	R5 Residential	CTHT HOMES	Non-Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	26762 BUCKEYE TER	92555	487561006		RS Residential	R5		5	0.22	Single Family Residential	Yes - Current	No - Privately Owned	Residential Pipeline Projects	Housing Inventory Sites in both 2008 and 2014	0	0	1	1	R5 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	R5		5	0.22	Single Family Residential	Yes - Current	No - Privately Owned	Residential Pipeline Projects	Housing Inventory Sites in both 2008 and 2014	0	0	1	1	R5 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	R5		5	0.22	Single Family Residential	Yes - Current	No - Privately Owned	Residential Pipeline Projects	Housing Inventory Sites in both 2008 and 2014	0	0	1	1	R5 Residential	CTHT HOMES	Non-Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	26798 BUCKEYE TER	92555	487561009		RS Residential	R5		5	0.23	Single Family Residential	Yes - Current	No - Privately Owned	Residential Pipeline Projects	Housing Inventory Sites in both 2008 and 2014	0	0	1	1	R5 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	R5		5	0.20	Single Family Residential	Yes - Current	No - Privately Owned	Residential Pipeline Projects	Housing Inventory Sites in both 2008 and 2014	0	0	1	1	R5 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	R5		5	0.20	Single Family Residential	Yes - Current	No - Privately Owned	Residential Pipeline Projects	Housing Inventory Sites in both 2008 and 2014	0	0	1	1	R5 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	R5		5	0.19	Single Family Residential	Yes - Current	No - Privately Owned	Residential Pipeline Projects	Housing Inventory Sites in both 2008 and 2014	0	0	1	1	R5 Residential	MARTHA A GUARNETT	Non-Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	12641 LEMON TREE RD	92555	487561013		RS Residential	R5		5	0.18	Single Family Residential	Yes - Current	No - Privately Owned	Residential Pipeline Projects	Housing Inventory Sites in both 2008 and 2014	0	0	1	1	R5 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	R5		5	0.18	Single Family Residential	Yes - Current	No - Privately Owned	Residential Pipeline Projects	Housing Inventory Sites in both 2008 and 2014	0	0	1	1	R5 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	R5		5	0.18	Single Family Residential	Yes - Current	No - Privately Owned	Residential Pipeline Projects	Housing Inventory Sites in both 2008 and 2014	0	0	1	1	R5 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	R5		5	0.18	Single Family Residential	Yes - Current	No - Privately Owned	Residential Pipeline Projects	Housing Inventory Sites in both 2008 and 2014	0	0	1	1	R5 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	R5		5	0.18	Single Family Residential	Yes - Current	No - Privately Owned	Residential Pipeline Projects	Housing Inventory Sites in both 2008 and 2014	0	0	1	1	R5 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	R5		5	0.18	Single Family Residential	Yes - Current	No - Privately Owned	Residential Pipeline Projects	Housing Inventory Sites in both 2008 and 2014	0	0	1	1	R5 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	R5		5	0.17	Single Family Residential	Yes - Current	No - Privately Owned	Residential Pipeline Projects	Housing Inventory Sites in both 2008 and 2014	0	0	1	1	R5 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	R5		5	0.17	Single Family Residential	Yes - Current	No - Privately Owned	Residential Pipeline Projects	Housing Inventory Sites in both 2008 and 2014	0	0	1	1	R5 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	R5		5	0.17	Single Family Residential	Yes - Current	No - Privately Owned	Residential Pipeline Projects	Housing Inventory Sites in both 2008 and 2014	0	0	1	1	R5 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	R5		5	0.17	Single Family Residential	Yes - Current	No - Privately Owned	Residential Pipeline Projects	Housing Inventory Sites in both 2008 and 2014	0	0	1	1	R5 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	R5		5	0.17	Single Family Residential	Yes - Current	No - Privately Owned	Residential Pipeline Projects	Housing Inventory Sites in both 2008 and 2014	0	0	1	1	R5 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	R5		5	0.26	Single Family Residential	Yes - Current	No - Privately Owned	Residential Pipeline Projects	Housing Inventory Sites in both 2008 and 2014	0	0	1	1	R5 Residential	STEVEN EDWARD HOCKETT	Non-Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	12604 SPRUCE HILL RD	92555	487561025		RS Residential	R5		5	0.21	Single Family Residential	Yes - Current	No - Privately Owned	Residential Pipeline Projects	Housing Inventory Sites in both 2008 and 2014	0	0	1	1	R5 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	R5		5	0.21	Single Family Residential	Yes - Current	No - Privately Owned	Residential Pipeline Projects	Housing Inventory Sites in both 2008 and 2014	0	0	1	1	R5 Residential	KENDRA DANFORD	Non-Vacant Sites included in 2008 and 2014 Housing Element

City of Moreno Valley	12628 SPRUCE HILL RD	92555	487561027		R5 Residential	R5		5	0.20	Single Family Residential	Yes - Current	No - Privately Owned	Residential Pipeline Projects	Housing Inventory Sites in both 2008 and 2014	0	0	1	1	R5 Residential	DANIEL PEREYRA	Non-Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	26700 JADE TREE TER	92555	487561028		R5 Residential	R5		5	0.25	Single Family Residential	Yes - Current	No - Privately Owned	Residential Pipeline Projects	Housing Inventory Sites in both 2008 and 2014	0	0	1	1	R5 Residential	CURTIS K HAYES	Non-Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	26712 JADE TREE TER	92555	487561029		R5 Residential	R5		5	0.22	Single Family Residential	Yes - Current	No - Privately Owned	Residential Pipeline Projects	Housing Inventory Sites in both 2008 and 2014	0	0	1	1	R5 Residential	SHAUN HAYNES	Non-Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	26724 JADE TREE TER	92555	487561030		R5 Residential	R5		5	0.22	Single Family Residential	Yes - Current	No - Privately Owned	Residential Pipeline Projects	Housing Inventory Sites in both 2008 and 2014	0	0	1	1	R5 Residential	DEMETRIK J HEARD	Non-Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	26736 JADE TREE TER	92555	487561031		R5 Residential	R5		5	0.25	Single Family Residential	Yes - Current	No - Privately Owned	Residential Pipeline Projects	Housing Inventory Sites in both 2008 and 2014	0	0	1	1	R5 Residential	KEVIN MEDINA	Non-Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	12635 GARDENIA CIR	92555	487561032		R5 Residential	R5		5	0.34	Single Family Residential	Yes - Current	No - Privately Owned	Residential Pipeline Projects	Housing Inventory Sites in both 2008 and 2014	0	0	1	1	R5 Residential	CLIFFORD L ALLS	Non-Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	12623 GARDENIA CIR	92555	487561033		R5 Residential	R5		5	0.46	Single Family Residential	Yes - Current	No - Privately Owned	Residential Pipeline Projects	Housing Inventory Sites in both 2008 and 2014	0	0	1	1	R5 Residential	YING WANG	Non-Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	12611 GARDENIA CIR	92555	487561034		R5 Residential	R5		5	0.46	Single Family Residential	Yes - Current	No - Privately Owned	Residential Pipeline Projects	Housing Inventory Sites in both 2008 and 2014	0	0	1	1	R5 Residential	LOUIE A LACSINA	Non-Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	12622 GARDENIA CIR	92555	487561035		R5 Residential	R5		5	0.34	Single Family Residential	Yes - Current	No - Privately Owned	Residential Pipeline Projects	Housing Inventory Sites in both 2008 and 2014	0	0	1	1	R5 Residential	ROSA VILMA RIVERA	Non-Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	12634 GARDENIA CIR	92555	487561036		R5 Residential	R5		5	0.22	Single Family Residential	Yes - Current	No - Privately Owned	Residential Pipeline Projects	Housing Inventory Sites in both 2008 and 2014	0	0	1	1	R5 Residential	YEN DANG THIEU	Non-Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	12646 GARDENIA CIR	92555	487561037		R5 Residential	R5		5	0.25	Single Family Residential	Yes - Current	No - Privately Owned	Residential Pipeline Projects	Housing Inventory Sites in both 2008 and 2014	0	0	1	1	R5 Residential	EDWARD A SERRANO	Non-Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	12658 GARDENIA CIR	92555	487561038		R5 Residential	R5		5	0.28	Single Family Residential	Yes - Current	No - Privately Owned	Residential Pipeline Projects	Housing Inventory Sites in both 2008 and 2014	0	0	1	1	R5 Residential	KURT C KOENIG	Non-Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	26761 JADE TREE TER	92555	487561039		R5 Residential	R5		5	0.35	Single Family Residential	Yes - Current	No - Privately Owned	Residential Pipeline Projects	Housing Inventory Sites in both 2008 and 2014	0	0	1	1	R5 Residential	FREDY RIVERA	Non-Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	26749 JADE TREE TER	92555	487561040		R5 Residential	R5		5	0.19	Single Family Residential	Yes - Current	No - Privately Owned	Residential Pipeline Projects	Housing Inventory Sites in both 2008 and 2014	0	0	1	1	R5 Residential	BERNABE VERCELES PIMENTEL	Non-Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	26737 JADE TREE TER	92555	487561041		R5 Residential	R5		5	0.17	Single Family Residential	Yes - Current	No - Privately Owned	Residential Pipeline Projects	Housing Inventory Sites in both 2008 and 2014	0	0	1	1	R5 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	R5		5	0.18	Single Family Residential	Yes - Current	No - Privately Owned	Residential Pipeline Projects	Housing Inventory Sites in both 2008 and 2014	0	0	1	1	R5 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	R5		5	0.18	Single Family Residential	Yes - Current	No - Privately Owned	Residential Pipeline Projects	Housing Inventory Sites in both 2008 and 2014	0	0	1	1	R5 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	R5		5	0.20	Single Family Residential	Yes - Current	No - Privately Owned	Residential Pipeline Projects	Housing Inventory Sites in both 2008 and 2014	0	0	1	1	R5 Residential	RICHARD SCHWANZ	Non-Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	NEC of Lasselle and Alessandro Boulevard	92555	487574001		RS Residential	R5		5	0.05	Vacant	Yes - Current	No - Privately Owned	Residential Pipeline Projects	Housing Inventory Sites in both 2008 and 2014	0	0	0	0	R5 Residential	EQUITABLE MORENO VALLEY II PARTNERSHIP	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	NEC of Lasselle and Alessandro Boulevard	92555	487574002		RS Residential	R5		5	0.02	Vacant	Yes - Current	No - Privately Owned	Residential Pipeline Projects	Housing Inventory Sites in both 2008 and 2014	0	0	0	0	R5 Residential	EQUITABLE MORENO VALLEY II PARTNERSHIP	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	26910 CLAYSTONE DR	92555	487580001		RS Residential	R5		5	0.18	Single Family Residential	Yes - Current	No - Privately Owned	Residential Pipeline Projects		0	0	1	1	R5 Residential	BERNICE WILSON	Non-Vacant Sites not included in previous Housing Elements
City of Moreno Valley	26924 CLAYSTONE DR	92555	487580002		RS Residential	R5		5	0.18	Single Family Residential	Yes - Current	No - Privately Owned	Residential Pipeline Projects		0	0	1	1	R5 Residential	NORMAN FERNANDEZ	Non-Vacant Sites not included in previous Housing Elements
City of Moreno Valley	26938 CLAYSTONE DR	92555	487580003		RS Residential	R5		5	0.18	Single Family Residential	Yes - Current	No - Privately Owned	Residential Pipeline Projects		0	0	1	1	R5 Residential	BARBARA ACOSTA	Non-Vacant Sites not included in previous Housing Elements
City of Moreno Valley	26952 CLAYSTONE DR	92555	487580004		RS Residential	R5		5	0.18	Single Family Residential	Yes - Current	No - Privately Owned	Residential Pipeline Projects		0	0	1	1	R5 Residential	ERIC CHAMBERS	Non-Vacant Sites not included in previous Housing Elements
City of Moreno Valley	26966 CLAYSTONE DR	92555	487580005		RS Residential	R5		5	0.17	Single Family Residential	Yes - Current	No - Privately Owned	Residential Pipeline Projects		0	0	1	1	R5 Residential	DIANA SANTILLANES	Non-Vacant Sites not included in previous Housing Elements
City of Moreno Valley	26980 CLAYSTONE DR	92555	487580006		RS Residential	R5		5	0.24	Single Family Residential	Yes - Current	No - Privately Owned	Residential Pipeline Projects		0	0	1	1	R5 Residential	JULIO CESAR CARMONA	Non-Vacant Sites not included in previous Housing Elements
City of Moreno Valley	26994 CLAYSTONE DR	92555	487580007		RS Residential	R5		5	0.29	Single Family Residential	Yes - Current	No - Privately Owned	Residential Pipeline Projects		0	0	1	1	R5 Residential	GABRIEL SANTANA	Non-Vacant Sites not included in previous Housing Elements
City of Moreno Valley	12806 WAINWRIGHT LN	92555	487580008		RS Residential	R5		5	0.19	Single Family Residential	Yes - Current	No - Privately Owned	Residential Pipeline Projects		0	0	1	1	R5 Residential	WILLIAM MOONEY	Non-Vacant Sites not included in previous Housing Elements
City of Moreno Valley	12820 WAINWRIGHT LN	92555	487580009		RS Residential	R5		5	0.20	Single Family Residential	Yes - Current	No - Privately Owned	Residential Pipeline Projects		0	0	1	1	R5 Residential	FARROKH MOSHIRI	Non-Vacant Sites not included in previous Housing Elements
City of Moreno Valley	12834 WAINWRIGHT LN	92555	487580010		RS Residential	R5		5	0.21	Single Family Residential	Yes - Current	No - Privately Owned	Residential Pipeline Projects		0	0	1	1	R5 Residential	PING ZHENG ZHAO	Non-Vacant Sites not included in previous Housing Elements

City of Moreno Valley	12848 WAINWRIGHT LN	92555	487580011		RS Residential	R5		5	0.20	Single Family Residential	Yes - Current	No - Privately Owned	Residential Pipeline Projects		0	0	1	1	R5 Residential	ROSA I GONZALEZ	Non-Vacant Sites not included in previous Housing Elements
City of Moreno Valley	12862 WAINWRIGHT LN	92555	487580012		RS Residential	R5		5	0.20	Single Family Residential	Yes - Current	No - Privately Owned	Residential Pipeline Projects		0	0	1	1	R5 Residential	EDUARDO RODRIGUEZ	Non-Vacant Sites not included in previous Housing Elements
City of Moreno Valley	12876 WAINWRIGHT LN	92555	487580013		RS Residential	R5		5	0.20	Single Family Residential	Yes - Current	No - Privately Owned	Residential Pipeline Projects		0	0	1	1	R5 Residential	LATRICE J REED	Non-Vacant Sites not included in previous Housing Elements
City of Moreno Valley	12890 WAINWRIGHT LN	92555	487580014		RS Residential	R5		5	0.20	Single Family Residential	Yes - Current	No - Privately Owned	Residential Pipeline Projects		0	0	1	1	R5 Residential	MARIO LAWRENCE GONZALES	Non-Vacant Sites not included in previous Housing Elements
City of Moreno Valley	12904 WAINWRIGHT LN	92555	487580015		RS Residential	R5		5	0.20	Single Family Residential	Yes - Current	No - Privately Owned	Residential Pipeline Projects		0	0	1	1	R5 Residential	PROJECT ROYAL	Non-Vacant Sites not included in previous Housing Elements
City of Moreno Valley	12918 WAINWRIGHT LN	92555	487580016		RS Residential	R5		5	0.20	Single Family Residential	Yes - Current	No - Privately Owned	Residential Pipeline Projects		0	0	1	1	R5 Residential	GERALD P MILLER	Non-Vacant Sites not included in previous Housing Elements
City of Moreno Valley	26816 TWIN HILLS CIR	92555	487581001		RS Residential	R5		5	0.21	Single Family Residential	Yes - Current	No - Privately Owned	Residential Pipeline Projects		0	0	1	1	R5 Residential	ROJAS LINA MARIE MARQU	Non-Vacant Sites not included in previous Housing Elements
City of Moreno Valley	26830 TWIN HILLS CIR	92555	487581002		RS Residential	R5		5	0.18	Single Family Residential	Yes - Current	No - Privately Owned	Residential Pipeline Projects		0	0	1	1	R5 Residential	XIN XU	Non-Vacant Sites not included in previous Housing Elements
City of Moreno Valley	26844 TWIN HILLS CIR	92555	487581003		RS Residential	R5		5	0.20	Single Family Residential	Yes - Current	No - Privately Owned	Residential Pipeline Projects		0	0	1	1	R5 Residential	PATROCINIO LUNA	Non-Vacant Sites not included in previous Housing Elements
City of Moreno Valley	26858 TWIN HILLS CIR	92555	487581004		RS Residential	R5		5	0.20	Single Family Residential	Yes - Current	No - Privately Owned	Residential Pipeline Projects		0	0	1	1	R5 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	R5		5	0.20	Single Family Residential	Yes - Current	No - Privately Owned	Residential Pipeline Projects		0	0	1	1	R5 Residential	JEREMY GOMER	Non-Vacant Sites not included in previous Housing Elements
City of Moreno Valley	26886 TWIN HILLS CIR	92555	487581006		RS Residential	R5		5	0.20	Single Family Residential	Yes - Current	No - Privately Owned	Residential Pipeline Projects		0	0	1	1	R5 Residential	CYNTHIA VASQUEZ	Non-Vacant Sites not included in previous Housing Elements
City of Moreno Valley	26900 TWIN HILLS CIR	92555	487581007		RS Residential	R5		5	0.21	Single Family Residential	Yes - Current	No - Privately Owned	Residential Pipeline Projects		0	0	1	1	R5 Residential	ANABELLE E LINTAG	Non-Vacant Sites not included in previous Housing Elements
City of Moreno Valley	26912 SUGARCANE DR	92555	487582001		RS Residential	R5		5	0.22	Single Family Residential	Yes - Current	No - Privately Owned	Residential Pipeline Projects		0	0	1	1	R5 Residential	LEE JOPLING	Non-Vacant Sites not included in previous Housing Elements
City of Moreno Valley	26926 SUGARCANE DR	92555	487582002		RS Residential	R5		5	0.31	Single Family Residential	Yes - Current	No - Privately Owned	Residential Pipeline Projects		0	0	1	1	R5 Residential	SHENHUA HU	Non-Vacant Sites not included in previous Housing Elements
City of Moreno Valley	26940 SUGARCANE DR	92555	487582003		RS Residential	R5		5	0.21	Single Family Residential	Yes - Current	No - Privately Owned	Residential Pipeline Projects		0	0	1	1	R5 Residential	MAX P RIVERA	Non-Vacant Sites not included in previous Housing Elements
City of Moreno Valley	12860 LARKDALE LN	92555	487582004		RS Residential	R5		5	0.17	Single Family Residential	Yes - Current	No - Privately Owned	Residential Pipeline Projects		0	0	1	1	R5 Residential	DAVID A DE LA MANCHA	Non-Vacant Sites not included in previous Housing Elements
City of Moreno Valley	12874 LARKDALE LN	92555	487582005		RS Residential	R5		5	0.18	Single Family Residential	Yes - Current	No - Privately Owned	Residential Pipeline Projects		0	0	1	1	R5 Residential	JOANN LORI WATSON	Non-Vacant Sites not included in previous Housing Elements
City of Moreno Valley	12888 LARKDALE LN	92555	487582006		RS Residential	R5		5	0.18	Single Family Residential	Yes - Current	No - Privately Owned	Residential Pipeline Projects		0	0	1	1	R5 Residential	RAINIER DIONE LATAP	Non-Vacant Sites not included in previous Housing Elements
City of Moreno Valley	12902 LARKDALE LN	92555	487582007		RS Residential	R5		5	0.18	Single Family Residential	Yes - Current	No - Privately Owned	Residential Pipeline Projects		0	0	1	1	R5 Residential	GODFREY RIGBY	Non-Vacant Sites not included in previous Housing Elements
City of Moreno Valley	12903 WAINWRIGHT LN	92555	487582008		RS Residential	R5		5	0.17	Single Family Residential	Yes - Current	No - Privately Owned	Residential Pipeline Projects		0	0	1	1	R5 Residential	PROJECT ROYAL	Non-Vacant Sites not included in previous Housing Elements
City of Moreno Valley	12889 WAINWRIGHT LN	92555	487582009		RS Residential	R5		5	0.17	Single Family Residential	Yes - Current	No - Privately Owned	Residential Pipeline Projects		0	0	1	1	R5 Residential	ARTHUR RUELAS	Non-Vacant Sites not included in previous Housing Elements

City of Moreno Valley	12875 WAINWRIGHT LN	92555	487582010		RS Residential	R5		5	0.17	Single Family Residential	Yes - Current	No - Privately Owned	Residential Pipeline Projects		0	0	1	1	R5 Residential	MUHAMMAD IBRAHIM KHAN	Non-Vacant Sites not included in previous Housing Elements
City of Moreno Valley	12861 WAINWRIGHT LN	92555	487582011		RS Residential	R5		5	0.17	Single Family Residential	Yes - Current	No - Privately Owned	Residential Pipeline Projects		0	0	1	1	R5 Residential	ARTURO LOPEZ	Non-Vacant Sites not included in previous Housing Elements
City of Moreno Valley	12847 WAINWRIGHT LN	92555	487582012		RS Residential	R5		5	0.17	Single Family Residential	Yes - Current	No - Privately Owned	Residential Pipeline Projects		0	0	1	1	R5 Residential	RSI COMMUNITIES-CALIF	Non-Vacant Sites not included in previous Housing Elements
City of Moreno Valley	12833 WAINWRIGHT LN	92555	487582013		RS Residential	R5		5	0.17	Single Family Residential	Yes - Current	No - Privately Owned	Residential Pipeline Projects		0	0	1	1	R5 Residential	MARLA JEAN MIZELL	Non-Vacant Sites not included in previous Housing Elements
City of Moreno Valley	12819 WAINWRIGHT LN	92555	487582014		RS Residential	R5		5	0.18	Single Family Residential	Yes - Current	No - Privately Owned	Residential Pipeline Projects		0	0	1	1	R5 Residential	AMRIK SANDHU	Non-Vacant Sites not included in previous Housing Elements
City of Moreno Valley	12805 WAINWRIGHT LN	92555	487582015		RS Residential	R5		5	0.19	Single Family Residential	Yes - Current	No - Privately Owned	Residential Pipeline Projects		0	0	1	1	R5 Residential	SUJEY CORNEJO	Non-Vacant Sites not included in previous Housing Elements
City of Moreno Valley	26939 CLAYSTONE DR	92555	487582016		RS Residential	R5		5	0.17	Single Family Residential	Yes - Current	No - Privately Owned	Residential Pipeline Projects		0	0	1	1	R5 Residential	DAMIEN GUTIERREZ	Non-Vacant Sites not included in previous Housing Elements
City of Moreno Valley	26925 CLAYSTONE DR	92555	487582017		RS Residential	R5		5	0.17	Single Family Residential	Yes - Current	No - Privately Owned	Residential Pipeline Projects		0	0	1	1	R5 Residential	MEGUMI BOYD	Non-Vacant Sites not included in previous Housing Elements
City of Moreno Valley	26911 CLAYSTONE DR	92555	487582018		RS Residential	R5		5	0.17	Single Family Residential	Yes - Current	No - Privately Owned	Residential Pipeline Projects		0	0	1	1	R5 Residential	MANJIT SINGH	Non-Vacant Sites not included in previous Housing Elements
City of Moreno Valley	12932 WAINWRIGHT LN	92555	487590001		RS Residential	R5		5	0.19	Single Family Residential	Yes - Current	No - Privately Owned	Residential Pipeline Projects		0	0	1	1	R5 Residential	SUSAN MARIE CARLIN	Non-Vacant Sites not included in previous Housing Elements
City of Moreno Valley	12946 WAINWRIGHT LN	92555	487590002		RS Residential	R5		5	0.19	Single Family Residential	Yes - Current	No - Privately Owned	Residential Pipeline Projects		0	0	1	1	R5 Residential	PROJECT ROYAL	Non-Vacant Sites not included in previous Housing Elements
City of Moreno Valley	12960 WAINWRIGHT LN	92555	487590003		RS Residential	R5		5	0.19	Single Family Residential	Yes - Current	No - Privately Owned	Residential Pipeline Projects		0	0	1	1	R5 Residential	GERARDO PUENTE	Non-Vacant Sites not included in previous Housing Elements
City of Moreno Valley	12974 WAINWRIGHT LN	92555	487590004		RS Residential	R5		5	0.18	Single Family Residential	Yes - Current	No - Privately Owned	Residential Pipeline Projects		0	0	1	1	R5 Residential	PROJECT ROYAL	Non-Vacant Sites not included in previous Housing Elements
City of Moreno Valley	26987 REGENCY WAY	92555	487590005		RS Residential	R5		5	0.24	Single Family Residential	Yes - Current	No - Privately Owned	Residential Pipeline Projects		0	0	1	1	R5 Residential	PROJECT ROYAL	Non-Vacant Sites not included in previous Housing Elements
City of Moreno Valley	26973 REGENCY WAY	92555	487590006		RS Residential	R5		5	0.26	Single Family Residential	Yes - Current	No - Privately Owned	Residential Pipeline Projects		0	0	1	1	R5 Residential	PROJECT ROYAL	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	Residential Pipeline Projects		0	0	1	1	RS Residential	RICARDO E MARQUEZ	Non-Vacant Sites not included in previous Housing Elements
City of Moreno Valley	29631 REGENCY WAY	92555	487590008		RS Residential	RS		5	0.21	Single Family Residential	Yes - Current	No - Privately Owned	Residential Pipeline Projects		0	0	1	1	RS Residential	RSI COMMUNITIES CALIF	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	Residential Pipeline Projects		0	0	1	1	RS Residential	ROBERTO SALAS	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	Residential Pipeline Projects		0	0	1	1	RS Residential	ABDUL KAMARA	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	Residential Pipeline Projects		0	0	1	1	RS Residential	SONIA M VILLAFANE	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	Residential Pipeline Projects		0	0	1	1	RS Residential	TOMOYA ITAGAKI	Non-Vacant Sites not included in previous Housing Elements
City of Moreno Valley	26861 REGENCY WAY	92555	487590013		RS Residential	RS		5	0.21	Single Family Residential	Yes - Current	No - Privately Owned	Residential Pipeline Projects		0	0	1	1	RS Residential	PATRICK SWINEFORD	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	Residential Pipeline Projects		0	0	1	1	RS Residential	MARY PAIGE	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	Residential Pipeline Projects		0	0	1	1	RS Residential	TERRELL FARLEY	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	Residential Pipeline Projects		0	0	1	1	RS Residential	RSI COMMUNITIES-CALIFORNIA	Non-Vacant Sites not included in previous Housing Elements
City of Moreno Valley	REGENCY WAY	92555	487590017		RS Residential	RS		5	0.30	Greenways/Open Space	Yes - Current	No - Privately Owned	Residential Pipeline Projects		0	0	1	1	RS Residential	SAVANNAH AT MORENO VALLEY HOMEOWNERS ASSN	Non-Vacant Sites not included in previous Housing Elements
City of Moreno Valley	26762 REGENCY WAY	92555	487591001		RS Residential	RS		5	0.32	Single Family Residential	Yes - Current	No - Privately Owned	Residential Pipeline Projects		0	0	1	1	RS Residential	PROJECT ROYAL	Non-Vacant Sites not included in previous Housing Elements
City of Moreno Valley	26776 REGENCY WAY	92555	487591002		RS Residential	RS		5	0.20	Single Family Residential	Yes - Current	No - Privately Owned	Residential Pipeline Projects		0	0	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	Residential Pipeline Projects		0	0	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	0.29	Single Family Residential	Yes - Current	No - Privately Owned	Residential Pipeline Projects		0	0	1	1	RS Residential	RSI COMMUNITIES-CALIFORNIA	Non-Vacant Sites not included in previous Housing Elements

City of Moreno Valley	26818 REGENCY WAY	92555	487591005		R5 Residential	R5		5	0.21	Single Family Residential	Yes - Current	No - Privately Owned	Residential Pipeline Projects		0	0	1	1	R5 Residential	RSI COMMUNITIES-CALIFORNIA	Non-Vacant Sites not included in previous Housing Elements
City of Moreno Valley	26832 REGENCY WAY	92555	487591006		R5 Residential	R5		5	0.22	Single Family Residential	Yes - Current	No - Privately Owned	Residential Pipeline Projects		0	0	1	1	R5 Residential	RODNEY SHANNON	Non-Vacant Sites not included in previous Housing Elements
City of Moreno Valley	26846 REGENCY WAY	92555	487591007		R5 Residential	R5		5	0.23	Single Family Residential	Yes - Current	No - Privately Owned	Residential Pipeline Projects		0	0	1	1	R5 Residential	PAULO FABIAN	Non-Vacant Sites not included in previous Housing Elements
City of Moreno Valley	26860 REGENCY WAY	92555	487591008		R5 Residential	R5		5	0.23	Single Family Residential	Yes - Current	No - Privately Owned	Residential Pipeline Projects		0	0	1	1	R5 Residential	ROBERT LANGLEY	Non-Vacant Sites not included in previous Housing Elements
City of Moreno Valley	26874 REGENCY WAY	92555	487591009		R5 Residential	R5		5	0.23	Single Family Residential	Yes - Current	No - Privately Owned	Residential Pipeline Projects		0	0	1	1	R5 Residential	ALLEN JAMES A SR & CECILLY 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		R5 Residential	R5		5	0.20	Single Family Residential	Yes - Current	No - Privately Owned	Residential Pipeline Projects		0	0	1	1	R5 Residential	IMMANUEL D MORRIS	Non-Vacant Sites not included in previous Housing Elements
City of Moreno Valley	12943 LARKDALE LN	92555	487591011		R5 Residential	R5		5	0.19	Single Family Residential	Yes - Current	No - Privately Owned	Residential Pipeline Projects		0	0	1	1	R5 Residential	ROSALIO HERNANDEZ	Non-Vacant Sites not included in previous Housing Elements
City of Moreno Valley	12929 LARKDALE LN	92555	487591012		R5 Residential	R5		5	0.17	Single Family Residential	Yes - Current	No - Privately Owned	Residential Pipeline Projects		0	0	1	1	R5 Residential	ANDY AMAYA	Non-Vacant Sites not included in previous Housing Elements
City of Moreno Valley	12915 LARKDALE LN	92555	487591013		R5 Residential	R5		5	0.17	Single Family Residential	Yes - Current	No - Privately Owned	Residential Pipeline Projects		0	0	1	1	R5 Residential	FRANK SALAS LOPEZ	Non-Vacant Sites not included in previous Housing Elements
City of Moreno Valley	26887 TWIN HILLS CIR	92555	487591014		R5 Residential	R5		5	0.22	Single Family Residential	Yes - Current	No - Privately Owned	Residential Pipeline Projects		0	0	1	1	R5 Residential	ROBERT VARGAS	Non-Vacant Sites not included in previous Housing Elements
City of Moreno Valley	26873 TWIN HILLS CIR	92555	487591015		R5 Residential	R5		5	0.23	Single Family Residential	Yes - Current	No - Privately Owned	Residential Pipeline Projects		0	0	1	1	R5 Residential	RICHARD BROWN	Non-Vacant Sites not included in previous Housing Elements
City of Moreno Valley	26859 TWIN HILLS CIR	92555	487591016		R5 Residential	R5		5	0.22	Single Family Residential	Yes - Current	No - Privately Owned	Residential Pipeline Projects		0	0	1	1	R5 Residential	MINH HA	Non-Vacant Sites not included in previous Housing Elements
City of Moreno Valley	26845 TWIN HILLS CIR	92555	487591017		R5 Residential	R5		5	0.21	Single Family Residential	Yes - Current	No - Privately Owned	Residential Pipeline Projects		0	0	1	1	R5 Residential	TAEHO LEE	Non-Vacant Sites not included in previous Housing Elements
City of Moreno Valley	26831 TWIN HILLS CIR	92555	487591018		R5 Residential	R5		5	0.18	Single Family Residential	Yes - Current	No - Privately Owned	Residential Pipeline Projects		0	0	1	1	R5 Residential	PERCY E VIDAL	Non-Vacant Sites not included in previous Housing Elements
City of Moreno Valley	26817 TWIN HILLS CIR	92555	487591019		R5 Residential	R5		5	0.26	Single Family Residential	Yes - Current	No - Privately Owned	Residential Pipeline Projects		0	0	1	1	R5 Residential	LETS CAL INV	Non-Vacant Sites not included in previous Housing Elements

City of Moreno Valley	12928 AZALEA ST	92555	487591020		RS Residential	RS		5	0.19	Single Family Residential	Yes - Current	No - Privately Owned	Residential Pipeline Projects		0	0	1	1	RS Residential	RSI COMMUNITIES-CALIFORNIA	Non-Vacant Sites not included in previous Housing Elements
City of Moreno Valley	12916 LARKDALE LN	92555	487592001		RS Residential	RS		5	0.18	Single Family Residential	Yes - Current	No - Privately Owned	Residential Pipeline Projects		0	0	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	Residential Pipeline Projects		0	0	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	Residential Pipeline Projects		0	0	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	Residential Pipeline Projects		0	0	1	1	RS Residential	RSI COMMUNITIES CALIF	Non-Vacant Sites not included in previous Housing Elements
City of Moreno Valley	26938 REGENCY WAY	92555	487592005		RS Residential	RS		5	0.17	Single Family Residential	Yes - Current	No - Privately Owned	Residential Pipeline Projects		0	0	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	Residential Pipeline Projects		0	0	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	Residential Pipeline Projects		0	0	1	1	RS Residential	ANTHONY D WILLIAMS	Non-Vacant Sites not included in previous Housing Elements
City of Moreno Valley	12931 WAINWRIGHT LN	92555	487592008		RS Residential	RS		5	0.17	Single Family Residential	Yes - Current	No - Privately Owned	Residential Pipeline Projects		0	0	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	Residential Pipeline Projects		0	0	1	1	RS Residential	RSI COMMUNITIES CALIFORNIA	Non-Vacant Sites not included in previous Housing Elements
City of Moreno Valley	COTTONWOOD AVE	92555	488180025		R2 Residential	RA2		2	9.50	Vacant	Yes - Current	No - Privately Owned		Housing Inventory Sites in both 2008 and 2014	0	0	14	14	R2 Residential	PEW INV	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	COTTONWOOD AVE	92555	488180027		R2 Residential	RA2		2	10.30	Vacant	Yes - Current	No - Privately Owned		Housing Inventory Sites in both 2008 and 2014	0	0	15	15	R2 Residential	PEW INV	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	COTTONWOOD AVE	92555	488190024		R3 Residential	R3		3	6.87	Vacant	Yes - Current	No - Privately Owned		Housing Inventory Sites in both 2008 and 2014	0	0	15	15	R3 Residential	PLYMOUTH FOUNDATION	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	BAY AVE	92555	488190027		R3 Residential	R3		3	9.35	Vacant	Yes - Current	No - Privately Owned		Housing Inventory Sites in both 2008 and 2014	0	0	21	21	R3 Residential	DR PARK PROP	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	R3, HR		2	17.85	Vacant	Yes - Current	No - Privately Owned			0	0	11	11	HR Hillside Residential	CHARLES F MOOTHART	Vacant Sites not included in previous Housing Elements
City of Moreno Valley	SE OF BAY AVE AND OLIVER ST	92555	488220014		R3 Residential	R3		3	8.94	Vacant	Yes - Current	No - Privately Owned		Housing Inventory Sites in both 2008 and 2014	0	0	14	14	R3 Residential	MORENO VALLEY INV ASSOC	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	SW OF IRONWOOD AVE AND QUNCY ST	92555	488250001		R2 Residential	RA2		2	9.61	Vacant	Yes - Current	No - Privately Owned		Housing Inventory Sites in both 2008 and 2014	0	0	14	14	R2 Residential	CHIU HUA CHANG	Vacant Sites included in 2008 and 2014 Housing Element

City of Moreno Valley	SW OF IRONWOOD AVE AND QUNCY ST	92555	488250002		R2 Residential	RA2		2	9.01	Vacant	Yes - Current	No - Privately Owned		Housing Inventory Sites in both 2008 and 2014	0	0	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 QUNCY ST	92555	488250013		R2 Residential	RA2		2	8.89	Vacant	Yes - Current	No - Privately Owned		Housing Inventory Sites in both 2008 and 2014	0	0	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 QUNCY ST	92555	488250014		R2 Residential	RA2		2	9.49	Vacant	Yes - Current	No - Privately Owned		Housing Inventory Sites in both 2008 and 2014	0	0	14	14	R2 Residential	CHIU HUA CHANG	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		Housing Inventory Sites in both 2008 and 2014	0	0	11	11	R5 Residential	PROLOGIS PARK MORENO VALLEY EUCALYPTUS	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	13830 BETHANY RD	92555	488370001		R3 Residential	R3		3	0.24	Single Family Residential	Yes - Current	No - Privately Owned	Residential Pipeline Projects	Housing Inventory Sites in both 2008 and 2014	0	0	1	1	R3 Residential	KURT WARD	Non-Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	13814 BETHANY RD	92555	488370002		R3 Residential	R3		3	0.25	Single Family Residential	Yes - Current	No - Privately Owned	Residential Pipeline Projects	Housing Inventory Sites in both 2008 and 2014	0	0	1	1	R3 Residential	KYRON D FRANCIS	Non-Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	13798 BETHANY RD	92555	488370003		R3 Residential	R3		3	0.25	Single Family Residential	Yes - Current	No - Privately Owned	Residential Pipeline Projects	Housing Inventory Sites in both 2008 and 2014	0	0	1	1	R3 Residential	BRENDA FLOREZ	Non-Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	13872 BETHANY RD	92555	488370004		R3 Residential	R3		3	0.25	Single Family Residential	Yes - Current	No - Privately Owned	Residential Pipeline Projects	Housing Inventory Sites in both 2008 and 2014	0	0	1	1	R3 Residential	ANDERSON JONES	Non-Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	27775 BAY AVE	92555	488370005		R3 Residential	R3		3	0.24	Single Family Residential	Yes - Current	No - Privately Owned	Residential Pipeline Projects	Housing Inventory Sites in both 2008 and 2014	0	0	1	1	R3 Residential	SHELEMIAH GADIANE	Non-Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	27793 BAY AVE	92555	488370006		R3 Residential	R3		3	0.23	Single Family Residential	Yes - Current	No - Privately Owned	Residential Pipeline Projects	Housing Inventory Sites in both 2008 and 2014	0	0	1	1	R3 Residential	MARIA D LUNA	Non-Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	27811 BAY AVE	92555	488370007		R3 Residential	R3		3	0.23	Single Family Residential	Yes - Current	No - Privately Owned	Residential Pipeline Projects	Housing Inventory Sites in both 2008 and 2014	0	0	1	1	R3 Residential	ALEXANDER F REYES	Non-Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	27829 BAY AVE	92555	488370008		R3 Residential	R3		3	0.23	Single Family Residential	Yes - Current	No - Privately Owned	Residential Pipeline Projects	Housing Inventory Sites in both 2008 and 2014	0	0	1	1	R3 Residential	HECTOR R AGUAYO	Non-Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	27847 BAY AVE	92555	488370009		R3 Residential	R3		3	0.23	Single Family Residential	Yes - Current	No - Privately Owned	Residential Pipeline Projects	Housing Inventory Sites in both 2008 and 2014	0	0	1	1	R3 Residential	CORNELIO XIMIL GRANDE	Non-Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	27865 BAY AVE	92555	488370010		R3 Residential	R3		3	0.23	Single Family Residential	Yes - Current	No - Privately Owned	Residential Pipeline Projects	Housing Inventory Sites in both 2008 and 2014	0	0	1	1	R3 Residential	CHANNON RAQUEL THOMPSON	Non-Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	27883 BAY AVE	92555	488370011		R3 Residential	R3		3	0.23	Single Family Residential	Yes - Current	No - Privately Owned	Residential Pipeline Projects	Housing Inventory Sites in both 2008 and 2014	0	0	1	1	R3 Residential	HENRY GUZMAN	Non-Vacant Sites included in 2008 and 2014 Housing Element

City of Moreno Valley	27901 BAY AVE	92555	488370012		R3 Residential	R3		3	0.23	Single Family Residential	Yes - Current	No - Privately Owned	Residential Pipeline Projects	Housing Inventory Sites in both 2008 and 2014	0	0	1	1	R3 Residential	THEODORE RICHEY CATHEY	Non-Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	13771 NICHOLAS WAY	92555	488370013		R3 Residential	R3		3	0.23	Single Family Residential	Yes - Current	No - Privately Owned	Residential Pipeline Projects	Housing Inventory Sites in both 2008 and 2014	0	0	1	1	R3 Residential	ELIAS LARA CHAVEZ	Non-Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	13787 NICHOLAS WAY	92555	488370014		R3 Residential	R3		3	0.23	Single Family Residential	Yes - Current	No - Privately Owned	Residential Pipeline Projects	Housing Inventory Sites in both 2008 and 2014	0	0	1	1	R3 Residential	MICHAEL YOUNG	Non-Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	13803 NICHOLAS WAY	92555	488370015		R3 Residential	R3		3	0.23	Single Family Residential	Yes - Current	No - Privately Owned	Residential Pipeline Projects	Housing Inventory Sites in both 2008 and 2014	0	0	1	1	R3 Residential	JOSE DANIEL HAAS	Non-Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	13819 NICHOLAS WAY	92555	488370016		R3 Residential	R3		3	0.23	Single Family Residential	Yes - Current	No - Privately Owned	Residential Pipeline Projects	Housing Inventory Sites in both 2008 and 2014	0	0	1	1	R3 Residential	LANNETTE MONIQUE PAULK	Non-Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	13835 NICHOLAS WAY	92555	488370017		R3 Residential	R3		3	0.23	Single Family Residential	Yes - Current	No - Privately Owned	Residential Pipeline Projects	Housing Inventory Sites in both 2008 and 2014	0	0	1	1	R3 Residential	MRITYUNJOY ROY	Non-Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	13834 JEANETTE CT	92555	488370018		R3 Residential	R3		3	0.26	Single Family Residential	Yes - Current	No - Privately Owned	Residential Pipeline Projects	Housing Inventory Sites in both 2008 and 2014	0	0	1	1	R3 Residential	JEANINE W JACKMAN	Non-Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	13818 JEANETTE CT	92555	488370019		R3 Residential	R3		3	0.26	Single Family Residential	Yes - Current	No - Privately Owned	Residential Pipeline Projects	Housing Inventory Sites in both 2008 and 2014	0	0	1	1	R3 Residential	F IBANEZ NIETO OMAR	Non-Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	13802 JEANETTE CT	92555	488370020		R3 Residential	R3		3	0.29	Single Family Residential	Yes - Current	No - Privately Owned	Residential Pipeline Projects	Housing Inventory Sites in both 2008 and 2014	0	0	1	1	R3 Residential	SHAWENTI SHEATS	Non-Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	13786 JEANETTE CT	92555	488370021		R3 Residential	R3		3	0.30	Single Family Residential	Yes - Current	No - Privately Owned	Residential Pipeline Projects	Housing Inventory Sites in both 2008 and 2014	0	0	1	1	R3 Residential	ADRIAN STARKS	Non-Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	13785 JEANETTE CT	92555	488370022		R3 Residential	R3		3	0.30	Single Family Residential	Yes - Current	No - Privately Owned	Residential Pipeline Projects	Housing Inventory Sites in both 2008 and 2014	0	0	1	1	R3 Residential	RICARDO GOMEZ	Non-Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	13801 JEANETTE CT	92555	488370023		R3 Residential	R3		3	0.29	Single Family Residential	Yes - Current	No - Privately Owned	Residential Pipeline Projects	Housing Inventory Sites in both 2008 and 2014	0	0	1	1	R3 Residential	RICARDO RAMIREZ	Non-Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	13817 JEANETTE CT	92555	488370024		R3 Residential	R3		3	0.26	Single Family Residential	Yes - Current	No - Privately Owned	Residential Pipeline Projects	Housing Inventory Sites in both 2008 and 2014	0	0	1	1	R3 Residential	WILFRIDO VICENTE	Non-Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	13833 JEANETTE CT	92555	488370025		R3 Residential	R3		3	0.27	Single Family Residential	Yes - Current	No - Privately Owned	Residential Pipeline Projects	Housing Inventory Sites in both 2008 and 2014	0	0	1	1	R3 Residential	RODOLFO D ESTRELLA	Non-Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	13832 NATHAN PL	92555	488370026		R3 Residential	R3		3	0.27	Single Family Residential	Yes - Current	No - Privately Owned	Residential Pipeline Projects	Housing Inventory Sites in both 2008 and 2014	0	0	1	1	R3 Residential	ALTHIA OREE DOUGLAS	Non-Vacant Sites included in 2008 and 2014 Housing Element

City of Moreno Valley	13816 NATHAN PL	92555	488370027		R3 Residential	R3		3	0.26	Single Family Residential	Yes - Current	No - Privately Owned	Residential Pipeline Projects	Housing Inventory Sites in both 2008 and 2014	0	0	1	1	R3 Residential	FAZAL ANSARI	Non-Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	13800 NATHAN PL	92555	488370028		R3 Residential	R3		3	0.29	Single Family Residential	Yes - Current	No - Privately Owned	Residential Pipeline Projects	Housing Inventory Sites in both 2008 and 2014	0	0	1	1	R3 Residential	KATRICE LESHON FALCONER	Non-Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	13784 NATHAN PL	92555	488370029		R3 Residential	R3		3	0.30	Single Family Residential	Yes - Current	No - Privately Owned	Residential Pipeline Projects	Housing Inventory Sites in both 2008 and 2014	0	0	1	1	R3 Residential	MICHAEL LEE KELLY	Non-Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	13783 NATHAN PL	92555	488370030		R3 Residential	R3		3	0.30	Single Family Residential	Yes - Current	No - Privately Owned	Residential Pipeline Projects	Housing Inventory Sites in both 2008 and 2014	0	0	1	1	R3 Residential	JOHNNY JASON BARCENAS	Non-Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	13799 NATHAN PL	92555	488370031		R3 Residential	R3		3	0.29	Single Family Residential	Yes - Current	No - Privately Owned	Residential Pipeline Projects	Housing Inventory Sites in both 2008 and 2014	0	0	1	1	R3 Residential	TARA MARIE LAMBERT	Non-Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	13815 NATHAN PL	92555	488370032		R3 Residential	R3		3	0.26	Single Family Residential	Yes - Current	No - Privately Owned	Residential Pipeline Projects	Housing Inventory Sites in both 2008 and 2014	0	0	1	1	R3 Residential	KEITH M HAUFFEN	Non-Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	13831 NATHAN PL	92555	488370033		R3 Residential	R3		3	0.27	Single Family Residential	Yes - Current	No - Privately Owned	Residential Pipeline Projects	Housing Inventory Sites in both 2008 and 2014	0	0	1	1	R3 Residential	NOEL JEROME JOYNER	Non-Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	27797 OWEN DR	92555	488371001		R3 Residential	R3		3	0.23	Single Family Residential	Yes - Current	No - Privately Owned	Residential Pipeline Projects	Housing Inventory Sites in both 2008 and 2014	0	0	1	1	R3 Residential	MICHAEL MARSHALL	Non-Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	27815 OWEN DR	92555	488371002		R3 Residential	R3		3	0.23	Single Family Residential	Yes - Current	No - Privately Owned	Residential Pipeline Projects	Housing Inventory Sites in both 2008 and 2014	0	0	1	1	R3 Residential	ROBERT N COX	Non-Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	27833 OWEN DR	92555	488371003		R3 Residential	R3		3	0.23	Single Family Residential	Yes - Current	No - Privately Owned	Residential Pipeline Projects	Housing Inventory Sites in both 2008 and 2014	0	0	1	1	R3 Residential	KRISTINA LOPEZ	Non-Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	27851 OWEN DR	92555	488371004		R3 Residential	R3		3	0.23	Single Family Residential	Yes - Current	No - Privately Owned	Residential Pipeline Projects	Housing Inventory Sites in both 2008 and 2014	0	0	1	1	R3 Residential	JUAN M ANDRADE	Non-Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	27869 OWEN DR	92555	488371005		R3 Residential	R3		3	0.23	Single Family Residential	Yes - Current	No - Privately Owned	Residential Pipeline Projects	Housing Inventory Sites in both 2008 and 2014	0	0	1	1	R3 Residential	SABINA FELIX	Non-Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	27887 OWEN DR	92555	488371006		R3 Residential	R3		3	0.23	Single Family Residential	Yes - Current	No - Privately Owned	Residential Pipeline Projects	Housing Inventory Sites in both 2008 and 2014	0	0	1	1	R3 Residential	JOSE L HERNANDEZ	Non-Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	27905 OWEN DR	92555	488371007		R3 Residential	R3		3	0.23	Single Family Residential	Yes - Current	No - Privately Owned	Residential Pipeline Projects	Housing Inventory Sites in both 2008 and 2014	0	0	1	1	R3 Residential	JUAN CARLOS RODRIGUEZ	Non-Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	27923 OWEN DR	92555	488371008		R3 Residential	R3		3	0.25	Single Family Residential	Yes - Current	No - Privately Owned	Residential Pipeline Projects	Housing Inventory Sites in both 2008 and 2014	0	0	1	1	R3 Residential	ERNESTO R ARENCIBIA AGUILAR	Non-Vacant Sites included in 2008 and 2014 Housing Element

City of Moreno Valley	27941 OWEN DR	92555	488371009		R3 Residential	R3		3	0.29	Single Family Residential	Yes - Current	No - Privately Owned	Residential Pipeline Projects	Housing Inventory Sites in both 2008 and 2014	0	0	1	1	R3 Residential	ROBERT JULIAN DURAN	Non-Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	27959 OWEN DR	92555	488371010		R3 Residential	R3		3	0.23	Single Family Residential	Yes - Current	No - Privately Owned	Residential Pipeline Projects	Housing Inventory Sites in both 2008 and 2014	0	0	1	1	R3 Residential	WILLIAM ORLANDO BERMUDEZ	Non-Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	27977 OWEN DR	92555	488371011		R3 Residential	R3		3	0.23	Single Family Residential	Yes - Current	No - Privately Owned	Residential Pipeline Projects	Housing Inventory Sites in both 2008 and 2014	0	0	1	1	R3 Residential	GARY RAMIREZ	Non-Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	27995 OWEN DR	92555	488371012		R3 Residential	R3		3	0.33	Single Family Residential	Yes - Current	No - Privately Owned	Residential Pipeline Projects	Housing Inventory Sites in both 2008 and 2014	0	0	1	1	R3 Residential	ADAN CORTEZ	Non-Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	27978 OWEN DR	92555	488371013		R3 Residential	R3		3	0.32	Single Family Residential	Yes - Current	No - Privately Owned	Residential Pipeline Projects	Housing Inventory Sites in both 2008 and 2014	0	0	1	1	R3 Residential	TOMMY JOHNSON	Non-Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	27962 OWEN DR	92555	488371014		R3 Residential	R3		3	0.23	Single Family Residential	Yes - Current	No - Privately Owned	Residential Pipeline Projects	Housing Inventory Sites in both 2008 and 2014	0	0	1	1	R3 Residential	CARLTON ARNWINE	Non-Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	27944 OWEN DR	92555	488371015		R3 Residential	R3		3	0.23	Single Family Residential	Yes - Current	No - Privately Owned	Residential Pipeline Projects	Housing Inventory Sites in both 2008 and 2014	0	0	1	1	R3 Residential	JOSE P LASTRA	Non-Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	27943 AIDAN CIR	92555	488371016		R3 Residential	R3		3	0.26	Single Family Residential	Yes - Current	No - Privately Owned	Residential Pipeline Projects	Housing Inventory Sites in both 2008 and 2014	0	0	1	1	R3 Residential	FRANCINE L PILGRIM	Non-Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	27961 AIDAN CIR	92555	488371017		R3 Residential	R3		3	0.23	Single Family Residential	Yes - Current	No - Privately Owned	Residential Pipeline Projects	Housing Inventory Sites in both 2008 and 2014	0	0	1	1	R3 Residential	SERGIO OMAR GUTIERREZ AGUIRRE	Non-Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	27977 AIDAN CIR	92555	488371018		R3 Residential	R3		3	0.31	Single Family Residential	Yes - Current	No - Privately Owned	Residential Pipeline Projects	Housing Inventory Sites in both 2008 and 2014	0	0	1	1	R3 Residential	KATELYN D AUGUSTINE	Non-Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	AIDAN CIR	92555	488371019		R3 Residential	R3		3	0.23	Single Family Residential	Yes - Current	No - Privately Owned	Residential Pipeline Projects	Housing Inventory Sites in both 2008 and 2014	0	0	1	1	R3 Residential	ISAAC AGUIRRE	Non-Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	27976 AIDAN CIR	92555	488371020		R3 Residential	R3		3	0.30	Single Family Residential	Yes - Current	No - Privately Owned	Residential Pipeline Projects	Housing Inventory Sites in both 2008 and 2014	0	0	1	1	R3 Residential	CARINA LOPEZ BALLOUT	Non-Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	27960 AIDAN CIR	92555	488371021		R3 Residential	R3		3	0.25	Single Family Residential	Yes - Current	No - Privately Owned	Residential Pipeline Projects	Housing Inventory Sites in both 2008 and 2014	0	0	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	488371022		R3 Residential	R3		3	0.27	Single Family Residential	Yes - Current	No - Privately Owned	Residential Pipeline Projects	Housing Inventory Sites in both 2008 and 2014	0	0	1	1	R3 Residential	LINDA CHONGWE-ROBINSON	Non-Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	OWEN DR	92555	488371023		R3 Residential	R3		3	0.23	Utilities	Yes - Current	No - Privately Owned	Residential Pipeline Projects	Housing Inventory Sites in both 2008 and 2014	0	0	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	488410001		R15 Residential	R15	12	15	0.07	Vacant	Yes - Current	No - Privately Owned	Residential Pipeline Projects		0	0	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	488410002		R15 Residential	R15	12	15	0.06	Vacant	Yes - Current	No - Privately Owned	Residential Pipeline Projects		0	0	0	0	R15 Residential	BEAZER HOMES HOLDINGS CORP	Vacant Sites not included in previous Housing Elements
City of Moreno Valley	27163 CANYON ROCK CT	92555	488410003		R15 Residential	R15	12	15	0.06	Vacant	Yes - Current	No - Privately Owned	Residential Pipeline Projects		0	0	0	0	R15 Residential	BEAZER HOMES HOLDINGS CORP	Vacant Sites not included in previous Housing Elements
City of Moreno Valley	27171 CANYON ROCK CT	92555	488410004		R15 Residential	R15	12	15	0.06	Vacant	Yes - Current	No - Privately Owned	Residential Pipeline Projects		0	0	0	0	R15 Residential	BEAZER HOMES HOLDINGS CORP	Vacant Sites not included in previous Housing Elements
City of Moreno Valley	27179 CANYON ROCK CT	92555	488410005		R15 Residential	R15	12	15	0.06	Vacant	Yes - Current	No - Privately Owned	Residential Pipeline Projects		0	0	0	0	R15 Residential	BEAZER HOMES HOLDINGS CORP	Vacant Sites not included in previous Housing Elements
City of Moreno Valley	27182 CANYON ROCK CT	92555	488410006		R15 Residential	R15	12	15	0.05	Vacant	Yes - Current	No - Privately Owned	Residential Pipeline Projects		0	0	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	488410007		R15 Residential	R15	12	15	0.05	Vacant	Yes - Current	No - Privately Owned	Residential Pipeline Projects		0	0	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	488410008		R15 Residential	R15	12	15	0.05	Vacant	Yes - Current	No - Privately Owned	Residential Pipeline Projects		0	0	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	488410009		R15 Residential	R15	12	15	0.05	Vacant	Yes - Current	No - Privately Owned	Residential Pipeline Projects		0	0	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	488410010		R15 Residential	R15	12	15	0.07	Vacant	Yes - Current	No - Privately Owned	Residential Pipeline Projects		0	0	1	1	R15 Residential	BEAZER HOMES HOLDINGS CORP	Vacant Sites not included in previous Housing Elements
City of Moreno Valley	27149 GILDED WAY	92555	488410011		R15 Residential	R15	12	15	0.07	Vacant	Yes - Current	No - Privately Owned	Residential Pipeline Projects		0	0	1	1	R15 Residential	BEAZER HOMES HOLDINGS CORP	Vacant Sites not included in previous Housing Elements
City of Moreno Valley	27157 GILDED WAY	92555	488410012		R15 Residential	R15	12	15	0.05	Vacant	Yes - Current	No - Privately Owned	Residential Pipeline Projects		0	0	1	1	R15 Residential	BEAZER HOMES HOLDINGS CORP	Vacant Sites not included in previous Housing Elements
City of Moreno Valley	27165 GILDED WAY	92555	488410013		R15 Residential	R15	12	15	0.05	Vacant	Yes - Current	No - Privately Owned	Residential Pipeline Projects		0	0	1	1	R15 Residential	BEAZER HOMES HOLDINGS CORP	Vacant Sites not included in previous Housing Elements
City of Moreno Valley	27173 GILDED WAY	92555	488410014		R15 Residential	R15	12	15	0.05	Vacant	Yes - Current	No - Privately Owned	Residential Pipeline Projects		0	0	1	1	R15 Residential	BEAZER HOMES HOLDINGS CORP	Vacant Sites not included in previous Housing Elements
City of Moreno Valley	27181 GILDED WAY	92555	488410015		R15 Residential	R15	12	15	0.05	Vacant	Yes - Current	No - Privately Owned	Residential Pipeline Projects		0	0	1	1	R15 Residential	BEAZER HOMES HOLDINGS CORP	Vacant Sites not included in previous Housing Elements

City of Moreno Valley	27184 GILDED WAY	92555	488410016		R15 Residential	R15	12	15	0.05	Vacant	Yes - Current	No - Privately Owned	Residential Pipeline Projects		0	0	1	1	R15 Residential	BEAZER HOMES HOLDINGS CORP	Vacant Sites not included in previous Housing Elements
City of Moreno Valley	27176 GILDED WAY	92555	488410017		R15 Residential	R15	12	15	0.05	Vacant	Yes - Current	No - Privately Owned	Residential Pipeline Projects		0	0	1	1	R15 Residential	BEAZER HOMES HOLDINGS CORP	Vacant Sites not included in previous Housing Elements
City of Moreno Valley	27168 GILDED WAY	92555	488410018		R15 Residential	R15	12	15	0.05	Vacant	Yes - Current	No - Privately Owned	Residential Pipeline Projects		0	0	1	1	R15 Residential	BEAZER HOMES HOLDINGS CORP	Vacant Sites not included in previous Housing Elements
City of Moreno Valley	27160 GILDED WAY	92555	488410019		R15 Residential	R15	12	15	0.05	Vacant	Yes - Current	No - Privately Owned	Residential Pipeline Projects		0	0	1	1	R15 Residential	BEAZER HOMES HOLDINGS CORP	Vacant Sites not included in previous Housing Elements
City of Moreno Valley	27152 GILDED WAY	92555	488410020		R15 Residential	R15	12	15	0.07	Vacant	Yes - Current	No - Privately Owned	Residential Pipeline Projects		0	0	1	1	R15 Residential	BEAZER HOMES HOLDINGS CORP	Vacant Sites not included in previous Housing Elements
City of Moreno Valley	27151 STEATITE CT	92555	488410021		R15 Residential	R15	12	15	0.07	Vacant	Yes - Current	No - Privately Owned	Residential Pipeline Projects		0	0	1	1	R15 Residential	BEAZER HOMES HOLDINGS CORP	Vacant Sites not included in previous Housing Elements
City of Moreno Valley	27159 STEATITE CT	92555	488410022		R15 Residential	R15	12	15	0.06	Vacant	Yes - Current	No - Privately Owned	Residential Pipeline Projects		0	0	1	1	R15 Residential	BEAZER HOMES HOLDINGS CORP	Vacant Sites not included in previous Housing Elements
City of Moreno Valley	27167 STEATITE CT	92555	488410023		R15 Residential	R15	12	15	0.05	Vacant	Yes - Current	No - Privately Owned	Residential Pipeline Projects		0	0	1	1	R15 Residential	BEAZER HOMES HOLDINGS CORP	Vacant Sites not included in previous Housing Elements
City of Moreno Valley	27175 STEATITE CT	92555	488410024		R15 Residential	R15	12	15	0.05	Vacant	Yes - Current	No - Privately Owned	Residential Pipeline Projects		0	0	1	1	R15 Residential	BEAZER HOMES HOLDINGS CORP	Vacant Sites not included in previous Housing Elements
City of Moreno Valley	27183 STEATIRE CT	92555	488410025		R15 Residential	R15	12	15	0.05	Vacant	Yes - Current	No - Privately Owned	Residential Pipeline Projects		0	0	1	1	R15 Residential	BEAZER HOMES HOLDINGS CORP	Vacant Sites not included in previous Housing Elements
City of Moreno Valley	27191 STEATITE CT	92555	488410026		R15 Residential	R15	12	15	0.05	Vacant	Yes - Current	No - Privately Owned	Residential Pipeline Projects		0	0	1	1	R15 Residential	BEAZER HOMES HOLDINGS CORP	Vacant Sites not included in previous Housing Elements
City of Moreno Valley	27186 STEATITE CT	92555	488410027		R15 Residential	R15	12	15	0.06	Vacant	Yes - Current	No - Privately Owned	Residential Pipeline Projects		0	0	1	1	R15 Residential	BEAZER HOMES HOLDINGS CORP	Vacant Sites not included in previous Housing Elements
City of Moreno Valley	27178 STEATITE CT	92555	488410028		R15 Residential	R15	12	15	0.05	Vacant	Yes - Current	No - Privately Owned	Residential Pipeline Projects		0	0	1	1	R15 Residential	BEAZER HOMES HOLDINGS CORP	Vacant Sites not included in previous Housing Elements
City of Moreno Valley	27170 STEATITE CT	92555	488410029		R15 Residential	R15	12	15	0.05	Vacant	Yes - Current	No - Privately Owned	Residential Pipeline Projects		0	0	1	1	R15 Residential	BEAZER HOMES HOLDINGS CORP	Vacant Sites not included in previous Housing Elements
City of Moreno Valley	27162 STEATITE CT	92555	488410030		R15 Residential	R15	12	15	0.05	Vacant	Yes - Current	No - Privately Owned	Residential Pipeline Projects		0	0	1	1	R15 Residential	BEAZER HOMES HOLDINGS CORP	Vacant Sites not included in previous Housing Elements
City of Moreno Valley	27154 STEATITE CT	92555	488410031		R15 Residential	R15	12	15	0.07	Vacant	Yes - Current	No - Privately Owned	Residential Pipeline Projects		0	0	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	488410032		R15 Residential	R15	12	15	0.06	Vacant	Yes - Current	No - Privately Owned	Residential Pipeline Projects		0	0	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	488410033		R15 Residential	R15	12	15	0.05	Vacant	Yes - Current	No - Privately Owned	Residential Pipeline Projects		0	0	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	488410034		R15 Residential	R15	12	15	0.05	Vacant	Yes - Current	No - Privately Owned	Residential Pipeline Projects		0	0	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	488410035		R15 Residential	R15	12	15	0.06	Vacant	Yes - Current	No - Privately Owned	Residential Pipeline Projects		0	0	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	488410036		R15 Residential	R15	12	15	0.05	Vacant	Yes - Current	No - Privately Owned	Residential Pipeline Projects		0	0	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	488410037		R15 Residential	R15	12	15	0.06	Vacant	Yes - Current	No - Privately Owned	Residential Pipeline Projects		0	0	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	488410038		R15 Residential	R15	12	15	0.06	Vacant	Yes - Current	No - Privately Owned	Residential Pipeline Projects		0	0	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	488410039		R15 Residential	R15	12	15	0.06	Vacant	Yes - Current	No - Privately Owned	Residential Pipeline Projects		0	0	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	488410040		R15 Residential	R15	12	15	0.06	Vacant	Yes - Current	No - Privately Owned	Residential Pipeline Projects		0	0	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	488410041		R15 Residential	R15	12	15	0.06	Vacant	Yes - Current	No - Privately Owned	Residential Pipeline Projects		0	0	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	488410042		R15 Residential	R15	12	15	0.06	Vacant	Yes - Current	No - Privately Owned	Residential Pipeline Projects		0	0	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	488410043		R15 Residential	R15	12	15	0.06	Vacant	Yes - Current	No - Privately Owned	Residential Pipeline Projects		0	0	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	488410044		R15 Residential	R15	12	15	0.06	Vacant	Yes - Current	No - Privately Owned	Residential Pipeline Projects		0	0	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	488410045		R15 Residential	R15	12	15	0.06	Vacant	Yes - Current	No - Privately Owned	Residential Pipeline Projects		0	0	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	488410046		R15 Residential	R15	12	15	0.06	Vacant	Yes - Current	No - Privately Owned	Residential Pipeline Projects		0	0	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	488410047		R15 Residential	R15	12	15	0.06	Vacant	Yes - Current	No - Privately Owned	Residential Pipeline Projects		0	0	1	1	R15 Residential	BEAZER HOMES HOLDINGS CORP	Vacant Sites not included in previous Housing Elements
City of Moreno Valley	12936 CROWN HILL WAY	92555	488410048		R15 Residential	R15	12	15	0.06	Vacant	Yes - Current	No - Privately Owned	Residential Pipeline Projects		0	0	1	1	R15 Residential	BEAZER HOMES HOLDINGS CORP	Vacant Sites not included in previous Housing Elements
City of Moreno Valley	12893 BRECCIA WAY	92555	488410049		R15 Residential	R15	12	15	0.08	Vacant	Yes - Current	No - Privately Owned	Residential Pipeline Projects		0	0	1	1	R15 Residential	BEAZER HOMES HOLDINGS CORP	Vacant Sites not included in previous Housing Elements
City of Moreno Valley	12885 BRECCIA WAY	92555	488410050		R15 Residential	R15	12	15	0.06	Vacant	Yes - Current	No - Privately Owned	Residential Pipeline Projects		0	0	1	1	R15 Residential	BEAZER HOMES HOLDINGS CORP	Vacant Sites not included in previous Housing Elements
City of Moreno Valley	12877 BRECCIA WAY	92555	488410051		R15 Residential	R15	12	15	0.06	Vacant	Yes - Current	No - Privately Owned	Residential Pipeline Projects		0	0	1	1	R15 Residential	BEAZER HOMES HOLDINGS CORP	Vacant Sites not included in previous Housing Elements

City of Moreno Valley	12869 BRECCIA WAY	92555	488410052		R15 Residential	R15	12	15	0.06	Vacant	Yes - Current	No - Privately Owned	Residential Pipeline Projects		0	0	1	1	R15 Residential	BEAZER HOMES HOLDINGS CORP	Vacant Sites not included in previous Housing Elements
City of Moreno Valley	12861 BRECCIA WAY	92555	488410053		R15 Residential	R15	12	15	0.06	Vacant	Yes - Current	No - Privately Owned	Residential Pipeline Projects		0	0	1	1	R15 Residential	BEAZER HOMES HOLDINGS CORP	Vacant Sites not included in previous Housing Elements
City of Moreno Valley	12849 BRECCIA WAY	92555	488410054		R15 Residential	R15	12	15	0.06	Vacant	Yes - Current	No - Privately Owned	Residential Pipeline Projects		0	0	1	1	R15 Residential	BEAZER HOMES HOLDINGS CORP	Vacant Sites not included in previous Housing Elements
City of Moreno Valley	12841 BRECCIA WAY	92555	488410055		R15 Residential	R15	12	15	0.05	Vacant	Yes - Current	No - Privately Owned	Residential Pipeline Projects		0	0	1	1	R15 Residential	BEAZER HOMES HOLDINGS CORP	Vacant Sites not included in previous Housing Elements
City of Moreno Valley	12833 BRECCIA WAY	92555	488410056		R15 Residential	R15	12	15	0.05	Vacant	Yes - Current	No - Privately Owned	Residential Pipeline Projects		0	0	1	1	R15 Residential	BEAZER HOMES HOLDINGS CORP	Vacant Sites not included in previous Housing Elements
City of Moreno Valley	12825 BRECCIA WAY	92555	488410057		R15 Residential	R15	12	15	0.05	Vacant	Yes - Current	No - Privately Owned	Residential Pipeline Projects		0	0	1	1	R15 Residential	BEAZER HOMES HOLDINGS CORP	Vacant Sites not included in previous Housing Elements
City of Moreno Valley	12817 BRECCIA WAY	92555	488410058		R15 Residential	R15	12	15	0.05	Vacant	Yes - Current	No - Privately Owned	Residential Pipeline Projects		0	0	1	1	R15 Residential	BEAZER HOMES HOLDINGS CORP	Vacant Sites not included in previous Housing Elements
City of Moreno Valley	12809 BRECCIA WAY	92555	488410059		R15 Residential	R15	12	15	0.09	Vacant	Yes - Current	No - Privately Owned	Residential Pipeline Projects		0	0	0	0	R15 Residential	BEAZER HOMES HOLDINGS CORP	Vacant Sites not included in previous Housing Elements
City of Moreno Valley	CROWN HILL WAY	92555	488410060		R15 Residential	R15	12	15	0.08	Vacant	Yes - Current	No - Privately Owned	Residential Pipeline Projects		0	0	0	0	R15 Residential	BEAZER HOMES HOLDINGS CORP	Vacant Sites not included in previous Housing Elements
City of Moreno Valley	CROWN HILL WAY	92555	488410061		R15 Residential	R15	12	15	0.02	Vacant	Yes - Current	No - Privately Owned	Residential Pipeline Projects		0	0	0	0	R15 Residential	BEAZER HOMES HOLDINGS CORP	Vacant Sites not included in previous Housing Elements
City of Moreno Valley	CROWN HILL WAY	92555	488410062		R15 Residential	R15	12	15	0.05	Vacant	Yes - Current	No - Privately Owned	Residential Pipeline Projects		0	0	0	0	R15 Residential	BEAZER HOMES HOLDINGS CORP	Vacant Sites not included in previous Housing Elements
City of Moreno Valley	CROWN HILL WAY	92555	488410063		R15 Residential	R15	12	15	0.06	Vacant	Yes - Current	No - Privately Owned	Residential Pipeline Projects		0	0	0	0	R15 Residential	BEAZER HOMES HOLDINGS CORP	Vacant Sites not included in previous Housing Elements
City of Moreno Valley	EUCALYPTUS AVE	92555	488410064		R15 Residential	R15	12	15	0.13	Vacant	Yes - Current	No - Privately Owned	Residential Pipeline Projects		0	0	0	0	R15 Residential	BEAZER HOMES HOLDINGS CORP	Vacant Sites not included in previous Housing Elements
City of Moreno Valley	CROWN HILL WAY	92555	488410065		R15 Residential	R15	12	15	0.04	Vacant	Yes - Current	No - Privately Owned	Residential Pipeline Projects		0	0	0	0	R15 Residential	BEAZER HOMES HOLDINGS CORP	Vacant Sites not included in previous Housing Elements
City of Moreno Valley	CROWN HILL WAY	92555	488410066		R15 Residential	R15	12	15	0.04	Vacant	Yes - Current	No - Privately Owned	Residential Pipeline Projects		0	0	1	1	R15 Residential	BEAZER HOMES HOLDINGS CORP	Vacant Sites not included in previous Housing Elements

City of Moreno Valley	EUCALYPTUS AVE	92555	488410067		R15 Residential	R15	12	15	0.08	Vacant	Yes - Current	No - Privately Owned	Residential Pipeline Projects		0	0	0	0	R15 Residential	BEAZER HOMES HOLDINGS CORP	Vacant Sites not included in previous Housing Elements
City of Moreno Valley	STONERUN WAY	92555	488410068		R15 Residential	R15	12	15	0.02	Vacant	Yes - Current	No - Privately Owned	Residential Pipeline Projects		0	0	0	0	R15 Residential	BEAZER HOMES HOLDINGS CORP	Vacant Sites not included in previous Housing Elements
City of Moreno Valley	CROWN HILL WAY	92555	488410069		R15 Residential	R15	12	15	1.01	Vacant	Yes - Current	No - Privately Owned	Residential Pipeline Projects		0	0	0	0	R15 Residential	BEAZER HOMES HOLDINGS CORP	Vacant Sites not included in previous Housing Elements
City of Moreno Valley	12874 BRECCIA WAY	92555	488420001		R15 Residential	R15	12	15	0.05	Vacant	Yes - Current	No - Privately Owned	Residential Pipeline Projects		0	0	1	1	R15 Residential	BEAZER HOMES HOLDINGS CORP	Vacant Sites not included in previous Housing Elements
City of Moreno Valley	12882 BRECCIA WAY	92555	488420002		R15 Residential	R15	12	15	0.05	Vacant	Yes - Current	No - Privately Owned	Residential Pipeline Projects		0	0	1	1	R15 Residential	BEAZER HOMES HOLDINGS CORP	Vacant Sites not included in previous Housing Elements
City of Moreno Valley	12883 GREENSTONE WAY	92555	488420003		R15 Residential	R15	12	15	0.05	Vacant	Yes - Current	No - Privately Owned	Residential Pipeline Projects		0	0	1	1	R15 Residential	BEAZER HOMES HOLDINGS CORP	Vacant Sites not included in previous Housing Elements
City of Moreno Valley	12875 GREENSTONE WAY	92555	488420004		R15 Residential	R15	12	15	0.05	Vacant	Yes - Current	No - Privately Owned	Residential Pipeline Projects		0	0	1	1	R15 Residential	BEAZER HOMES HOLDINGS CORP	Vacant Sites not included in previous Housing Elements
City of Moreno Valley	12851 GREENSTONE WAY	92555	488420005		R15 Residential	R15	12	15	0.05	Vacant	Yes - Current	No - Privately Owned	Residential Pipeline Projects		0	0	1	1	R15 Residential	BEAZER HOMES HOLDINGS CORP	Vacant Sites not included in previous Housing Elements
City of Moreno Valley	12843 GREENSTONE WAY	92555	488420006		R15 Residential	R15	12	15	0.05	Vacant	Yes - Current	No - Privately Owned	Residential Pipeline Projects		0	0	1	1	R15 Residential	BEAZER HOMES HOLDINGS CORP	Vacant Sites not included in previous Housing Elements
City of Moreno Valley	12835 GREENSTONE WAY	92555	488420007		R15 Residential	R15	12	15	0.05	Vacant	Yes - Current	No - Privately Owned	Residential Pipeline Projects		0	0	1	1	R15 Residential	BEAZER HOMES HOLDINGS CORP	Vacant Sites not included in previous Housing Elements
City of Moreno Valley	12827 GREENSTONE WAY	92555	488420008		R15 Residential	R15	12	15	0.05	Vacant	Yes - Current	No - Privately Owned	Residential Pipeline Projects		0	0	1	1	R15 Residential	BEAZER HOMES HOLDINGS CORP	Vacant Sites not included in previous Housing Elements
City of Moreno Valley	12819 GREENSTONE WAY	92555	488420009		R15 Residential	R15	12	15	0.05	Vacant	Yes - Current	No - Privately Owned	Residential Pipeline Projects		0	0	1	1	R15 Residential	BEAZER HOMES HOLDINGS CORP	Vacant Sites not included in previous Housing Elements
City of Moreno Valley	12811 GREENSTONE WAY	92555	488420010		R15 Residential	R15	12	15	0.05	Vacant	Yes - Current	No - Privately Owned	Residential Pipeline Projects		0	0	1	1	R15 Residential	BEAZER HOMES HOLDINGS CORP	Vacant Sites not included in previous Housing Elements
City of Moreno Valley	12814 GREENSTONE WAY	92555	488420011		R15 Residential	R15	12	15	0.05	Vacant	Yes - Current	No - Privately Owned	Residential Pipeline Projects		0	0	1	1	R15 Residential	BEAZER HOMES HOLDINGS CORP	Vacant Sites not included in previous Housing Elements
City of Moreno Valley	12822 GREENSTONE WAY	92555	488420012		R15 Residential	R15	12	15	0.05	Vacant	Yes - Current	No - Privately Owned	Residential Pipeline Projects		0	0	1	1	R15 Residential	BEAZER HOMES HOLDINGS CORP	Vacant Sites not included in previous Housing Elements

City of Moreno Valley	12830 GREENSTONE WAY	92555	488420013		R15 Residential	R15	12	15	0.05	Vacant	Yes - Current	No - Privately Owned	Residential Pipeline Projects		0	0	1	1	R15 Residential	BEAZER HOMES HOLDINGS CORP	Vacant Sites not included in previous Housing Elements
City of Moreno Valley	12838 GREENSTONE WAY	92555	488420014		R15 Residential	R15	12	15	0.05	Vacant	Yes - Current	No - Privately Owned	Residential Pipeline Projects		0	0	1	1	R15 Residential	BEAZER HOMES HOLDINGS CORP	Vacant Sites not included in previous Housing Elements
City of Moreno Valley	12846 GREENSTONE WAY	92555	488420015		R15 Residential	R15	12	15	0.05	Vacant	Yes - Current	No - Privately Owned	Residential Pipeline Projects		0	0	1	1	R15 Residential	BEAZER HOMES HOLDINGS CORP	Vacant Sites not included in previous Housing Elements
City of Moreno Valley	12854 GREENSTONE WAY	92555	488420016		R15 Residential	R15	12	15	0.05	Vacant	Yes - Current	No - Privately Owned	Residential Pipeline Projects		0	0	1	1	R15 Residential	BEAZER HOMES HOLDINGS CORP	Vacant Sites not included in previous Housing Elements
City of Moreno Valley	12862 GREENSTONE WAY	92555	488420017		R15 Residential	R15	12	15	0.05	Vacant	Yes - Current	No - Privately Owned	Residential Pipeline Projects		0	0	1	1	R15 Residential	BEAZER HOMES HOLDINGS CORP	Vacant Sites not included in previous Housing Elements
City of Moreno Valley	12870 GREENSTONE WAY	92555	488420018		R15 Residential	R15	12	15	0.05	Vacant	Yes - Current	No - Privately Owned	Residential Pipeline Projects		0	0	1	1	R15 Residential	BEAZER HOMES HOLDINGS CORP	Vacant Sites not included in previous Housing Elements
City of Moreno Valley	12878 GREENSTONE WAY	92555	488420019		R15 Residential	R15	12	15	0.05	Vacant	Yes - Current	No - Privately Owned	Residential Pipeline Projects		0	0	1	1	R15 Residential	BEAZER HOMES HOLDINGS CORP	Vacant Sites not included in previous Housing Elements
City of Moreno Valley	12886 GREENSTONE WAY	92555	488420020		R15 Residential	R15	12	15	0.05	Vacant	Yes - Current	No - Privately Owned	Residential Pipeline Projects		0	0	1	1	R15 Residential	BEAZER HOMES HOLDINGS CORP	Vacant Sites not included in previous Housing Elements
City of Moreno Valley	27337 CAPROCK WAY	92555	488420021		R15 Residential	R15	12	15	0.05	Vacant	Yes - Current	No - Privately Owned	Residential Pipeline Projects		0	0	1	1	R15 Residential	BEAZER HOMES HOLDINGS CORP	Vacant Sites not included in previous Housing Elements
City of Moreno Valley	27329 CAPROCK WAY	92555	488420022		R15 Residential	R15	12	15	0.05	Vacant	Yes - Current	No - Privately Owned	Residential Pipeline Projects		0	0	1	1	R15 Residential	BEAZER HOMES HOLDINGS CORP	Vacant Sites not included in previous Housing Elements
City of Moreno Valley	27321 CAPROCK WAY	92555	488420023		R15 Residential	R15	12	15	0.05	Vacant	Yes - Current	No - Privately Owned	Residential Pipeline Projects		0	0	1	1	R15 Residential	BEAZER HOMES HOLDINGS CORP	Vacant Sites not included in previous Housing Elements
City of Moreno Valley	27319 CAPROCK WAY	92555	488420024		R15 Residential	R15	12	15	0.05	Vacant	Yes - Current	No - Privately Owned	Residential Pipeline Projects		0	0	1	1	R15 Residential	BEAZER HOMES HOLDINGS CORP	Vacant Sites not included in previous Housing Elements
City of Moreno Valley	27305 CAPROCK WAY	92555	488420025		R15 Residential	R15	12	15	0.05	Vacant	Yes - Current	No - Privately Owned	Residential Pipeline Projects		0	0	1	1	R15 Residential	BEAZER HOMES HOLDINGS CORP	Vacant Sites not included in previous Housing Elements
City of Moreno Valley	27297 CAPROCK WAY	92555	488420026		R15 Residential	R15	12	15	0.05	Vacant	Yes - Current	No - Privately Owned	Residential Pipeline Projects		0	0	1	1	R15 Residential	BEAZER HOMES HOLDINGS CORP	Vacant Sites not included in previous Housing Elements
City of Moreno Valley	27289 CAPROCK WAY	92555	488420027		R15 Residential	R15	12	15	0.05	Vacant	Yes - Current	No - Privately Owned	Residential Pipeline Projects		0	0	1	1	R15 Residential	BEAZER HOMES HOLDINGS CORP	Vacant Sites not included in previous Housing Elements

City of Moreno Valley	27281 CAPROCK WAY	92555	488420028		R15 Residential	R15	12	15	0.05	Vacant	Yes - Current	No - Privately Owned	Residential Pipeline Projects		0	0	1	1	R15 Residential	BEAZER HOMES HOLDINGS CORP	Vacant Sites not included in previous Housing Elements
City of Moreno Valley	12752 GREENSTONE WAY	92555	488420029		R15 Residential	R15	12	15	0.05	Vacant	Yes - Current	No - Privately Owned	Residential Pipeline Projects		0	0	1	1	R15 Residential	BEAZER HOMES HOLDINGS CORP	Vacant Sites not included in previous Housing Elements
City of Moreno Valley	12760 GREENSTONE WAY	92555	488420030		R15 Residential	R15	12	15	0.05	Vacant	Yes - Current	No - Privately Owned	Residential Pipeline Projects		0	0	1	1	R15 Residential	BEAZER HOMES HOLDINGS CORP	Vacant Sites not included in previous Housing Elements
City of Moreno Valley	12768 GREENSTONE WAY	92555	488420031		R15 Residential	R15	12	15	0.05	Vacant	Yes - Current	No - Privately Owned	Residential Pipeline Projects		0	0	1	1	R15 Residential	BEAZER HOMES HOLDINGS CORP	Vacant Sites not included in previous Housing Elements
City of Moreno Valley	27320 RED ROCK RD	92555	488420032		R15 Residential	R15	12	15	0.05	Vacant	Yes - Current	No - Privately Owned	Residential Pipeline Projects		0	0	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	488420033		R15 Residential	R15	12	15	0.05	Vacant	Yes - Current	No - Privately Owned	Residential Pipeline Projects		0	0	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	488420034		R15 Residential	R15	12	15	0.05	Vacant	Yes - Current	No - Privately Owned	Residential Pipeline Projects		0	0	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	488420035		R15 Residential	R15	12	15	0.05	Vacant	Yes - Current	No - Privately Owned	Residential Pipeline Projects		0	0	1	1	R15 Residential	BEAZER HOMES HOLDINGS CORP	Vacant Sites not included in previous Housing Elements
City of Moreno Valley	27323 RED ROCK RD	92555	488420036		R15 Residential	R15	12	15	0.05	Vacant	Yes - Current	No - Privately Owned	Residential Pipeline Projects		0	0	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	488420037		R15 Residential	R15	12	15	0.05	Vacant	Yes - Current	No - Privately Owned	Residential Pipeline Projects		0	0	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	488420038		R15 Residential	R15	12	15	0.05	Vacant	Yes - Current	No - Privately Owned	Residential Pipeline Projects		0	0	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	488420039		R15 Residential	R15	12	15	0.05	Vacant	Yes - Current	No - Privately Owned	Residential Pipeline Projects		0	0	1	1	R15 Residential	BEAZER HOMES HOLDINGS CORP	Vacant Sites not included in previous Housing Elements
City of Moreno Valley	27326 BASALT WAY	92555	488420040		R15 Residential	R15	12	15	0.06	Vacant	Yes - Current	No - Privately Owned	Residential Pipeline Projects		0	0	1	1	R15 Residential	BEAZER HOMES HOLDINGS CORP	Vacant Sites not included in previous Housing Elements
City of Moreno Valley	27334 BASALT WAY	92555	488420041		R15 Residential	R15	12	15	0.05	Vacant	Yes - Current	No - Privately Owned	Residential Pipeline Projects		0	0	1	1	R15 Residential	BEAZER HOMES HOLDINGS CORP	Vacant Sites not included in previous Housing Elements
City of Moreno Valley	27342 BASALT WAY	92555	488420042		R15 Residential	R15	12	15	0.05	Vacant	Yes - Current	No - Privately Owned	Residential Pipeline Projects		0	0	1	1	R15 Residential	BEAZER HOMES HOLDINGS CORP	Vacant Sites not included in previous Housing Elements

City of Moreno Valley	27350 BASALT WAY	92555	488420043		R15 Residential	R15	12	15	0.05	Vacant	Yes - Current	No - Privately Owned	Residential Pipeline Projects		0	0	1	1	R15 Residential	BEAZER HOMES HOLDINGS CORP	Vacant Sites not included in previous Housing Elements
City of Moreno Valley	GREENSTONE WAY	92555	488420046		R15 Residential	R15	12	15	0.13	Vacant	Yes - Current	No - Privately Owned	Residential Pipeline Projects		0	0	0	0	R15 Residential	BEAZER HOMES HOLDINGS CORP	Vacant Sites not included in previous Housing Elements
City of Moreno Valley	BRECCIA WAY	92555	488420047		R15 Residential	R15	12	15	0.08	Vacant	Yes - Current	No - Privately Owned	Residential Pipeline Projects		0	0	1	1	R15 Residential	BEAZER HOMES HOLDINGS CORP	Vacant Sites not included in previous Housing Elements
City of Moreno Valley	GREENSTONE WAY	92555	488420048		R15 Residential	R15	12	15	0.04	Vacant	Yes - Current	No - Privately Owned	Residential Pipeline Projects		0	0	0	0	R15 Residential	BEAZER HOMES HOLDINGS CORP	Vacant Sites not included in previous Housing Elements
City of Moreno Valley	GREENSTONE WAY	92555	488420049		R15 Residential	R15	12	15	0.01	Vacant	Yes - Current	No - Privately Owned	Residential Pipeline Projects		0	0	0	0	R15 Residential	BEAZER HOMES HOLDINGS CORP	Vacant Sites not included in previous Housing Elements
City of Moreno Valley	GREENSTONE WAY	92555	488420050		R15 Residential	R15	12	15	0.33	Vacant	Yes - Current	No - Privately Owned	Residential Pipeline Projects		0	0	0	0	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	488420051		R15 Residential	R15	12	15	0.20	Vacant	Yes - Current	No - Privately Owned	Residential Pipeline Projects		0	0	0	0	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	488420052		R15 Residential	R15	12	15	0.09	Vacant	Yes - Current	No - Privately Owned	Residential Pipeline Projects	Housing Inventory Sites in both 2008 and 2014	0	0	0	0	R15 Residential	BEAZER HOMES HOLDINGS CORP	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	GREENSTONE WAY	92555	488420053		R15 Residential	R15	12	15	0.71	Vacant	Yes - Current	No - Privately Owned	Residential Pipeline Projects		0	0	0	0	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	488420054		R15 Residential	R15	12	15	0.38	Vacant	Yes - Current	No - Privately Owned	Residential Pipeline Projects		0	0	0	0	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	12	15	0.18	Utilities	Yes - Current	No - Privately Owned	Residential Pipeline Projects		0	0	0	0	R15 Residential	EASTERN MUNICIPAL WATER DIST	Non-Vacant Sites not included in previous Housing Elements
City of Moreno Valley	27521 EUCALYPTUS AVE	92555	488430002		R15 Residential	R15	12	15	0.16	Utilities	Yes - Current	No - Privately Owned	Residential Pipeline Projects	Housing Inventory Sites in both 2008 and 2014	0	0	0	0	R15 Residential	EASTERN MUNICIPAL WATER DIST	Non-Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	12712 GREENSTONE WAY	92555	488430003		R15 Residential	R15	12	15	0.07	Vacant	Yes - Current	No - Privately Owned	Residential Pipeline Projects		0	0	0	0	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	12	15	0.05	Vacant	Yes - Current	No - Privately Owned	Residential Pipeline Projects		0	0	1	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	12	15	0.05	Vacant	Yes - Current	No - Privately Owned	Residential Pipeline Projects		0	0	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	12	15	0.05	Vacant	Yes - Current	No - Privately Owned	Residential Pipeline Projects		0	0	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	12	15	0.05	Vacant	Yes - Current	No - Privately Owned	Residential Pipeline Projects		0	0	1	1	R15 Residential	BEAZER HOMES HOLDINGS CORP	Vacant Sites not included in previous Housing Elements
City of Moreno Valley	12737 MICA PL	92555	488430008		R15 Residential	R15	12	15	0.05	Vacant	Yes - Current	No - Privately Owned	Residential Pipeline Projects		0	0	1	1	R15 Residential	BEAZER HOMES HOLDINGS CORP	Vacant Sites not included in previous Housing Elements
City of Moreno Valley	12729 MICA PL	92555	488430009		R15 Residential	R15	12	15	0.05	Vacant	Yes - Current	No - Privately Owned	Residential Pipeline Projects		0	0	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	12	15	0.05	Vacant	Yes - Current	No - Privately Owned	Residential Pipeline Projects		0	0	1	1	R15 Residential	BEAZER HOMES HOLDINGS CORP	Vacant Sites not included in previous Housing Elements
City of Moreno Valley	12713 MICA PL	92555	488430011		R15 Residential	R15	12	15	0.05	Vacant	Yes - Current	No - Privately Owned	Residential Pipeline Projects		0	0	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	12	15	0.06	Vacant	Yes - Current	No - Privately Owned	Residential Pipeline Projects		0	0	1	1	R15 Residential	BEAZER HOMES HOLDINGS CORP	Vacant Sites not included in previous Housing Elements
City of Moreno Valley	12702 MICA PL	92555	488430013		R15 Residential	R15	12	15	0.06	Vacant	Yes - Current	No - Privately Owned	Residential Pipeline Projects		0	0	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	12	15	0.05	Vacant	Yes - Current	No - Privately Owned	Residential Pipeline Projects		0	0	1	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	12	15	0.05	Vacant	Yes - Current	No - Privately Owned	Residential Pipeline Projects		0	0	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	12	15	0.05	Vacant	Yes - Current	No - Privately Owned	Residential Pipeline Projects		0	0	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	12	15	0.05	Vacant	Yes - Current	No - Privately Owned	Residential Pipeline Projects		0	0	1	1	R15 Residential	BEAZER HOMES HOLDINGS CORP	Vacant Sites not included in previous Housing Elements
City of Moreno Valley	12727 SCREE WAY	92555	488430018		R15 Residential	R15	12	15	0.05	Vacant	Yes - Current	No - Privately Owned	Residential Pipeline Projects		0	0	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	12	15	0.05	Single Family Residential	Yes - Current	No - Privately Owned	Residential Pipeline Projects		0	0	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	12	15	0.05	Single Family Residential	Yes - Current	No - Privately Owned	Residential Pipeline Projects		0	0	1	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	12	15	0.05	Single Family Residential	Yes - Current	No - Privately Owned	Residential Pipeline Projects		0	0	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	12	15	0.06	Vacant	Yes - Current	No - Privately Owned	Residential Pipeline Projects		0	0	1	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	12	15	0.06	Vacant	Yes - Current	No - Privately Owned	Residential Pipeline Projects		0	0	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	12	15	0.05	Vacant	Yes - Current	No - Privately Owned	Residential Pipeline Projects		0	0	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	12	15	0.05	Vacant	Yes - Current	No - Privately Owned	Residential Pipeline Projects		0	0	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	12	15	0.05	Vacant	Yes - Current	No - Privately Owned	Residential Pipeline Projects		0	0	1	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	12	15	0.05	Vacant	Yes - Current	No - Privately Owned	Residential Pipeline Projects		0	0	1	1	R15 Residential	BEAZER HOMES HOLDINGS CORP	Vacant Sites not included in previous Housing Elements
City of Moreno Valley	12717 IRONSTONE WAY	92555	488430028		R15 Residential	R15	12	15	0.05	Vacant	Yes - Current	No - Privately Owned	Residential Pipeline Projects	Housing Inventory Sites in both 2008 and 2014	0	0	1	1	R15 Residential	BEAZER HOMES HOLDINGS CORP	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	12709 IRONSTONE WAY	92555	488430029		R15 Residential	R15	12	15	0.05	Vacant	Yes - Current	No - Privately Owned	Residential Pipeline Projects	Housing Inventory Sites in both 2008 and 2014	0	0	1	1	R15 Residential	BEAZER HOMES HOLDINGS CORP	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	12701 IRONSTONE WAY	92555	488430030		R15 Residential	R15	12	15	0.05	Vacant	Yes - Current	No - Privately Owned	Residential Pipeline Projects	Housing Inventory Sites in both 2008 and 2014	0	0	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	488430031		R15 Residential	R15	12	15	0.05	Vacant	Yes - Current	No - Privately Owned	Residential Pipeline Projects	Housing Inventory Sites in both 2008 and 2014	0	0	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	488430032		R15 Residential	R15	12	15	0.07	Vacant	Yes - Current	No - Privately Owned	Residential Pipeline Projects	Housing Inventory Sites in both 2008 and 2014	0	0	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	488430033		R15 Residential	R15	12	15	0.07	Vacant	Yes - Current	No - Privately Owned	Residential Pipeline Projects	Housing Inventory Sites in both 2008 and 2014	0	0	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	488430034		R15 Residential	R15	12	15	0.05	Vacant	Yes - Current	No - Privately Owned	Residential Pipeline Projects	Housing Inventory Sites in both 2008 and 2014	0	0	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	488430035		R15 Residential	R15	12	15	0.05	Vacant	Yes - Current	No - Privately Owned	Residential Pipeline Projects	Housing Inventory Sites in both 2008 and 2014	0	0	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	488430036		R15 Residential	R15	12	15	0.05	Vacant	Yes - Current	No - Privately Owned	Residential Pipeline Projects	Housing Inventory Sites in both 2008 and 2014	0	0	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	488430037		R15 Residential	R15	12	15	0.05	Vacant	Yes - Current	No - Privately Owned	Residential Pipeline Projects	Housing Inventory Sites in both 2008 and 2014	0	0	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	488430038		R15 Residential	R15	12	15	0.05	Single Family Residential	Yes - Current	No - Privately Owned	Residential Pipeline Projects	Housing Inventory Sites in both 2008 and 2014	0	0	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	488430039		R15 Residential	R15	12	15	0.05	Single Family Residential	Yes - Current	No - Privately Owned	Residential Pipeline Projects	Housing Inventory Sites in both 2008 and 2014	0	0	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	488430040		R15 Residential	R15	12	15	0.05	Single Family Residential	Yes - Current	No - Privately Owned	Residential Pipeline Projects	Housing Inventory Sites in both 2008 and 2014	0	0	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	488430041		R15 Residential	R15	12	15	0.05	Single Family Residential	Yes - Current	No - Privately Owned	Residential Pipeline Projects	Housing Inventory Sites in both 2008 and 2014	0	0	1	1	R15 Residential	KRAIROB PHAITHOON	Non-Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	12675 TIGERS EYE WAY	92555	488430042		R15 Residential	R15	12	15	0.07	Single Family Residential	Yes - Current	No - Privately Owned	Residential Pipeline Projects	Housing Inventory Sites in both 2008 and 2014	0	0	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	488430043		R15 Residential	R15	12	15	0.07	Single Family Residential	Yes - Current	No - Privately Owned	Residential Pipeline Projects	Housing Inventory Sites in both 2008 and 2014	0	0	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	488430044		R15 Residential	R15	12	15	0.05	Single Family Residential	Yes - Current	No - Privately Owned	Residential Pipeline Projects	Housing Inventory Sites in both 2008 and 2014	0	0	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	488430045		R15 Residential	R15	12	15	0.05	Single Family Residential	Yes - Current	No - Privately Owned	Residential Pipeline Projects	Housing Inventory Sites in both 2008 and 2014	0	0	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	488430046		R15 Residential	R15	12	15	0.05	Single Family Residential	Yes - Current	No - Privately Owned	Residential Pipeline Projects	Housing Inventory Sites in both 2008 and 2014	0	0	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	488430047		R15 Residential	R15	12	15	0.05	Single Family Residential	Yes - Current	No - Privately Owned	Residential Pipeline Projects	Housing Inventory Sites in both 2008 and 2014	0	0	1	1	R15 Residential	TAMELITA THOMPSON	Non-Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	12697 HORFELS CT	92555	488430048		R15 Residential	R15	12	15	0.05	Single Family Residential	Yes - Current	No - Privately Owned	Residential Pipeline Projects	Housing Inventory Sites in both 2008 and 2014	0	0	1	1	R15 Residential	EDUARDO GONZALEZ	Non-Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	12689 HORFELS CT	92555	488430049		R15 Residential	R15	12	15	0.05	Single Family Residential	Yes - Current	No - Privately Owned	Residential Pipeline Projects	Housing Inventory Sites in both 2008 and 2014	0	0	1	1	R15 Residential	MARK KEPLER	Non-Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	12681 HORFELS CT	92555	488430050		R15 Residential	R15	12	15	0.05	Single Family Residential	Yes - Current	No - Privately Owned	Residential Pipeline Projects	Housing Inventory Sites in both 2008 and 2014	0	0	1	1	R15 Residential	SU HUANG	Non-Vacant Sites included in 2008 and 2014 Housing Element

City of Moreno Valley	12673 HORFELS CT	92555	488430051		R15 Residential	R15	12	15	0.06	Single Family Residential	Yes - Current	No - Privately Owned	Residential Pipeline Projects	Housing Inventory Sites in both 2008 and 2014	0	0	1	1	R15 Residential	BENEDICT DIZON	Non-Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	12665 HORFELS CT	92555	488430052		R15 Residential	R15	12	15	0.08	Single Family Residential	Yes - Current	No - Privately Owned	Residential Pipeline Projects	Housing Inventory Sites in both 2008 and 2014	0	0	1	1	R15 Residential	KANAKO ASANO	Non-Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	12662 HORFELS CT	92555	488430053		R15 Residential	R15	12	15	0.08	Single Family Residential	Yes - Current	No - Privately Owned	Residential Pipeline Projects	Housing Inventory Sites in both 2008 and 2014	0	0	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	488430054		R15 Residential	R15	12	15	0.05	Single Family Residential	Yes - Current	No - Privately Owned	Residential Pipeline Projects	Housing Inventory Sites in both 2008 and 2014	0	0	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	488430055		R15 Residential	R15	12	15	0.05	Single Family Residential	Yes - Current	No - Privately Owned	Residential Pipeline Projects	Housing Inventory Sites in both 2008 and 2014	0	0	1	1	R15 Residential	DARICK HICKS	Non-Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	12686 HORFELS CT	92555	488430056		R15 Residential	R15	12	15	0.05	Single Family Residential	Yes - Current	No - Privately Owned	Residential Pipeline Projects	Housing Inventory Sites in both 2008 and 2014	0	0	1	1	R15 Residential	ANDREA HAYNES	Non-Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	12694 HORFELS CT	92555	488430057		R15 Residential	R15	12	15	0.05	Single Family Residential	Yes - Current	No - Privately Owned	Residential Pipeline Projects	Housing Inventory Sites in both 2008 and 2014	0	0	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	488430058		R15 Residential	R15	12	15	0.05	Single Family Residential	Yes - Current	No - Privately Owned	Residential Pipeline Projects	Housing Inventory Sites in both 2008 and 2014	0	0	1	1	R15 Residential	LOUIE A GUERRERO	Non-Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	27484 CAPROCK WAY	92555	488430059		R15 Residential	R15	12	15	0.04	Single Family Residential	Yes - Current	No - Privately Owned	Residential Pipeline Projects	Housing Inventory Sites in both 2008 and 2014	0	0	1	1	R15 Residential	RYAN B STINSON	Non-Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	27492 CAPROCK WAY	92555	488430060		R15 Residential	R15	12	15	0.05	Single Family Residential	Yes - Current	No - Privately Owned	Residential Pipeline Projects	Housing Inventory Sites in both 2008 and 2014	0	0	1	1	R15 Residential	ALAN LIZARDI	Non-Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	27498 CAPROCK WAY	92555	488430061		R15 Residential	R15	12	15	0.05	Single Family Residential	Yes - Current	No - Privately Owned	Residential Pipeline Projects	Housing Inventory Sites in both 2008 and 2014	0	0	1	1	R15 Residential	CRISTINA SANCHEZ GUZMAN	Non-Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	EUCALYPTUS AVE	92555	488430062		R15 Residential	R15	12	15	0.16	Vacant	Yes - Current	No - Privately Owned	Residential Pipeline Projects		0	0	0	0	R15 Residential	BEAZER HOMES HOLDINGS CORP	Vacant Sites not included in previous Housing Elements
City of Moreno Valley	CAPROCK WAY	92555	488430063		R15 Residential	R15	12	15	0.04	Vacant	Yes - Current	No - Privately Owned	Residential Pipeline Projects		0	0	0	0	R15 Residential	BEAZER HOMES HOLDINGS CORP	Vacant Sites not included in previous Housing Elements
City of Moreno Valley	CAPROCK WAY	92555	488430064		R15 Residential	R15	12	15	0.04	Vacant	Yes - Current	No - Privately Owned	Residential Pipeline Projects		0	0	0	0	R15 Residential	BEAZER HOMES HOLDINGS CORP	Vacant Sites not included in previous Housing Elements
City of Moreno Valley	CAPROCK WAY	92555	488430065		R15 Residential	R15	12	15	0.04	Vacant	Yes - Current	No - Privately Owned	Residential Pipeline Projects		0	0	0	0	R15 Residential	BEAZER HOMES HOLDINGS CORP	Vacant Sites not included in previous Housing Elements

City of Moreno Valley	CAPROCK WAY	92555	488430066		R15 Residential	R15	12	15	0.05	Vacant	Yes - Current	No - Privately Owned	Residential Pipeline Projects	Housing Inventory Sites in both 2008 and 2014	0	0	0	0	R15 Residential	BEAZER HOMES HOLDINGS CORP	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	CAPROCK WAY	92555	488430067		R15 Residential	R15	12	15	0.02	Vacant	Yes - Current	No - Privately Owned	Residential Pipeline Projects	Housing Inventory Sites in both 2008 and 2014	0	0	0	0	R15 Residential	BEAZER HOMES HOLDINGS CORP	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	CAPROCK WAY	92555	488430068		R15 Residential	R15	12	15	0.03	Vacant	Yes - Current	No - Privately Owned	Residential Pipeline Projects	Housing Inventory Sites in both 2008 and 2014	0	0	0	0	R15 Residential	BEAZER HOMES HOLDINGS CORP	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	CAPROCK WAY	92555	488430069		R15 Residential	R15	12	15	0.04	Vacant	Yes - Current	No - Privately Owned	Residential Pipeline Projects	Housing Inventory Sites in both 2008 and 2014	0	0	0	0	R15 Residential	BEAZER HOMES HOLDINGS CORP	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	EUCALYPTUS AVE	92555	488430070		R15 Residential	R15	12	15	0.18	Vacant	Yes - Current	No - Privately Owned	Residential Pipeline Projects	Housing Inventory Sites in both 2008 and 2014	0	0	0	0	R15 Residential	BEAZER HOMES HOLDINGS CORP	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	CAPROCK WAY	92555	488430071		R15 Residential	R15	12	15	0.04	Vacant	Yes - Current	No - Privately Owned	Residential Pipeline Projects	Housing Inventory Sites in both 2008 and 2014	0	0	0	0	R15 Residential	BEAZER HOMES HOLDINGS CORP	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	CAPROCK WAY	92555	488430072		R15 Residential	R15	12	15	1.68	Private Road	Yes - Current	No - Privately Owned	Residential Pipeline Projects	Housing Inventory Sites in both 2008 and 2014	0	0	0	0	R15 Residential	BEAZER HOMES HOLDINGS CORP	Non-Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	27493 CAPROCK WAY	92555	488440001		R15 Residential	R15	12	15	0.05	Single Family Residential	Yes - Current	No - Privately Owned	Residential Pipeline Projects	Housing Inventory Sites in both 2008 and 2014	0	0	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	488440002		R15 Residential	R15	12	15	0.05	Single Family Residential	Yes - Current	No - Privately Owned	Residential Pipeline Projects	Housing Inventory Sites in both 2008 and 2014	0	0	1	1	R15 Residential	MANUEL J MORENO	Non-Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	27477 CAPROCK WAY	92555	488440003		R15 Residential	R15	12	15	0.05	Single Family Residential	Yes - Current	No - Privately Owned	Residential Pipeline Projects	Housing Inventory Sites in both 2008 and 2014	0	0	1	1	R15 Residential	DAWNA DENDY	Non-Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	27471 CAPROCK WAY	92555	488440004		R15 Residential	R15	12	15	0.05	Single Family Residential	Yes - Current	No - Privately Owned	Residential Pipeline Projects	Housing Inventory Sites in both 2008 and 2014	0	0	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	488440005		R15 Residential	R15	12	15	0.05	Single Family Residential	Yes - Current	No - Privately Owned	Residential Pipeline Projects	Housing Inventory Sites in both 2008 and 2014	0	0	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	488440006		R15 Residential	R15	12	15	0.05	Single Family Residential	Yes - Current	No - Privately Owned	Residential Pipeline Projects	Housing Inventory Sites in both 2008 and 2014	0	0	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	488440007		R15 Residential	R15	12	15	0.05	Single Family Residential	Yes - Current	No - Privately Owned	Residential Pipeline Projects	Housing Inventory Sites in both 2008 and 2014	0	0	1	1	R15 Residential	GABRIEL CHRISTOPHER REYES	Non-Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	27441 CAPROCK WAY	92555	488440008		R15 Residential	R15	12	15	0.05	Single Family Residential	Yes - Current	No - Privately Owned	Residential Pipeline Projects	Housing Inventory Sites in both 2008 and 2014	0	0	1	1	R15 Residential	KIM M HOWARD	Non-Vacant Sites included in 2008 and 2014 Housing Element

City of Moreno Valley	27433 CAPROCK WAY	92555	488440009		R15 Residential	R15	12	15	0.05	Single Family Residential	Yes - Current	No - Privately Owned	Residential Pipeline Projects	Housing Inventory Sites in both 2008 and 2014	0	0	1	1	R15 Residential	ABIGAIL S HUBBARD	Non-Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	27425 CAPROCK WAY	92555	488440010		R15 Residential	R15	12	15	0.05	Single Family Residential	Yes - Current	No - Privately Owned	Residential Pipeline Projects	Housing Inventory Sites in both 2008 and 2014	0	0	1	1	R15 Residential	MARIKA L BRANDENBURG	Non-Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	27417 CAPROCK WAY	92555	488440011		R15 Residential	R15	12	15	0.05	Single Family Residential	Yes - Current	No - Privately Owned	Residential Pipeline Projects	Housing Inventory Sites in both 2008 and 2014	0	0	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	12	15	0.05	Single Family Residential	Yes - Current	No - Privately Owned	Residential Pipeline Projects	Housing Inventory Sites in both 2008 and 2014	0	0	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	12	15	0.05	Single Family Residential	Yes - Current	No - Privately Owned	Residential Pipeline Projects	Housing Inventory Sites in both 2008 and 2014	0	0	1	1	R15 Residential	BEAZER HOMES HOLDINGS CORP	Non-Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	27393 CAPROCK WAY	92555	488440014		R15 Residential	R15	12	15	0.05	Single Family Residential	Yes - Current	No - Privately Owned	Residential Pipeline Projects		0	0	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	12	15	0.05	Single Family Residential	Yes - Current	No - Privately Owned	Residential Pipeline Projects		0	0	1	1	R15 Residential	SANDRA MCLEOD	Non-Vacant Sites not included in previous Housing Elements
City of Moreno Valley	27377 CAPROCK WAY	92555	488440016		R15 Residential	R15	12	15	0.05	Single Family Residential	Yes - Current	No - Privately Owned	Residential Pipeline Projects		0	0	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	12	15	0.05	Single Family Residential	Yes - Current	No - Privately Owned	Residential Pipeline Projects	Housing Inventory Sites in both 2008 and 2014	0	0	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	12	15	0.05	Vacant	Yes - Current	No - Privately Owned	Residential Pipeline Projects	Housing Inventory Sites in both 2008 and 2014	0	0	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	12	15	0.05	Vacant	Yes - Current	No - Privately Owned	Residential Pipeline Projects	Housing Inventory Sites in both 2008 and 2014	0	0	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	12	15	0.05	Vacant	Yes - Current	No - Privately Owned	Residential Pipeline Projects	Housing Inventory Sites in both 2008 and 2014	0	0	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	12	15	0.06	Single Family Residential	Yes - Current	No - Privately Owned	Residential Pipeline Projects	Housing Inventory Sites in both 2008 and 2014	0	0	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	12	15	0.06	Single Family Residential	Yes - Current	No - Privately Owned	Residential Pipeline Projects		0	0	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	12	15	0.06	Single Family Residential	Yes - Current	No - Privately Owned	Residential Pipeline Projects		0	0	1	1	R15 Residential	REDA HENIN	Non-Vacant Sites not included in previous Housing Elements

City of Moreno Valley	27400 RED ROCK RD	92555	488440024		R15 Residential	R15	12	15	0.06	Single Family Residential	Yes - Current	No - Privately Owned	Residential Pipeline Projects		0	0	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	12	15	0.06	Single Family Residential	Yes - Current	No - Privately Owned	Residential Pipeline Projects		0	0	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	12	15	0.06	Single Family Residential	Yes - Current	No - Privately Owned	Residential Pipeline Projects		0	0	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	12	15	0.06	Single Family Residential	Yes - Current	No - Privately Owned	Residential Pipeline Projects		0	0	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	12	15	0.05	Single Family Residential	Yes - Current	No - Privately Owned	Residential Pipeline Projects		0	0	1	1	R15 Residential	ANNA R TOMPKINS	Non-Vacant Sites not included in previous Housing Elements
City of Moreno Valley	27440 RED ROCK RD	92555	488440029		R15 Residential	R15	12	15	0.05	Single Family Residential	Yes - Current	No - Privately Owned	Residential Pipeline Projects		0	0	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	12	15	0.05	Single Family Residential	Yes - Current	No - Privately Owned	Residential Pipeline Projects		0	0	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	12	15	0.05	Single Family Residential	Yes - Current	No - Privately Owned	Residential Pipeline Projects		0	0	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	12	15	0.07	Vacant	Yes - Current	No - Privately Owned	Residential Pipeline Projects		0	0	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	12	15	0.07	Vacant	Yes - Current	No - Privately Owned	Residential Pipeline Projects		0	0	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	12	15	0.07	Vacant	Yes - Current	No - Privately Owned	Residential Pipeline Projects		0	0	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	12	15	0.07	Vacant	Yes - Current	No - Privately Owned	Residential Pipeline Projects		0	0	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	12	15	0.06	Vacant	Yes - Current	No - Privately Owned	Residential Pipeline Projects		0	0	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	12	15	0.06	Vacant	Yes - Current	No - Privately Owned	Residential Pipeline Projects		0	0	1	1	R15 Residential	NICHOLAS J AVISE	Vacant Sites not included in previous Housing Elements
City of Moreno Valley	27483 RED ROCK RD	92555	488440038		R15 Residential	R15	12	15	0.06	Vacant	Yes - Current	No - Privately Owned	Residential Pipeline Projects		0	0	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	12	15	0.07	Vacant	Yes - Current	No - Privately Owned	Residential Pipeline Projects		0	0	1	1	R15 Residential	BEAZER HOMES HOLDINGS CORP	Vacant Sites not included in previous Housing Elements
City of Moreno Valley	27459 RED ROCK RD	92555	488440040		R15 Residential	R15	12	15	0.05	Single Family Residential	Yes - Current	No - Privately Owned	Residential Pipeline Projects		0	0	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	12	15	0.05	Single Family Residential	Yes - Current	No - Privately Owned	Residential Pipeline Projects		0	0	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	12	15	0.05	Vacant	Yes - Current	No - Privately Owned	Residential Pipeline Projects		0	0	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	12	15	0.05	Single Family Residential	Yes - Current	No - Privately Owned	Residential Pipeline Projects		0	0	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	12	15	0.05	Single Family Residential	Yes - Current	No - Privately Owned	Residential Pipeline Projects		0	0	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	12	15	0.05	Single Family Residential	Yes - Current	No - Privately Owned	Residential Pipeline Projects		0	0	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	12	15	0.05	Single Family Residential	Yes - Current	No - Privately Owned	Residential Pipeline Projects		0	0	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	12	15	0.05	Single Family Residential	Yes - Current	No - Privately Owned	Residential Pipeline Projects		0	0	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	12	15	0.05	Single Family Residential	Yes - Current	No - Privately Owned	Residential Pipeline Projects		0	0	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	12	15	0.05	Single Family Residential	Yes - Current	No - Privately Owned	Residential Pipeline Projects		0	0	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	12	15	0.05	Vacant	Yes - Current	No - Privately Owned	Residential Pipeline Projects		0	0	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	12	15	0.05	Vacant	Yes - Current	No - Privately Owned	Residential Pipeline Projects		0	0	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	12	15	0.05	Vacant	Yes - Current	No - Privately Owned	Residential Pipeline Projects		0	0	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	12	15	0.05	Vacant	Yes - Current	No - Privately Owned	Residential Pipeline Projects		0	0	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	12	15	0.05	Vacant	Yes - Current	No - Privately Owned	Residential Pipeline Projects		0	0	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	12	15	0.05	Vacant	Yes - Current	No - Privately Owned	Residential Pipeline Projects		0	0	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	12	15	0.06	Single Family Residential	Yes - Current	No - Privately Owned	Residential Pipeline Projects		0	0	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	12	15	0.06	Single Family Residential	Yes - Current	No - Privately Owned	Residential Pipeline Projects		0	0	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	12	15	0.06	Single Family Residential	Yes - Current	No - Privately Owned	Residential Pipeline Projects		0	0	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	12	15	0.06	Vacant	Yes - Current	No - Privately Owned	Residential Pipeline Projects		0	0	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	12	15	0.06	Vacant	Yes - Current	No - Privately Owned	Residential Pipeline Projects		0	0	1	1	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	12	15	0.05	Vacant	Yes - Current	No - Privately Owned	Residential Pipeline Projects		0	0	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	12	15	0.05	Vacant	Yes - Current	No - Privately Owned	Residential Pipeline Projects		0	0	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	12	15	0.05	Vacant	Yes - Current	No - Privately Owned	Residential Pipeline Projects		0	0	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	12	15	0.07	Vacant	Yes - Current	No - Privately Owned	Residential Pipeline Projects		0	0	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	12	15	0.06	Vacant	Yes - Current	No - Privately Owned	Residential Pipeline Projects		0	0	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	12	15	0.06	Vacant	Yes - Current	No - Privately Owned	Residential Pipeline Projects		0	0	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	12	15	0.05	Vacant	Yes - Current	No - Privately Owned	Residential Pipeline Projects		0	0	1	1	R15 Residential	BEAZER HOMES HOLDINGS CORP	Vacant Sites not included in previous Housing Elements
City of Moreno Valley	27353 CAPROCK WAY	92555	488440068		R15 Residential	R15	12	15	0.45	Vacant	Yes - Current	No - Privately Owned	Residential Pipeline Projects	Housing Inventory Sites in both 2008 and 2014	0	0	0	0	R15 Residential	HYDE PARK OWNERS ASSN	Vacant Sites included in 2008 and 2014 Housing Element

City of Moreno Valley	EUCALYPTUS AVE	92555	488440069		R15 Residential	R15	12	15	0.18	Vacant	Yes - Current	No - Privately Owned	Residential Pipeline Projects		0	0	0	0	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	488440070		R15 Residential	R15	12	15	0.44	Vacant	Yes - Current	No - Privately Owned	Residential Pipeline Projects		0	0	0	0	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	12	15	0.03	Vacant	Yes - Current	No - Privately Owned	Residential Pipeline Projects	Housing Inventory Sites in both 2008 and 2014	0	0	0	0	R15 Residential	BEAZER HOMES HOLDINGS CORP	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	SOVITE WAY AND RED ROCK RD	92555	488440072		R15 Residential	R15	12	15	0.45	Vacant	Yes - Current	No - Privately Owned	Residential Pipeline Projects		0	0	0	0	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	488440073		R15 Residential	R15	12	15	0.06	Vacant	Yes - Current	No - Privately Owned	Residential Pipeline Projects	Housing Inventory Sites in both 2008 and 2014	0	0	0	0	R15 Residential	BEAZER HOMES HOLDINGS CORP	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	SOVITE WAY AND RED ROCK RD	92555	488440074		R15 Residential	R15	12	15	0.07	Vacant	Yes - Current	No - Privately Owned	Residential Pipeline Projects		0	0	0	0	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	12	15	0.74	Vacant	Yes - Current	No - Privately Owned	Residential Pipeline Projects		0	0	0	0	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	12	15	0.05	Vacant	Yes - Current	No - Privately Owned	Residential Pipeline Projects		0	0	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	12	15	0.05	Vacant	Yes - Current	No - Privately Owned	Residential Pipeline Projects		0	0	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	12	15	0.05	Vacant	Yes - Current	No - Privately Owned	Residential Pipeline Projects		0	0	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	12	15	0.05	Vacant	Yes - Current	No - Privately Owned	Residential Pipeline Projects		0	0	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	12	15	0.05	Vacant	Yes - Current	No - Privately Owned	Residential Pipeline Projects		0	0	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	12	15	0.05	Vacant	Yes - Current	No - Privately Owned	Residential Pipeline Projects		0	0	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	12	15	0.05	Vacant	Yes - Current	No - Privately Owned	Residential Pipeline Projects		0	0	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	12	15	0.05	Vacant	Yes - Current	No - Privately Owned	Residential Pipeline Projects		0	0	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	12	15	0.06	Vacant	Yes - Current	No - Privately Owned	Residential Pipeline Projects		0	0	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	12	15	0.05	Vacant	Yes - Current	No - Privately Owned	Residential Pipeline Projects		0	0	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	12	15	0.05	Vacant	Yes - Current	No - Privately Owned	Residential Pipeline Projects		0	0	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	12	15	0.05	Vacant	Yes - Current	No - Privately Owned	Residential Pipeline Projects		0	0	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	12	15	0.05	Vacant	Yes - Current	No - Privately Owned	Residential Pipeline Projects		0	0	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	12	15	0.05	Vacant	Yes - Current	No - Privately Owned	Residential Pipeline Projects		0	0	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	12	15	0.05	Vacant	Yes - Current	No - Privately Owned	Residential Pipeline Projects		0	0	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	12	15	0.05	Vacant	Yes - Current	No - Privately Owned	Residential Pipeline Projects		0	0	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	12	15	0.05	Vacant	Yes - Current	No - Privately Owned	Residential Pipeline Projects		0	0	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	12	15	0.05	Vacant	Yes - Current	No - Privately Owned	Residential Pipeline Projects		0	0	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	12	15	0.06	Vacant	Yes - Current	No - Privately Owned	Residential Pipeline Projects		0	0	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	12	15	0.07	Vacant	Yes - Current	No - Privately Owned	Residential Pipeline Projects		0	0	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	12	15	0.05	Vacant	Yes - Current	No - Privately Owned	Residential Pipeline Projects		0	0	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	12	15	0.05	Vacant	Yes - Current	No - Privately Owned	Residential Pipeline Projects		0	0	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	12	15	0.05	Vacant	Yes - Current	No - Privately Owned	Residential Pipeline Projects		0	0	1	1	R15 Residential	BEAZER HOMES HOLDINGS CORP	Vacant Sites not included in previous Housing Elements

City of Moreno Valley	27463 GOSSAN WAY	92555	488450024		R15 Residential	R15	12	15	0.05	Vacant	Yes - Current	No - Privately Owned	Residential Pipeline Projects		0	0	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	12	15	0.05	Vacant	Yes - Current	No - Privately Owned	Residential Pipeline Projects		0	0	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	12	15	0.05	Vacant	Yes - Current	No - Privately Owned	Residential Pipeline Projects		0	0	1	1	R15 Residential	BEAZER HOMES HOLDINGS CORP	Vacant Sites not included in previous Housing Elements
City of Moreno Valley	12853 SOVITE WAY	92555	488450027		R15 Residential	R15	12	15	0.06	Vacant	Yes - Current	No - Privately Owned	Residential Pipeline Projects		0	0	1	1	R15 Residential	BEAZER HOMES HOLDINGS CORP	Vacant Sites not included in previous Housing Elements
City of Moreno Valley	12861 SOVITE WAY	92555	488450028		R15 Residential	R15	12	15	0.07	Vacant	Yes - Current	No - Privately Owned	Residential Pipeline Projects		0	0	1	1	R15 Residential	BEAZER HOMES HOLDINGS CORP	Vacant Sites not included in previous Housing Elements
City of Moreno Valley	27460 MOONSTONE PL	92555	488450029		R15 Residential	R15	12	15	0.05	Single Family Residential	Yes - Current	No - Privately Owned	Residential Pipeline Projects		0	0	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	12	15	0.06	Vacant	Yes - Current	No - Privately Owned	Residential Pipeline Projects		0	0	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	12	15	0.06	Vacant	Yes - Current	No - Privately Owned	Residential Pipeline Projects		0	0	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	12	15	0.05	Vacant	Yes - Current	No - Privately Owned	Residential Pipeline Projects		0	0	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	12	15	0.05	Vacant	Yes - Current	No - Privately Owned	Residential Pipeline Projects		0	0	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	12	15	0.05	Vacant	Yes - Current	No - Privately Owned	Residential Pipeline Projects		0	0	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	12	15	0.05	Vacant	Yes - Current	No - Privately Owned	Residential Pipeline Projects		0	0	1	1	R15 Residential	BEAZER HOMES HOLDINGS CORP	Vacant Sites not included in previous Housing Elements
City of Moreno Valley	27491 MOONSTONE PL	92555	488450036		R15 Residential	R15	12	15	0.05	Vacant	Yes - Current	No - Privately Owned	Residential Pipeline Projects		0	0	1	1	R15 Residential	BEAZER HOMES HOLDINGS CORP	Vacant Sites not included in previous Housing Elements
City of Moreno Valley	27494 MOONSTONE PL	92555	488450037		R15 Residential	R15	12	15	0.05	Vacant	Yes - Current	No - Privately Owned	Residential Pipeline Projects		0	0	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	12	15	0.05	Vacant	Yes - Current	No - Privately Owned	Residential Pipeline Projects		0	0	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	12	15	0.05	Vacant	Yes - Current	No - Privately Owned	Residential Pipeline Projects		0	0	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	12	15	0.05	Vacant	Yes - Current	No - Privately Owned	Residential Pipeline Projects		0	0	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	12	15	0.05	Vacant	Yes - Current	No - Privately Owned	Residential Pipeline Projects		0	0	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	12	15	0.05	Vacant	Yes - Current	No - Privately Owned	Residential Pipeline Projects		0	0	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	12	15	0.05	Vacant	Yes - Current	No - Privately Owned	Residential Pipeline Projects		0	0	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	12	15	0.06	Vacant	Yes - Current	No - Privately Owned	Residential Pipeline Projects		0	0	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	12	15	0.06	Vacant	Yes - Current	No - Privately Owned	Residential Pipeline Projects		0	0	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	12	15	0.07	Vacant	Yes - Current	No - Privately Owned	Residential Pipeline Projects		0	0	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	12	15	0.34	Vacant	Yes - Current	No - Privately Owned	Residential Pipeline Projects		0	0	0	0	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	12	15	0.00	Vacant	Yes - Current	No - Privately Owned	Residential Pipeline Projects		0	0	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	488450049		R15 Residential	R15	12	15	0.02	Vacant	Yes - Current	No - Privately Owned	Residential Pipeline Projects		0	0	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	488450050		R15 Residential	R15	12	15	0.02	Vacant	Yes - Current	No - Privately Owned	Residential Pipeline Projects		0	0	0	0	R15 Residential	BEAZER HOMES HOLDINGS CORP	Vacant Sites not included in previous Housing Elements
City of Moreno Valley	SOVITE WAY AND BASALT WAY	92555	488450051		R15 Residential	R15	12	15	0.01	Vacant	Yes - Current	No - Privately Owned	Residential Pipeline Projects		0	0	0	0	R15 Residential	BEAZER HOMES HOLDINGS CORP	Vacant Sites not included in previous Housing Elements
City of Moreno Valley	SOVITE WAY AND BASALT WAY	92555	488450052		R15 Residential	R15	12	15	0.03	Vacant	Yes - Current	No - Privately Owned	Residential Pipeline Projects		0	0	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	488450053		R15 Residential	R15	12	15	0.01	Vacant	Yes - Current	No - Privately Owned	Residential Pipeline Projects		0	0	0	0	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	12	15	0.02	Vacant	Yes - Current	No - Privately Owned	Residential Pipeline Projects		0	0	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	12	15	0.09	Vacant	Yes - Current	No - Privately Owned	Residential Pipeline Projects		0	0	0	0	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	12	15	0.23	Vacant	Yes - Current	No - Privately Owned	Residential Pipeline Projects		0	0	0	0	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	12	15	1.00	Vacant	Yes - Current	No - Privately Owned	Residential Pipeline Projects		0	0	0	0	R15 Residential	BEAZER HOMES HOLDINGS CORP	Vacant Sites not included in previous Housing Elements

APPENDIX B:

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**
R5 Residential	555	78%
R3 Residential	145	71%
R1 Residential	1	46%
ALL PROJECTS	701	76%

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%

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%

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%

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%

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%

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
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%
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%

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
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%
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%

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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%
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%

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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%
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%

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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%
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%

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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%
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 PROSPECTOR 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 PROSPECTOR 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 PROSPECTOR 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 PROSPECTOR 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%
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%

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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%
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%
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%

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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%
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%

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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%
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%

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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%
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 PROSPECT OR 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 PROSPECT OR 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%

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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%
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 PROSPECTOR 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 PROSPECTOR 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 PROSPECTOR 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%

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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%
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%

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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%
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%

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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%
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 PROSPECTOR 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 PROSPECTOR 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 PROSPECTOR 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%

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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%
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 6B 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%
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%

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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%
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%

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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%
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%

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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%
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 PROSPECTOR 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 PROSPECTOR 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 PROSPECTOR LN	2696	180	64%

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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%
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%

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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%
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%

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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%
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%
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%

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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 LARKSON G WAY	2128	218	73%
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%

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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%
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%

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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%
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%

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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%
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%

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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 LARKSON G 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 LARKSON G 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 LARKSON G WAY	2128	218	73%
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 LARKSON G 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%

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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%
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 NIGHTHAWK 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 NIGHTHAWK CT	1794	194	76%

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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 NIGHTHAWK 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 NIGHTHAWK CT	2203	194	76%
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 NIGHTHAWK 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 NIGHTHAWK 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 NIGHTHAWK 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 NIGHTHAWK 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 NIGHTHAWK 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 NIGHTHAWK 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%

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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%
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%
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%

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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%
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%

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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%
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%

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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%
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%

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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%
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%

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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%
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%
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%

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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%
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%

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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%
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%

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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%
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%

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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%
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%

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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%
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%

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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%
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%

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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%
485113012	BFT17-0481	R5	R5	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	R5	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	R5	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	R5	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	R5	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	R5	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	R5	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	R5	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%

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485113021	BFT17-0489	R5	R5	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%
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%
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%

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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%
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%

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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%
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%

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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%
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%

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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%
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%

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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%
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%

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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%
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%

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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%
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%

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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 NIGHTINGALE CT	1794	194	76%
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 NIGHTINGALE 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 NIGHTINGALE 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 NIGHTINGALE 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 SANDERLING 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 SANDERLING 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 SANDERLING 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 SANDERLING 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%
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%

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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%
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%

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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%
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%

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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%
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%

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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%
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%

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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%
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%

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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%
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%

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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%
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%

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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%
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%

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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%
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%
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%

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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%
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%

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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%
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%

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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%
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%

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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 ALBATROS S 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 ALBATROS S PL	2203	194	76%
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%

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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 ALBATROSS 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%
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%

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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%
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%

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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%
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%
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%

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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%
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%

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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%
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%

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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%
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%

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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%
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%

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
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%
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%

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
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%
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%

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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%
260490042	BFT19-0009	R5	R5	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	R5	R5	Detached Condos/ PUD	38.7	148	1	3 du/acre	32515	07/26/2019	Lennar TR 32515 PH 14 LOT 164 Plan 3XB; SFD 2640 SF, Gar 428 SF, Porch 54 SF - SCE RELEASE	10360 MEADOW LARK AVE	2640	194	76%

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260490043	BFT19-0064	R5	R5	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	R5	R5	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	R5	R5	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	R5	R5	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	R5	R5	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%
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%

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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%
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%

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
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%
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%

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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%
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%

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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%
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%

2018-20 Moreno Valley Residential Projects

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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%
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%

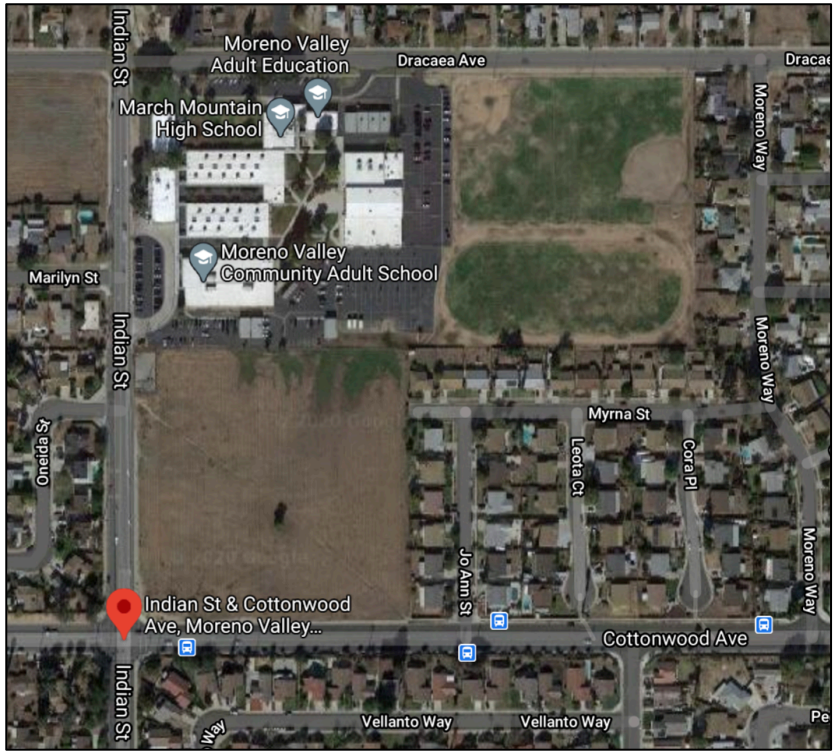
APPENDIX C:

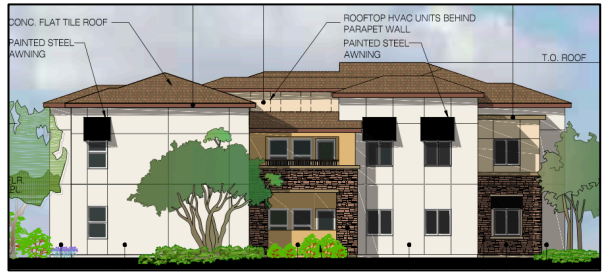
Reference Affordable Housing Projects in the Inland Empire

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

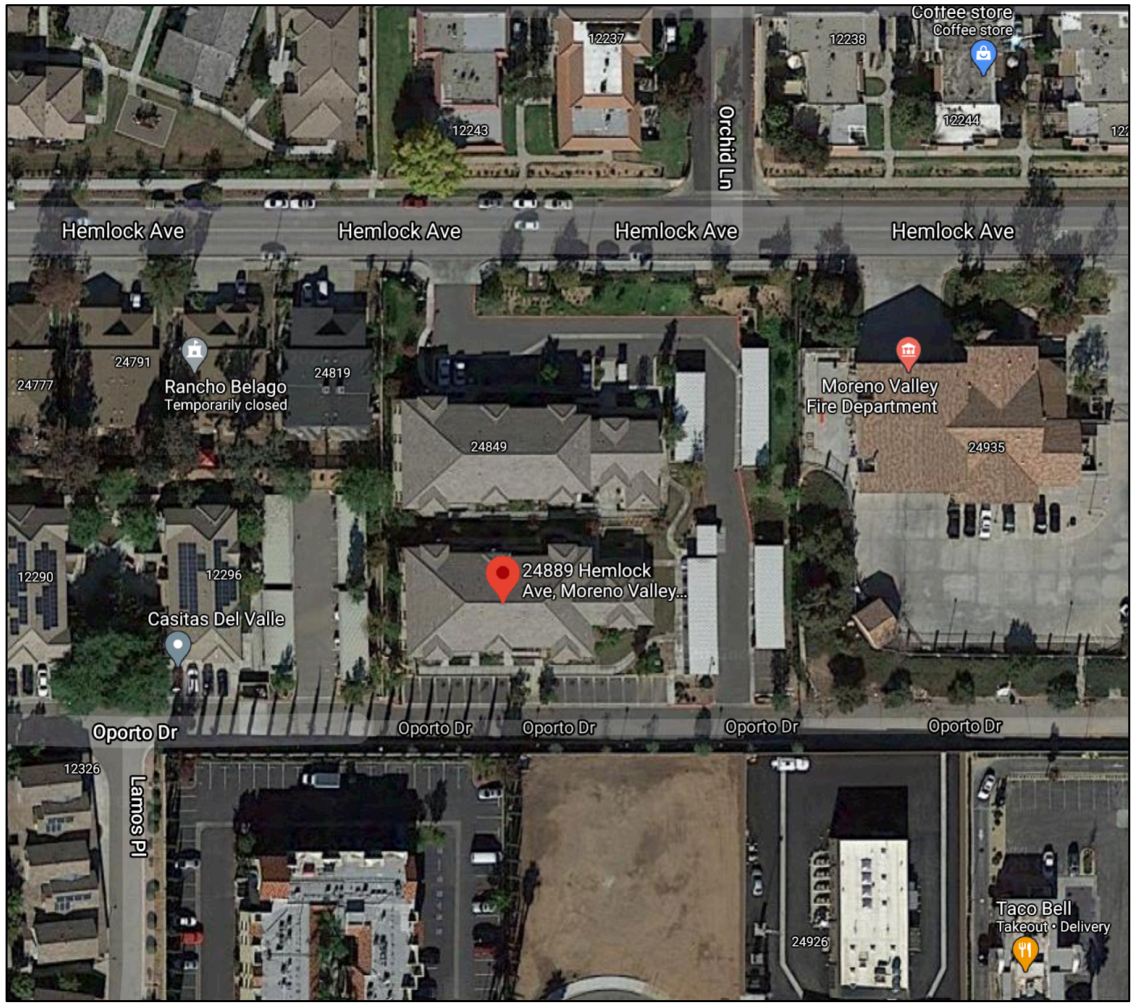
550 W. Center St., Riverside, CA

- 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

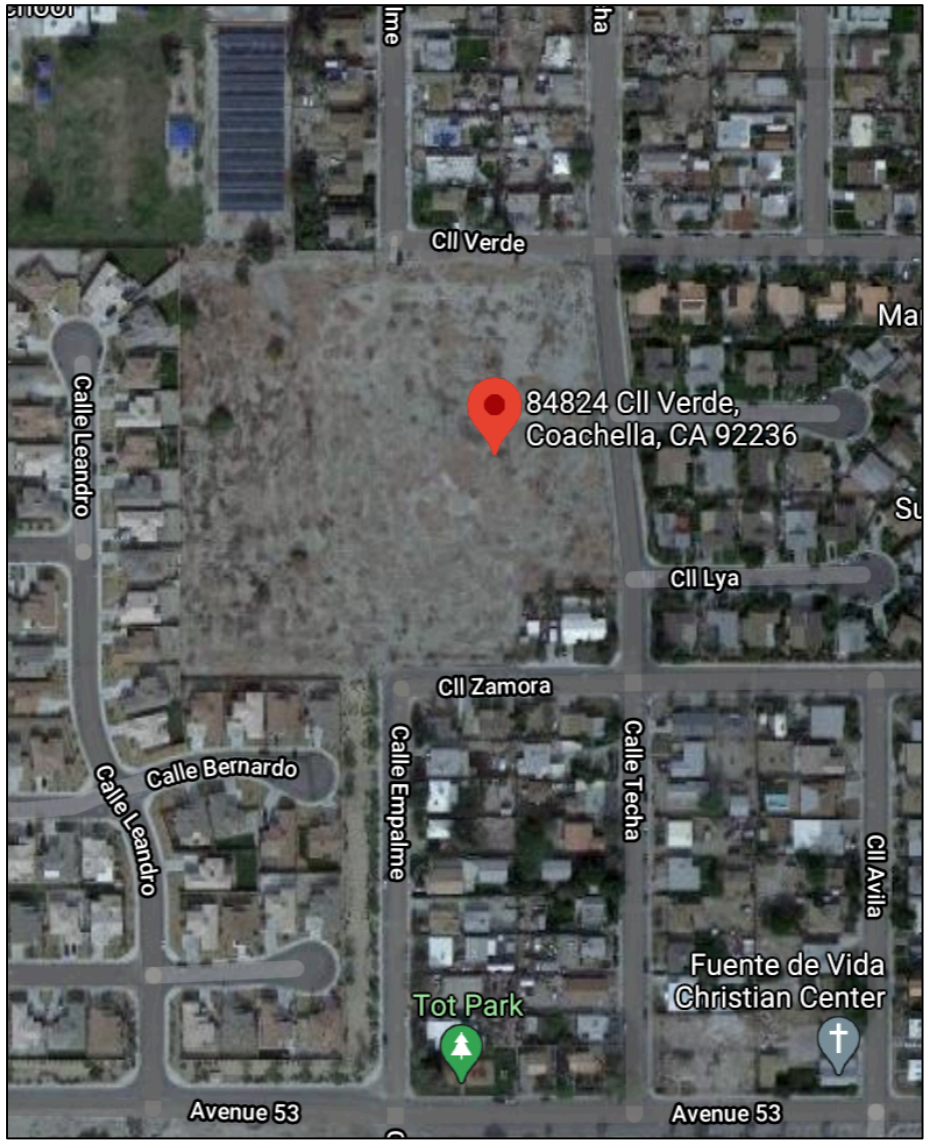
- Site Size: 5.4 Acres
- Total Units: 78
- Density: 14.4 Units Per Acre
- Year Built: 2013
- Product Type: Stacked Flats

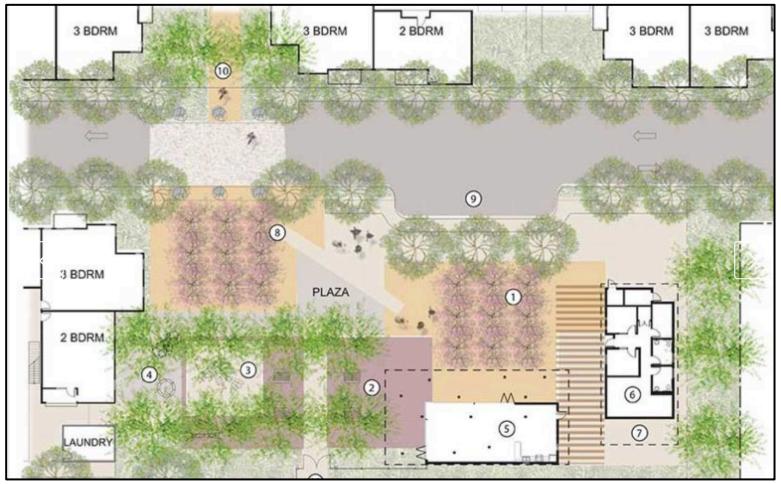


Villa Verde

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

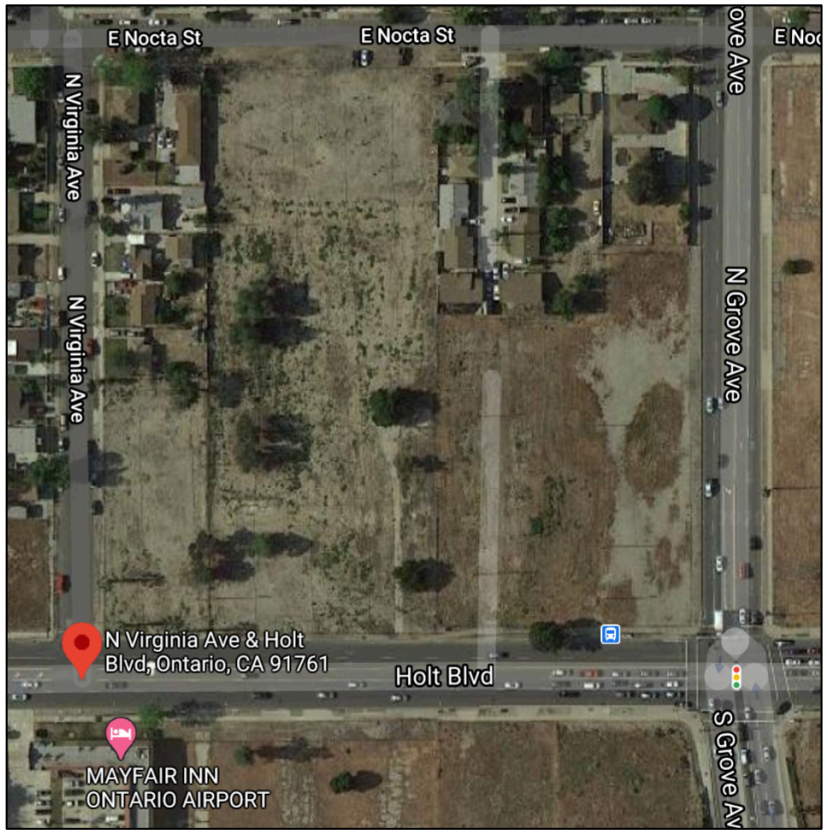


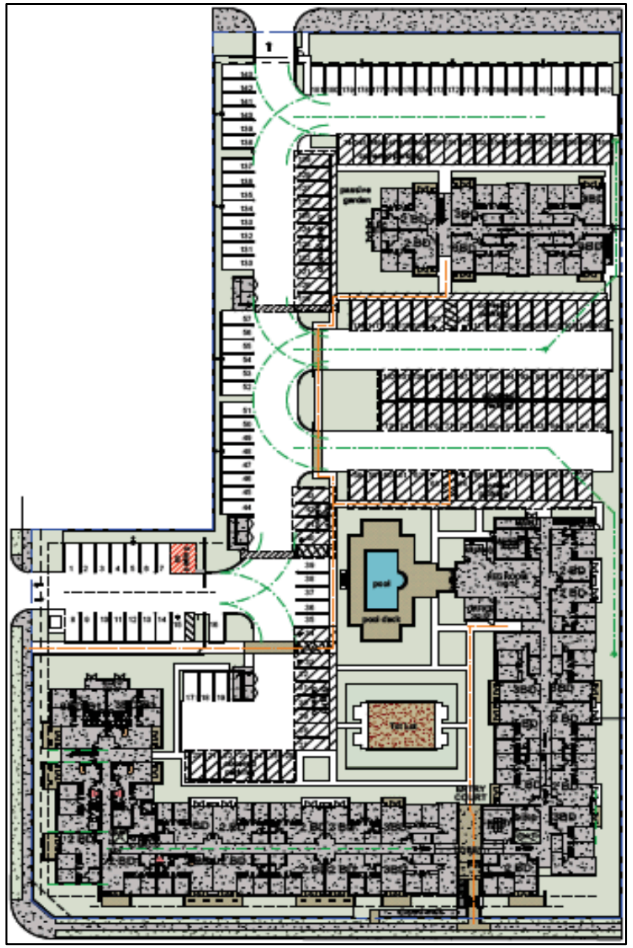


Vista Verde

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 Center Mixed Use (CEMU) and Corridor Mixed Use (COMU) Sites Rezoned in July 2021

List of Sites to be Rezoned

As detailed in Chapter 6, the City's current zoning map has adequate capacity to meet RHNA requirements for Moderate and Above Moderate RHNA categories with a buffer to ensure the City will be able to navigate the "no-net loss" provisions of State law. However, there is a deficit of 593 L/VL units under current zoning. Therefore, the City will pursue the rezoning strategies outlined in section 6.4 to address the shortfall, including rezoning church properties and vacant commercial parcels to allow for development of affordable housing. This Appendix includes a list of the parcels to be rezoned to accommodate the shortfall.

Additionally, 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 were rezoned at the time the 2040 General Plan was adopted in June 2021.

Table B: Candidate Sites Identified to be Rezoned to Accommodate Shortfall Housing Need, Table Starts in Cell A2

Jurisdiction Name	Site Address/Intersection	5 Digit ZIP Code	Assessor Parcel Number	Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income	Type of Shortfall	Parcel Size (Acres)	Current General Plan Designation	Current Zoning	Proposed General Plan (GP) Designation	Proposed Zoning	Minimum Density Allowed	Maximum Density Allowed	Total Capacity	Vacant/ Nonvacant	Description of Existing Uses	Optional Information1	Optional Information 2	Optional Information 3
MORENO VALLEY	Southwest of Box Springs and Clark St	92557	291030018	34	17			Shortfall of sites	7.58	C Commercial	CC	C Commercial	See Optional 1	Same as current zoning	30 du/ac	34	Vacant	Vacant	Zoning will be amended either to create an overlay or adjust permitted uses and densities in the current zoning district		
MORENO VALLEY	Southwest of Moreno Beach Dr and Alessandro Blvd	92555	486240008	20	20			Shortfall of sites	2.80	Commercial	CC	Commercial	See Optional 1	Same as current zoning	30 du/ac	40	Vacant	Vacant	Zoning will be amended either to create an overlay or adjust permitted uses and densities in the current zoning district		
MORENO VALLEY	Southeast of Moreno Beach Drive and Alessandro Blvd	92555	478070004	6	6			Shortfall of sites	0.83	Commercial	CC	Commercial	See Optional 1	Same as current zoning	30 du/ac	12	Vacant	Vacant	Zoning will be amended either to create an overlay or adjust permitted uses and densities in the current zoning district		
MORENO VALLEY	Southeast of Moreno Beach Drive and Alessandro Blvd	92555	478070027	7	8			Shortfall of sites	1.04	Commercial	CC	Commercial	See Optional 1	Same as current zoning	30 du/ac	15	Vacant	Vacant	Zoning will be amended either to create an overlay or adjust permitted uses and densities in the current zoning district		
MORENO VALLEY	Southeast of Moreno Beach Drive and Alessandro Blvd	92555	478070026	0	10			Shortfall of sites	1.29	Commercial	CC	Commercial	See Optional 1	Same as current zoning	30 du/ac	19	Vacant	Vacant	Zoning will be amended either to create an overlay or adjust permitted uses and densities in the current zoning district		
MORENO VALLEY	Northwest of Moreno Beach Dr and Alessandro Blvd	92555	488220008	60	60			Shortfall of sites	8.32	Commercial	CC	Commercial	See Optional 1	Same as current zoning	30 du/ac	120	Vacant	Vacant	Zoning will be amended either to create an overlay or adjust permitted uses and densities in the current zoning district		
MORENO VALLEY	Southwest of Moreno Beach Drive and Alessandro Blvd	92555	486240016	19	19			Shortfall of sites	2.64	Commercial	CC	Commercial	See Optional 1	Same as current zoning	30 du/ac	38	Vacant	Vacant	Zoning will be amended either to create an overlay or adjust permitted uses and densities in the current zoning district		
MORENO VALLEY	Northeast of Moreno Beach Dr and Alessandro Blvd	92555	478060022	54	54			Shortfall of sites	7.49	Commercial	CC	Commercial	See Optional 1	Same as current zoning	30 du/ac	108	Vacant	Vacant	Zoning will be amended either to create an overlay or adjust permitted uses and densities in the current zoning district		
MORENO VALLEY	Northeast of Moreno Beach Dr and Alessandro Blvd	92555	478060021	7	7			Shortfall of sites	0.99	Commercial	CC	Commercial	See Optional 1	Same as current zoning	30 du/ac	14	Vacant	Vacant	Zoning will be amended either to create an overlay or adjust permitted uses and densities in the current zoning district		
MORENO VALLEY	10150 PIGEON PASS RD	92557	260510037	9	9			Shortfall of sites	4.67	R5 Residential	R5	R5 Residential	See Optional 1	Same as current zoning	30 du/ac	18	Church/Religious Facilities	Place of Worship	Zoning will be amended either to create an overlay or adjust permitted uses and densities in the current zoning district		
MORENO VALLEY	25075 Cottonwood Ave	92553	479200040	16	16			Shortfall of sites	8.05	Corridor Mixed Use	O	Corridor Mixed Use	See Optional 1	Same as current zoning	30 du/ac	32	Church/Religious Facilities	Place of Worship	Zoning will be amended either to create an overlay or adjust permitted uses and densities in the current zoning district		
MORENO VALLEY	25046 St Christopher Ln	92553	479200041	2	3			Shortfall of sites	1.14	Corridor Mixed Use	O	Corridor Mixed Use	See Optional 1	Same as current zoning	30 du/ac	5	Church/Religious Facilities	Place of Worship	Zoning will be amended either to create an overlay or adjust permitted uses and densities in the current zoning district		
MORENO VALLEY	11349 PERRIS BLV	92557	475070037	11	10			Shortfall of sites	4.81	R5 Residential	R5	R5 Residential	See Optional 1	Same as current zoning	30 du/ac	21	Church/Religious Facilities	Place of Worship	Zoning will be amended either to create an overlay or adjust permitted uses and densities in the current zoning district		

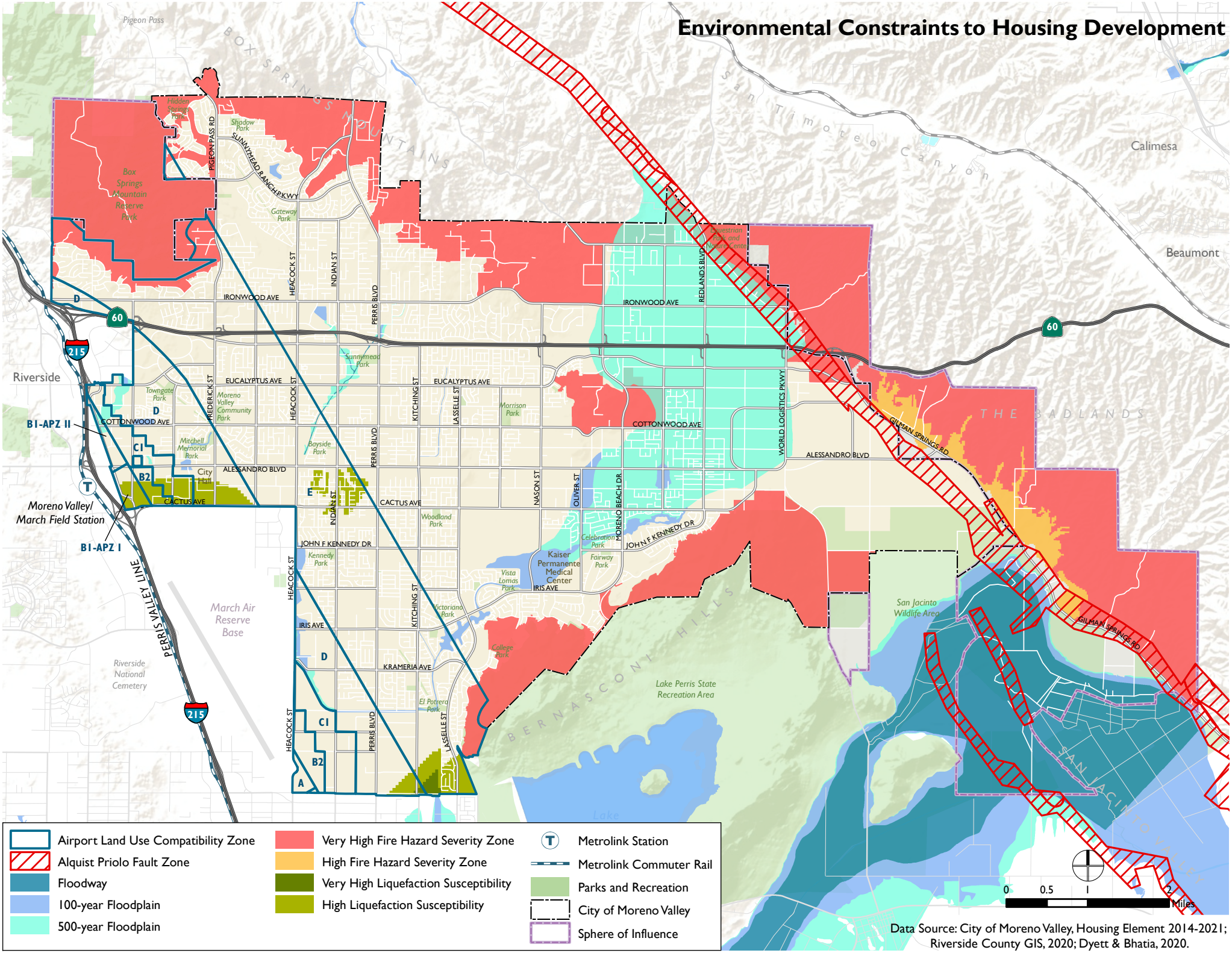
MORENO VALLEY	11557 REDLANDS BLV	92555	473290028	7	8			Shortfall of sites	6.89	R1 Residential	R1	R1 Residential	See Optional 1	Same as current zoning	30 du/ac	29	Church/Religious Facilities	Place of Worship	Zoning will be amended either to create an overlay or adjust permitted uses and densities in the current zoning district		
MORENO VALLEY	11650 PERRIS BLV	92557	474120037	9	9			Shortfall of sites	4.42	R5 Residential	R5	R5 Residential	See Optional 1	Same as current zoning	30 du/ac	18	Church/Religious Facilities	Place of Worship	Zoning will be amended either to create an overlay or adjust permitted uses and densities in the current zoning district		
MORENO VALLEY	11790 PERRIS BLV	92557	474120044	5	5			Shortfall of sites	2.70	R5 Residential	R5	R5 Residential	See Optional 1	Same as current zoning	30 du/ac	10	Church/Religious Facilities	Place of Worship	Zoning will be amended either to create an overlay or adjust permitted uses and densities in the current zoning district		
MORENO VALLEY	11808 INDIAN ST	92557	475240045	4	5			Shortfall of sites	2.33	R5 Residential	R5	R5 Residential	See Optional 1	Same as current zoning	30 du/ac	9	Church/Religious Facilities	Place of Worship	Zoning will be amended either to create an overlay or adjust permitted uses and densities in the current zoning district		
MORENO VALLEY	12649 INDIAN ST	92553	481150043	4	5			Shortfall of sites	1.99	R20 Residential	VOR, SP 204	R20 Residential	See Optional 1	Same as current zoning	30 du/ac	9	Church/Religious Facilities	Place of Worship	Zoning will be amended either to create an overlay or adjust permitted uses and densities in the current zoning district		
MORENO VALLEY	12660 INDIAN ST	92553	481171041	1	2			Shortfall of sites	0.60	R20 Residential	VOR, SP 204	R20 Residential	See Optional 1	Same as current zoning	30 du/ac	3	Church/Religious Facilities	Place of Worship	Zoning will be amended either to create an overlay or adjust permitted uses and densities in the current zoning district		
MORENO VALLEY	12822 HEACOCK ST	92553	481270063	5	6			Shortfall of sites	2.33	Corridor Mixed Use; R20 Residential	VOR, SP 204	Corridor Mixed Use; R20 Residential	See Optional 1	Same as current zoning	30 du/ac	11	Church/Religious Facilities	Place of Worship	Zoning will be amended either to create an overlay or adjust permitted uses and densities in the current zoning district		
MORENO VALLEY	13027 PERRIS BLV	92553	482050040	3	3			Shortfall of sites	1.28	Corridor Mixed Use	CC, SP 204	Corridor Mixed Use	See Optional 1	Same as current zoning	30 du/ac	6	Church/Religious Facilities	Office - General	Zoning will be amended either to create an overlay or adjust permitted uses and densities in the current zoning district		
MORENO VALLEY	13281 LASSELLE ST	92553	479150063	6	6			Shortfall of sites	3.12	R5 Residential	R5	R5 Residential	See Optional 1	Same as current zoning	30 du/ac	12	Church/Religious Facilities	Place of Worship	Zoning will be amended either to create an overlay or adjust permitted uses and densities in the current zoning district		
MORENO VALLEY	13300 INDIAN ST	92553	482070041	3	4			Shortfall of sites	1.50	R20 Residential	VR, SP 204	R20 Residential	See Optional 1	Same as current zoning	30 du/ac	7	Church/Religious Facilities	Place of Worship	Zoning will be amended either to create an overlay or adjust permitted uses and densities in the current zoning district		
MORENO VALLEY	16100 NEW LIGHT WAY	92551	316030006	2	3			Shortfall of sites	1.15	R5 Residential	R5	R5 Residential	See Optional 1	Same as current zoning	30 du/ac	5	Church/Religious Facilities	Place of Worship	Zoning will be amended either to create an overlay or adjust permitted uses and densities in the current zoning district		
MORENO VALLEY	21665 BOX SPRINGS RD	92557	291050002	19	20			Shortfall of sites	2.74	C Commercial	CC	C Commercial	See Optional 1	Same as current zoning	30 du/ac	39	Single Family Residential	Residential Use Zoned Commercial	Zoning will be amended either to create an overlay or adjust permitted uses and densities in the current zoning district		
MORENO VALLEY	21725 BOX SPRINGS RD	92557	291050048	23	23			Shortfall of sites	3.20	C Commercial	CC	C Commercial	See Optional 1	Same as current zoning	30 du/ac	46	Vacant	Vacant	Zoning will be amended either to create an overlay or adjust permitted uses and densities in the current zoning district		
MORENO VALLEY	23300 OLD LAKE DR	92557	260040041	10	10			Shortfall of sites	5.20	R10 Residential	R4, SP 168	R10 Residential	See Optional 1	Same as current zoning	30 du/ac	20	Church/Religious Facilities	Place of Worship	Zoning will be amended either to create an overlay or adjust permitted uses and densities in the current zoning district		
MORENO VALLEY	23525 HEMLOCK AVE	92557	292221001	2	3			Shortfall of sites	1.13	R15 Residential	R15	R15 Residential	See Optional 1	Same as current zoning	30 du/ac	5	Church/Religious Facilities	Place of Worship	Zoning will be amended either to create an overlay or adjust permitted uses and densities in the current zoning district		

MORENO VALLEY	24080 POSTAL AVE	92553	481111003	1	1			Shortfall of sites	0.77	Corridor Mixed Use	VCR, SP 204	Corridor Mixed Use	See Optional 1	Same as current zoning	30 du/ac	2	Church/Religious Facilities	Place of Worship	Zoning will be amended either to create an overlay or adjust permitted uses and densities in the current zoning district		
MORENO VALLEY	24215 FIR AVE	92553	481260052	3	3			Shortfall of sites	1.45	R20 Residential	VR, SP 204	R20 Residential	See Optional 1	Same as current zoning	30 du/ac	6	Church/Religious Facilities	Place of Worship	Zoning will be amended either to create an overlay or adjust permitted uses and densities in the current zoning district		
MORENO VALLEY	24525 IRIS AVE	92551	316030001	8	9			Shortfall of sites	3.96	R5 Residential	R5	R5 Residential	See Optional 1	Same as current zoning	30 du/ac	17	Church/Religious Facilities	Place of Worship	Zoning will be amended either to create an overlay or adjust permitted uses and densities in the current zoning district		
MORENO VALLEY	24556 EUCALYPTUS AVE	92553	481230046	1	2			Shortfall of sites	0.71	R20 Residential	VCR, SP 204	R20 Residential	See Optional 1	Same as current zoning	30 du/ac	3	Church/Religious Facilities	Place of Worship	Zoning will be amended either to create an overlay or adjust permitted uses and densities in the current zoning district		
MORENO VALLEY	24556 EUCALYPTUS AVE	92553	481230051	1	1			Shortfall of sites	0.85	R20 Residential	VCR, SP 204	R20 Residential	See Optional 1	Same as current zoning	30 du/ac	2	Church/Religious Facilities	Place of Worship	Zoning will be amended either to create an overlay or adjust permitted uses and densities in the current zoning district		
MORENO VALLEY	24556 EUCALYPTUS AVE	92553	481230045	0	1			Shortfall of sites	0.24	R20 Residential	VCR, SP 204	R20 Residential	See Optional 1	Same as current zoning	30 du/ac	1	Church/Religious Facilities	Place of Worship	Zoning will be amended either to create an overlay or adjust permitted uses and densities in the current zoning district		
MORENO VALLEY	24740 SUNNYMEAD BLV	92553	481070042	2	3			Shortfall of sites	1.26	Corridor Mixed Use	CC, SP 204	Corridor Mixed Use	See Optional 1	Same as current zoning	30 du/ac	5	Church/Religious Facilities	Place of Worship	Zoning will be amended either to create an overlay or adjust permitted uses and densities in the current zoning district		
MORENO VALLEY	24765 FIR AVE	92553	481200001	3	3			Shortfall of sites	1.35	R20 Residential	VR, SP 204	R20 Residential	See Optional 1	Same as current zoning	30 du/ac	6	Church/Religious Facilities	Place of Worship	Zoning will be amended either to create an overlay or adjust permitted uses and densities in the current zoning district		
MORENO VALLEY	25550 IRONWOOD AVE	92557	474190009	15	15			Shortfall of sites	6.96	R5 Residential	R5	R5 Residential	See Optional 1	Same as current zoning	30 du/ac	30	Church/Religious Facilities	Place of Worship	Zoning will be amended either to create an overlay or adjust permitted uses and densities in the current zoning district		
MORENO VALLEY	25873 Alessandro Blvd	92553	484030027	3	4			Shortfall of sites	1.75	Corridor Mixed Use	OC	Corridor Mixed Use	See Optional 1	Same as current zoning	30 du/ac	7	Church/Religious Facilities	Place of Worship	Zoning will be amended either to create an overlay or adjust permitted uses and densities in the current zoning district		
MORENO VALLEY	28010 IRONWOOD AVE	92555	473300015	12	13			Shortfall of sites	6.27	R2 Residential	RA2	R2 Residential	See Optional 1	Same as current zoning	30 du/ac	25	Church/Religious Facilities	Place of Worship	Zoning will be amended either to create an overlay or adjust permitted uses and densities in the current zoning district		
MORENO VALLEY	29185 IRONWOOD AVE	92555	488260038	20	21			Shortfall of sites	9.50	R1 Residential	R1	R1 Residential	See Optional 1	Same as current zoning	30 du/ac	41	Church/Religious Facilities	Place of Worship	Zoning will be amended either to create an overlay or adjust permitted uses and densities in the current zoning district		
MORENO VALLEY	29263 IRONWOOD AVE	92555	488260006	20	21			Shortfall of sites	9.54	R1 Residential	R1	R1 Residential	See Optional 1	Same as current zoning	30 du/ac	41	Church/Religious Facilities	Place of Worship	Zoning will be amended either to create an overlay or adjust permitted uses and densities in the current zoning district		

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

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

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

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

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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

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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

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)
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

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)
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

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)
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

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)
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

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)
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

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)
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

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)
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

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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

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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

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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

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

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

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

481223017	24681 FIR AVE	92553	R15 Residential	SP 204 VR	R20 Residential	0.35	Vacant	VILMA L ARDON	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

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

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

APPENDIX K:

Affirmatively Furthering Fair Housing Analysis

Appendix K: Assessment of Fair Housing

California Assembly Bill (AB) 686, passed in 2018, amended California Government Code Section 65583 to require all public agencies to affirmatively further fair housing (AFFH). As a result, Housing Element Updates produced on or after January 1, 2021 must identify impediments to fair housing, provide an assessment of fair housing and develop meaningful and specific programs to fulfill AFFH requirements. A jurisdiction may incorporate elements of a separately composed assessment of fair housing if applicable.

The City of Moreno Valley approved an Assessment of Fair Housing (AFH) in September 2017 and an Analysis of Impediments to Fair Housing Choice (AI) in January 2019. This section summarizes some of the major findings of these reports and provides a more current analysis of AFFH data from the Department of Housing and Urban Development (HUD) and the California Department of Housing and Community Development (HCD). The data prepared by HCD relies in part on 2015-2019 American Community Survey (ACS) 5-Year estimates and 2014-2017 HUD estimates, which were not available during the preparation of the other chapters of this Housing Element. In this Appendix, where applicable, the estimates used elsewhere in this Housing Element are included and compared to the more current data.

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.

Fair Housing Enforcement and Capacity

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, Inc. (FHCRC) to provide all fair housing services. The FHCRC has its headquarters in downtown Riverside and has satellite offices in Moreno Valley, Palm Springs, and Corona. The FHCRC provides comprehensive services to fight housing

discrimination, such as free educational workshops, outreach to the community, and the investigation of housing discrimination complaints. The FHCRC provides a full range of services including:

- Anti-discrimination – Housing discrimination occurs when an individual is treated differently based on race, color, gender, religion, national origin, familial status, disability, age, marital status, ancestry, source of income, sexual orientation, genetic information, or other arbitrary factors. The FHCRC provides activities to fight housing discrimination, including free educational workshops, community outreach, and the investigation of discrimination complaints.
- Landlord/Tenant Services – The FHCRC provides mediation services and educational workshops for both landlords and tenants. Landlord-tenant mediation is provided in an effort to resolve disputes arising from an individual's tenancy, while workshops cover rights and responsibilities under Fair Housing laws.
- First-Time Homebuyer – Free workshops are offered to individuals who would like more information regarding the entire process of buying a home.
- Foreclosure Prevention – Free assistance is provided to individuals seeking either foreclosure prevention services or loan modification services. The FHCRC provides counselors by appointment.
- Pre-Purchase Consulting – The FHCRC provides required counseling for the pre-purchase consulting program necessary to qualify for the reduced Federal Housing Authority-insured mortgage waiting period.
- Credit Counseling – The FHCRC provides credit-building services. Services include reviewing credit reports, improving credit scores, budgeting and planning tools, and dealing with student loan debt, among others.
- Training – The FHCRC provides fair housing and lending training workshops for landlords, managers and owners. Workshops cover landlord/tenant issues, first-time homebuyer, foreclosure prevention, and fair housing laws.

The FHCRC operates with a total of 12 staff, including an Executive Director, an Accountant, a Program Manager, two Administrative Assistants, one Housing Counselor, four Fair Housing Counselors, a testing coordinator, and an education and outreach coordinator. Four of the staff are HUD Certified Housing Counselors. The FHCRC also has two interns. Operations are funded with Community Development Block Grant (CDBG) funds from participating jurisdictions within its service area and grant funds such as HUD's Fair Housing Initiatives Program (FHIP) and Fair Housing Assistance Program (FHAP). This level of resources enables FHCRC to provide services for the entire county – including the cities of Riverside, Moreno Valley, Corona, Temecula, Palm Springs, Palm Desert, Perris, Jurupa Valley, Hemet, and Menifee.

Housing discrimination complaints provide a way to evaluate the extent of fair housing issues within a community. Housing discrimination complaints can be filed directly with HUD. In

California housing discrimination complaints are processed by HUD's San Francisco Office of Fair Housing and Equal Opportunity (FHEO). Moreno Valley's residents may also file complaints with the State Department of Fair Employment and Housing (DFEH), and local fair housing providers such the FHCRC.

Residents of Moreno Valley can report instances of housing discrimination through the FHCRC website. Between Fiscal Year (FY) 2016/2017 and FY 2020/2021, about 149 Moreno Valley households filed housing discrimination complaints with the FHCRC. This amounts to about 30 total complaints annually or about 0.0006 complaints per household annually, compared to the 54,188 occupied households in Moreno Valley according to the 2021 California Department of Finance (DOF) E-5 estimates. According to the California Department of Fair Employment and Housing (DFEH) 2019 Annual Report, approximately 835 filed complaints came from residents of Riverside County in 2019 or about 0.0011 complaints per household, compared to the 737,020 occupied households in Riverside County according to the 2019 DOF E-5 estimates. Despite being one of the largest cities in Riverside County, Moreno Valley households file housing discrimination complaints at a much lower rate than the county overall.

Of the discrimination complaints in Moreno Valley filed with the FHCRC, approximately 56.4 percent were filed by non-Hispanic Black/African American families, while 22.8 percent were filed by non-Hispanic white families and 11.4 percent were filed by Hispanic white families. Most complaints were based on either physical or mental disability (58.4 percent) and race (19.5 percent). Further, the majority of complaints came from lower-income households, with about 45.0 percent of complaints from extremely low-income households, 38.3 percent from very low-income households, and 12.2 percent from low-income households. The vast majority of complaints were filed by renters and approximately 14.4 percent came from large households (i.e., households with five or more occupants). To assist with preparation of the Analysis of Impediments to Fair Housing Choice report prepared by the City in 2019, a Fair Housing Survey was conducted, garnering responses from almost 100 households. Respondents were predominantly renters, with 40 percent identifying as female with children and approximately one third stating that they or another member of the household was disabled. Approximately 10 percent of respondents believed they had experienced housing discrimination while a resident of Moreno Valley, with 53 percent indicating that a landlord/property manager was the person who they believed discriminated against them. Just over a third (35%) believed that they were discriminated against because of their race.

Although housing discrimination is infrequently reported in Moreno Valley, it is typically 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.

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.

Programs have been added to the Housing Plan in Chapter 4 to reflect these findings.

Segregation and Integration

RACE AND ETHNICITY

Throughout the US, there has been 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. Such practices have resulted in continued patterns of segregation across the country. While State and federal regulations have been passed to address many of these

[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.

discriminatory tactics, the existence of regulations does not guarantee that segregation and other patterns of discrimination have been eliminated.

Segregation and integration must also be understood in the context of changing regional and local demographics. As shown in Table K-1, Riverside County experienced a population increase of approximately 250,820 persons between 2010 and 2020. Hispanics (of any race) comprised approximately 64.1 percent of that increase, while non-Hispanic Whites and non-Hispanic Asians each accounted for 12.4 percent and 8.2 percent, respectively. Riverside County is projected to experience a growth of 483,739 persons in the 20-year period between 2020 and 2040. The Hispanic population is projected to comprise nearly 58.9 percent of the total population growth, while the non-Hispanic White population is projected to comprise 22.1.

Riverside County passed a major milestone in 2010 when it became a majority-minority county. Given the relatively low projected rate of non-Hispanic White population growth (see Table K-1), there is a low probability that many neighborhoods in the county that are presently majority-minority could change to majority non-Hispanic White neighborhoods by 2040.

Table K-1: Population Growth by Race/Ethnicity, Riverside County, 2010 - 2040

Race/Ethnicity	Population			Percent Change	
	2010	2020	2040 Forecast	2010-2020	2020-2040
White (NH)	875,167	918,867	1,025,692	5.0%	11.6%
Black (NH)	132,520	146,861	183,870	10.8%	25.2%
American Indian or Alaska Native (NH)	11,104	12,095	14,229	8.9%	17.6%
Asian (NH)	127,828	148,270	178,554	16.0%	20.4%
Native Hawaiian or Pacific Islander (NH)	6,025	6,720	7,789	11.5%	15.9%
Multiracial (NH)	45,651	55,578	76,952	21.7%	38.5%
Hispanic (any race)	1,000,184	1,160,908	1,445,952	16.1%	24.6%
Total	**2,198,479**	**2,449,299**	**2,933,038**	**11.4%**	**19.8%**

Note: NH refers to non-Hispanic.

Source: California Department of Finance, Table P-2D County Population by Total Hispanic and Non-Hispanic Race (2010-2060)

Like Riverside County, Moreno Valley is considered a majority-minority city. In 2018, as discussed in the Housing Needs Assessment, a majority of the city's population was Hispanic/Latino of any race (58.0 percent), with non-Hispanic/Latino Black or African American alone (17.8 percent) and non-Hispanic/Latino White alone (15.5 percent) the next two largest ethnicity/race categories in the city. As shown in Table K-2, Moreno Valley experienced an overall net population increase of approximately 11,669 persons between 2010 and 2018. During the same period the Hispanic or Latino population increased by 13,650 (117.0 percent of growth), the non-Hispanic/Latino Black or African American population increased by 3,227 (27.7 percent of growth), and the non-Hispanic/Latino Asian population increased by 1,309 (11.2 percent of growth), while the non-

Hispanic/Latino White population decreased by 4,840 (-41.5 percent of growth). The non-Hispanic/Latino White population has been steadily decreasing since 2000, while the non-Hispanic/Latino Black or African American, non-Hispanic/Latino Asian, and Hispanic or Latino populations have increased. In particular, the Hispanic or Latino population has more than doubled between 2000 and 2018. Population projections by race and ethnicity are unavailable at the city level as they have not been prepared by the State Department of Finance (DOF), Southern California Association of Governments (SCAG) or Riverside County.

Table K-2: Population Growth by Race/Ethnicity, Moreno Valley, 2000 - 2018

Race/Ethnicity	Population			Percent Change	
	2000	2010	2018	2000-2010	2010-2018
White, Non-Hispanic/Latino	45,881	36,573	31,733	-20.3%	-13.2%
Black or African American, Non-Hispanic/Latino	27,536	33,195	36,422	20.6%	9.7%
Asian, Non-Hispanic/Latino	8,214	11,423	12,732	39.1%	11.5%
Other, Non-Hispanic/Latino	6,061	7,005	5,328	15.6%	-23.9%
Hispanic or Latino	54,689	105,169	118,819	92.3%	13.0%
Minority	96,500	156,792	173,301	62.5%	10.5%
Total	**142,381**	**193,365**	**205,034**	**35.8%**	**6.0%**

Note: Minority refers to any person not listed as White, Non-Hispanic/Latino

Source: U.S. Census Bureau, Census 2000 (SF1, Table P004); Census 2010 (SF1, Table P9); 2018 American Community Survey 5-Year Estimates (TableID: DP05)

One method to gauge the extent of segregation in a jurisdiction is the dissimilarity index. According to HUD's Assessment of Fair Housing Tool for Local Governments, the dissimilarity index measures the degree to which two groups are evenly distributed across a geographic area and is a commonly used tool for assessing residential segregation between two groups. The HUD-provided dissimilarity index provides values ranging from 0 to 100, where higher numbers indicate a higher degree of segregation among the two groups measured. Dissimilarity index values between 0 and 39.99 generally indicate low segregation, values between 40 and 54.99 generally indicate moderate segregation, and values between 55 and 100 generally indicate a high level of segregation.

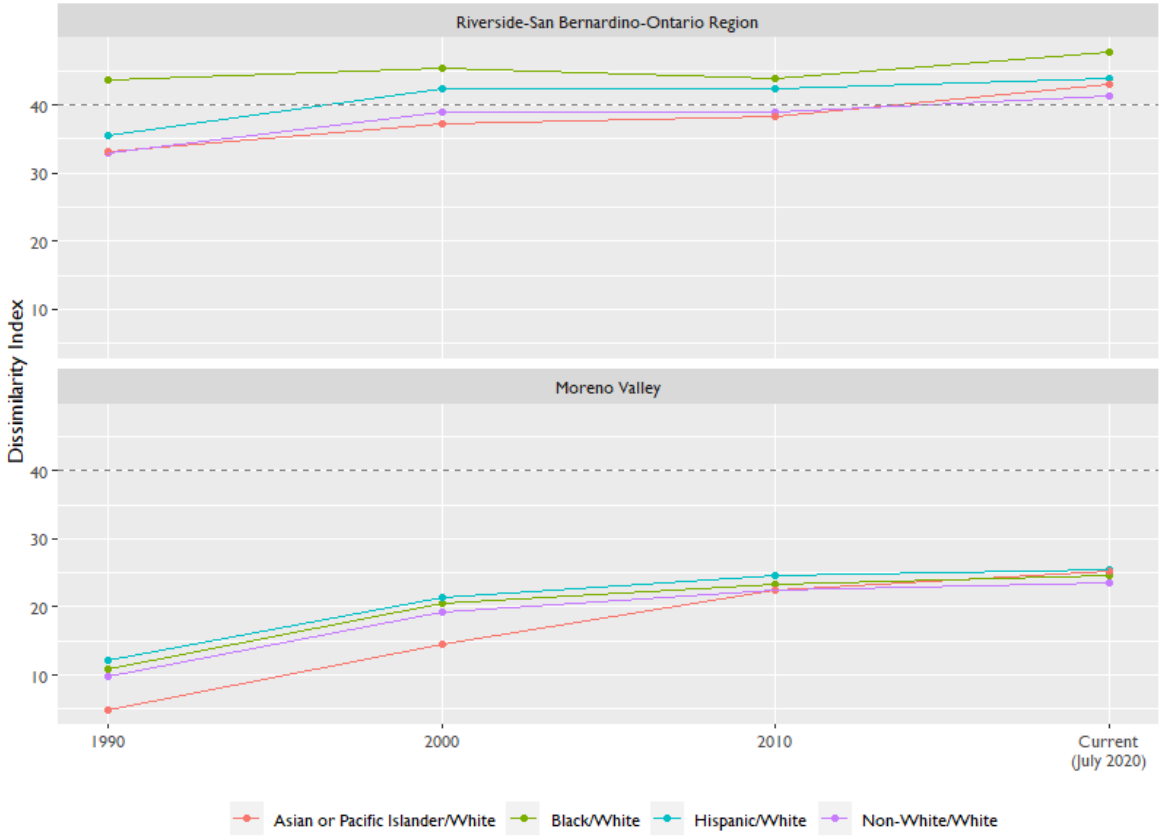
It is important to note that the dissimilarity index uses Non-Hispanic White residents as the primary comparison group, whereas in Riverside County and Moreno Valley, Hispanics are the predominant group. Dissimilarity index values compare racial and ethnic groups against the distribution of Non-Hispanic White residents in a community and do not directly measure segregation between minority groups (e.g., Non-Hispanic Black or African American and Hispanic or Latino segregation).

Since 1990 dissimilarity index trend lines for the Riverside-San Bernardino-Ontario Region demonstrate an increase in the level of segregation from "low" to "moderate", see Figure K-1. Since 1990 the dissimilarity index trend lines for Moreno Valley show a slight increase in the level of segregation but has remained in the Low Level category during the past 20 years. In fact, the current

dissimilarity index scores can be considered "very low" because the upper limit of the "low" category is 39.99 and Moreno Valley scores range between 19 and 25.

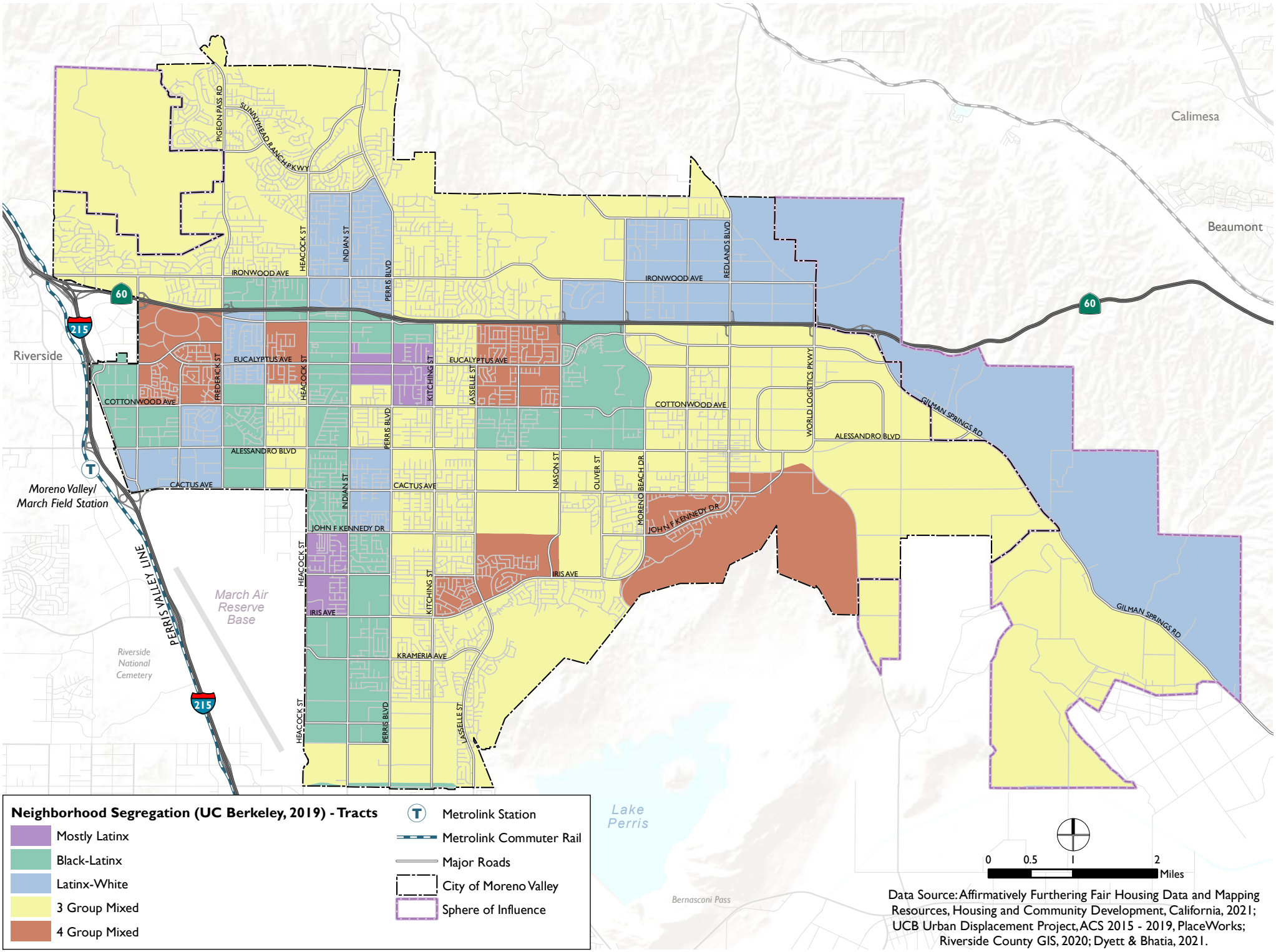
Since Moreno Valley is a majority-minority city, the dissimilarity index provided by HUD may not capture the nuances in patterns of segregation between minority groups. The Urban Displacement Project (UDP) at UC Berkeley has created neighborhood segregation typologies that identify which racial/ethnic groups have more than 10 percent representation within a given census tract. As seen in Figure K-2, the majority of Moreno Valley tracts contain a mix of racial/ethnic groups. There are no Mostly White tracts, and there are a number of Black-Latinx, Mostly Latinx, and Latinx-White tracts located in the western half of the city. Tracts identified as 3 or 4 Group Mix are those tracts which contain three or four racial/ethnic groups, including Black, Latinx, White, Asian and Other, that surpass the 10 percent representation threshold. Further, as shown in Figure K-3, the vast majority of census block groups in Moreno Valley were classified as Higher Diversity by the 2018 Esri Diversity Index, with slightly lower diversity index scores in the northeastern portion of the city.

Figure K-1: Moreno Valley and Riverside Region Dissimilarity Index



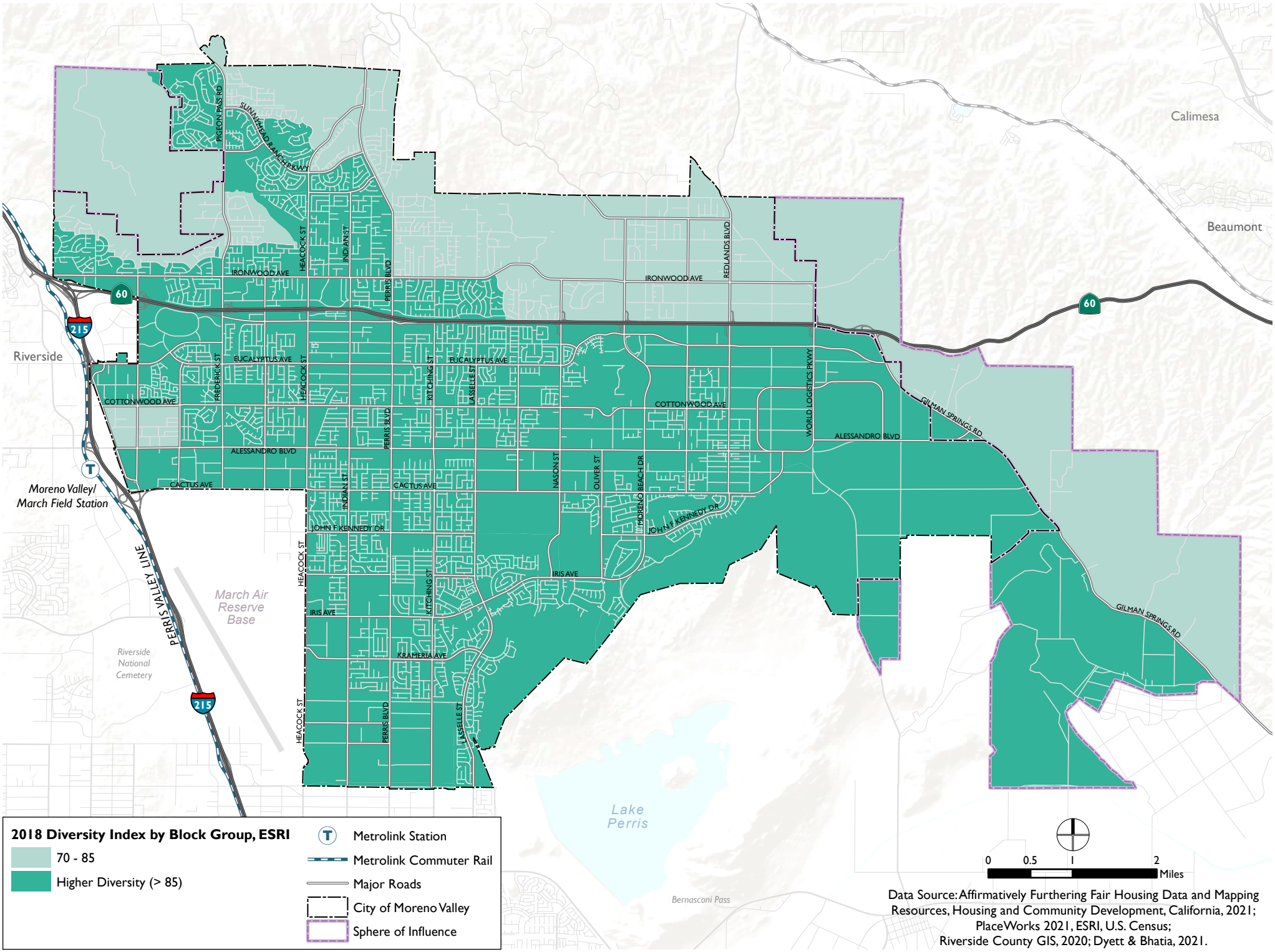
Source: HUD, AFFHT0006 Table 12, July 2020

Figure K-2: Neighborhood Segregation in Moreno Valley, 2019



Data Source: Affirmatively Furthering Fair Housing Data and Mapping Resources, Housing and Community Development, California, 2021; UCB Urban Displacement Project, ACS 2015 - 2019, PlaceWorks; Riverside County GIS, 2020; Dyett & Bhatia, 2021.

Figure K-3: Diversity Index in Moreno Valley, 2018



Data Source: Affirmatively Furthering Fair Housing Data and Mapping Resources, Housing and Community Development, California, 2021; PlaceWorks 2021, ESRI, U.S. Census; Riverside County GIS, 2020; Dyett & Bhatia, 2021.

Other Relevant Factors

While segregation may not be prevalent in Moreno Valley, there are other discriminatory practices that may limit access to housing, like accessibility of bank loans. Loan denial rates can therefore be an indicator of accessibility to housing. Tables K-3 and K-4 show 2019 loan approvals and denials in Moreno Valley by race and by ethnicity, according to Home Mortgage Disclosure Act (HMDA) data. In 2019, the overall loan denial rate in Moreno Valley was 15.0 percent. White applicants were denied loans at a slightly lower than average rate of 14.1 percent while Black and Native American applicants were denied 18.6 percent of loans applied for, and Asian/Pacific Islander applicants were denied at a rate of 20.3 percent. No information on average credit score or income for applicants was available; however, applicants who identified as Hispanic or Latino had virtually identical loan denial rates to non-Hispanic/Latino applicants.

Table K-3: Disposition of Conventional Home Purchase Loan Applications by Race, Moreno Valley, 2019

Race	Loans Approved		Loans Denied		Loans Withdrawn/Incomplete	
White	67.7%	4,761	14.1%	995	18.2%	1,279
Black	58.3%	940	18.6%	299	23.1%	372
Asian/Pacific Islander	59.4%	529	20.3%	181	20.3%	181
Native American	56.9%	74	19.2%	25	23.8%	31
Other	68.1%	3,212	13.9%	657	18.0%	849
Total	66.2%	9,516	15.0%	2,157	18.9%	2,712

Note: Approved loans include loans originated and applications approved, but not accepted.

Source: Home Mortgage Disclosure Act Data, 2019.

Table K-4: Disposition of Conventional Home Purchase Loan Applications by Ethnicity, Moreno Valley, 2019

Ethnicity	Loans Approved		Loans Denied		Loans Withdrawn/Incomplete	
Hispanic/Latino	64.3%	3,550	16.6%	917	19.1%	1,056
Non-Hispanic/Latino	61.7%	2,941	16.5%	789	22.8%	1,039
Other	73.9%	3,025	11.0%	451	15.1%	617
Total	66.2%	9,516	15.0%	2,157	18.9%	2,712

Note: Approved loans include loans originated and applications approved, but not accepted.

Source: Home Mortgage Disclosure Act Data, 2019.

According to 2019 HMDA data, Hispanic/Latino, White and Asian households represent a higher percentage of homebuyers than residents in Moreno Valley, while Black homebuyers represent 17.8 percent of the population and only received 9.9 percent of approved loans. 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, through its First-Time Homebuyer program the FHCRC will continue to work to educate first-time loan applicants on ways to improve their loan applications, such as reducing debt-to-income ratios. As part of the 2018-2023 Fair Housing Action Plan, 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.

Although the City has no authority over brokerage services offered to residents, 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. According to the Fair Housing Progress Report in the 2019 Analysis of Impediments to Fair Housing Choice (AI), the FHCRC has prepared educational material on steering for use in their home buyer counseling services and have conducted several workshops for renters in Moreno Valley on topics such as Fair Housing, Tenant and Landlord Issues, Steering, Fair Lending, and Predatory Lending/Scams.

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 continue to coordinate with the Inland Valleys Association of Realtors (IVAR) to explore fair housing topics. The FHCRC will continue to offer to run a Fair Housing course for brokers and salespersons. Completing a Fair Housing course is required every four years for license renewal.

PERSONS WITH DISABILITIES

The U.S. Census Bureau provides six categories of disability: hearing difficulty, vision difficulty, cognitive difficulty, ambulatory difficulty, self-care difficulty, and independent living difficulty. According to 2018 ACS 5-Year Estimates, approximately 19,556 or 9.6 percent of Moreno Valley residents were living with a disability. This is lower than the proportion of residents living with a disability in Riverside County, which was approximately 11.4 percent during the same year.

Further, 36.7 percent of the population aged 65 and older in Moreno Valley were living with a disability in 2018.

According to the 2019 AI, there is no geographic concentration of persons with disabilities of any type or on the basis of age within Moreno Valley. Per 2019 ACS 5-Year Estimates compiled by HCD, Figure K-4 indicates that the percent of the population living with a disability does not exceed 20 percent in any tract within Moreno Valley, and confirms that there is wide dispersal of persons with disabilities throughout the city. This indicates a similar pattern to neighboring cities like Riverside and Corona, although cities to the south and east like Sun City and Hemet indicate higher geographic concentrations of persons with disabilities (see Figure K-5).

FAMILIAL STATUS

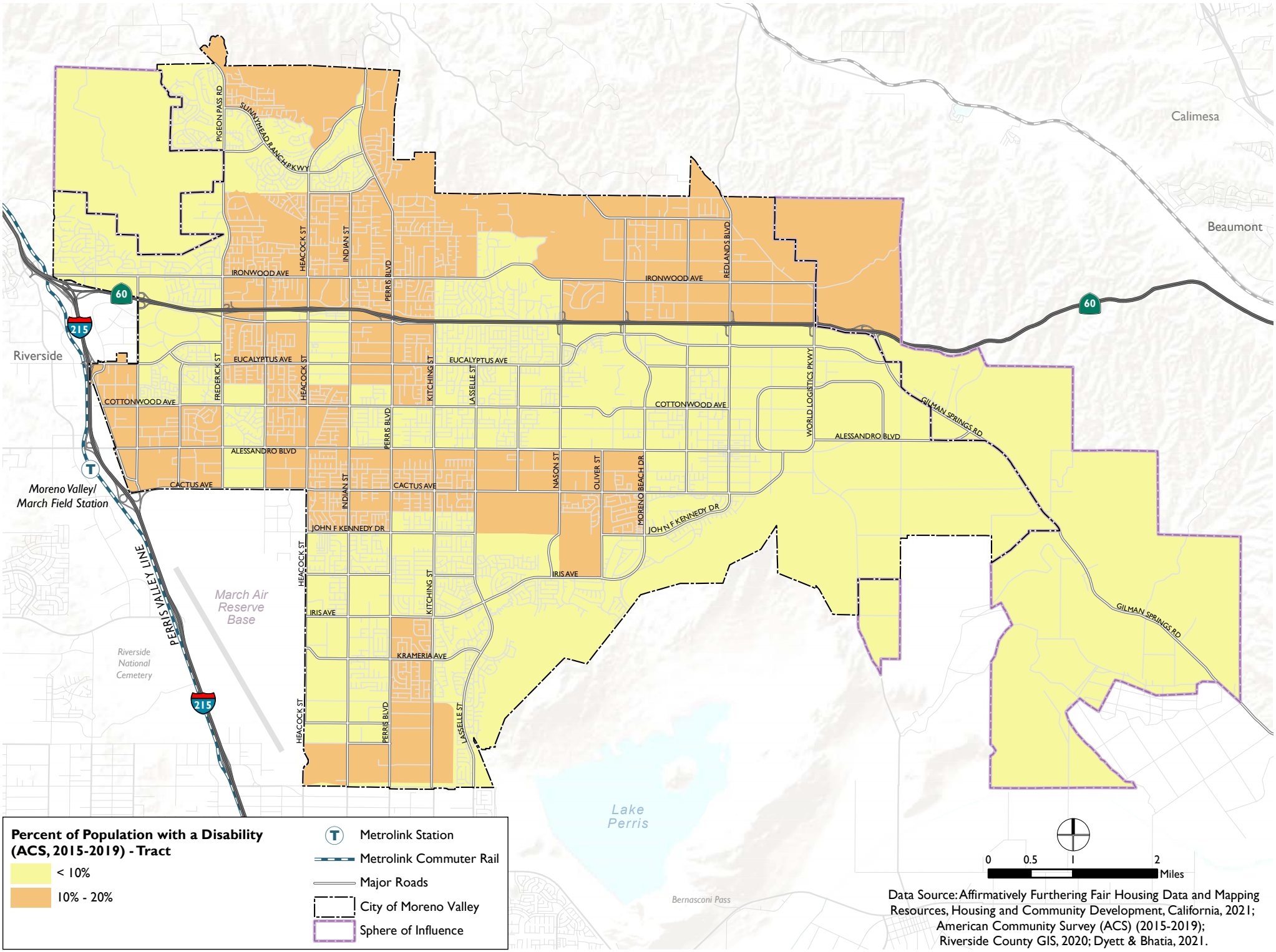
The Fair Housing Amendments Act of 1988 prohibits discriminatory housing practices based on familial status. In most instances, according to the United States Department of Justice (DOJ), the Act prohibits a housing provider from refusing to rent or sell to families with children. However, housing may be designated as housing for older persons (55 years + of age). This type of housing, which meets the standards set forth in the Housing for Older Persons Act of 1995, may operate as "senior housing" and exclude families with children.

The Act protects families with children less than 18 years of age, pregnant women, or families in the process of securing custody of a child under 18 years of age. The DOJ points out that would be renters can be denied access to housing because of prohibited discriminatory practices while in-place renters can face housing discrimination due to the practices of housing providers.

As discussed in the Housing Needs Assessment, according to 2018 ACS 5-Year Estimates, there are an estimated 21,106 families with children in Moreno Valley, which comprise about 41.7 percent of all households living in the city. Married-couple families are the most prevalent type of family with children (66.7 percent), followed by female householder, no husband present (24.6 percent) and male householder, no wife present (8.7 percent).

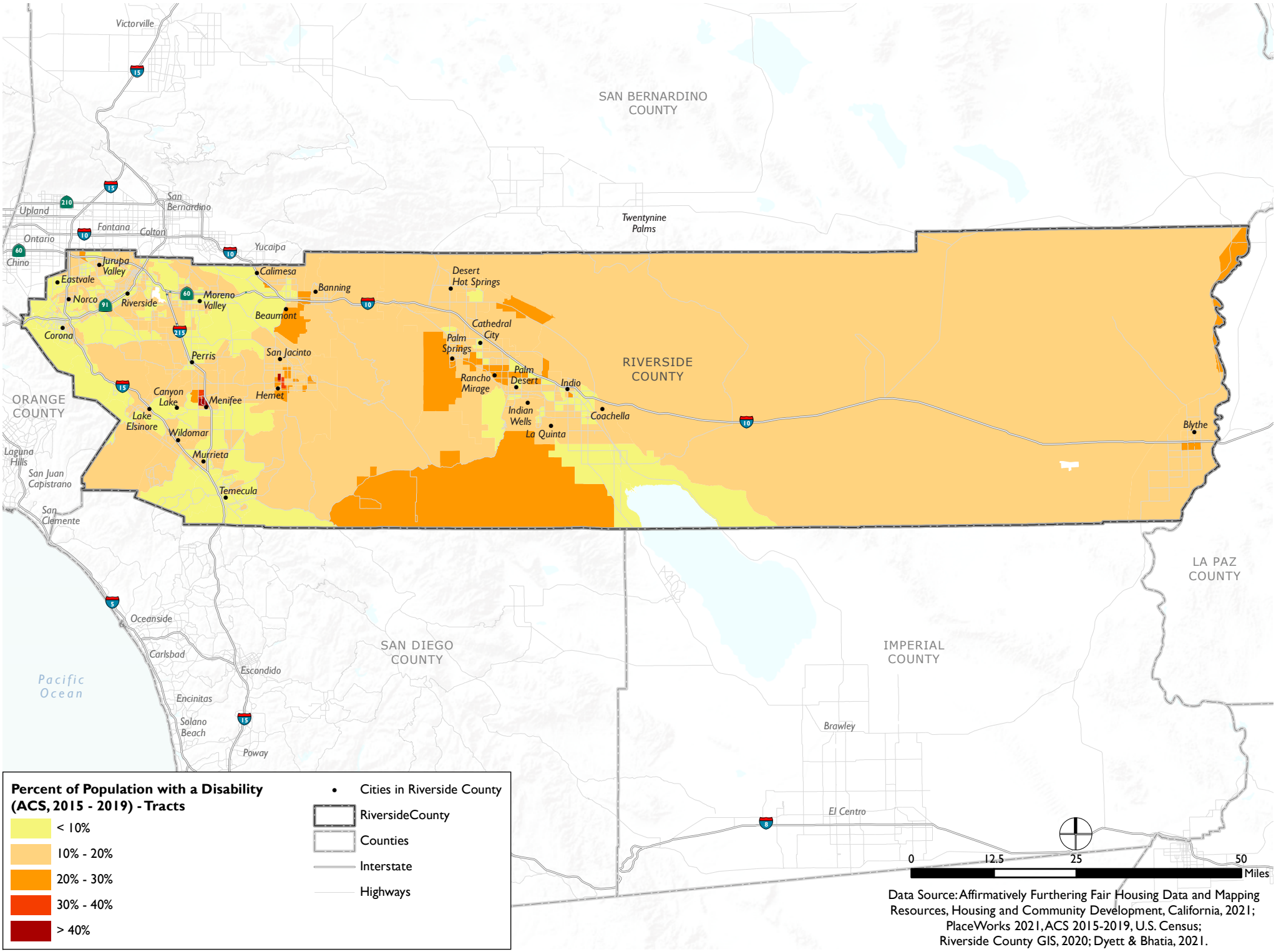
Figures K-6 through K-9 present the geographic distribution of family and household types in Moreno Valley. Based on 2019 ACS 5-Year estimates compiled by HCD, these figures indicate that there is a slight concentration of female-headed households with children in tracts north of SR-60 between Pigeon Pass Road and Perris Boulevard. Further, there is a concentration of married-couple households with children in tracts also north of SR-60 east of Perris Boulevard, with a distinct drop-off in the tracts with a concentration of female-headed households. There are no significant geographic concentrations of either the percent of the adult population that lives with a spouse or the percent that lives alone.

Figure K-4: Population with a Disability in Moreno Valley, 2019



Data Source: Affirmatively Furthering Fair Housing Data and Mapping Resources, Housing and Community Development, California, 2021; American Community Survey (ACS) (2015-2019); Riverside County GIS, 2020; Dyett & Bhatia, 2021.

Figure K-5: Population with a Disability in Riverside County, 2019



Data Source: Affirmatively Furthering Fair Housing Data and Mapping Resources, Housing and Community Development, California, 2021; PlaceWorks 2021, ACS 2015-2019, U.S. Census; Riverside County GIS, 2020; Dyett & Bhatia, 2021.

INCOME LEVEL

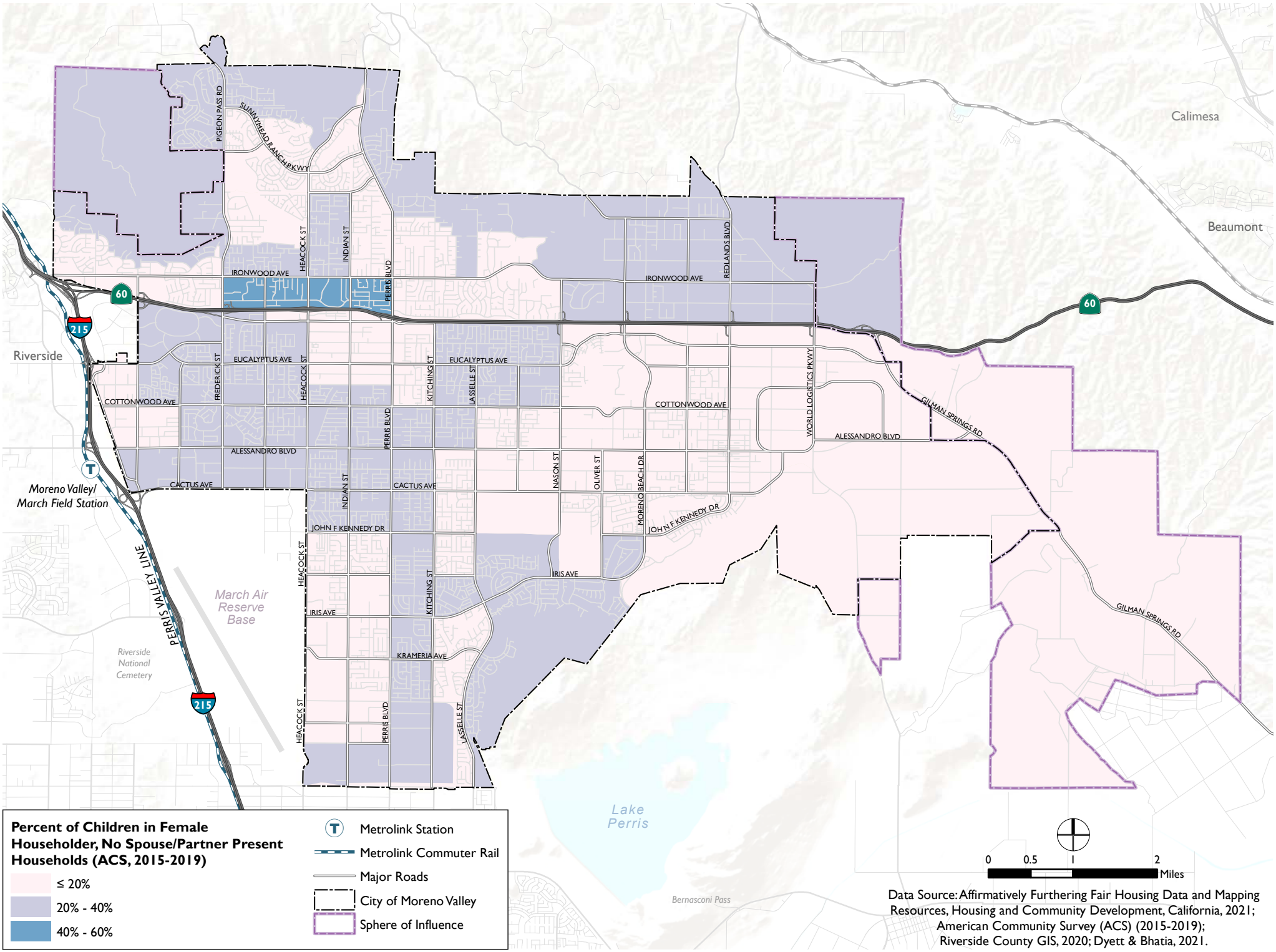
In addition to patterns of segregation in race, disability, and familial status, jurisdictions can see geographic concentrations of households and individuals by income and poverty level. One metric to identify segregation by income is the concentration of low or moderate income (LMI) individuals. HUD defines a LMI area as a census tract or block group where over 51 percent of the population is LMI – based on the HUD income definition of up to 80 percent of the Area Median Income (AMI). Figure K-10 shows the LMI areas by census tract in Riverside County. LMI areas are generally concentrated around cities and in larger rural tracts in the eastern portion of the county. As shown in Figure K-11, LMI block groups in Moreno Valley are located throughout the western half of the city. The relative proportion of LMI areas within Moreno Valley is similar to neighboring cities in the county.

The geographic concentration of individuals living below the poverty line is another indicator for patterns of income-based segregation within a jurisdiction. Estimates from the 2010-2014 ACS compiled by HCD indicated high concentrations of poverty in the western half of the city, especially west of Day Street and between Alessandro Boulevard and Eucalyptus Avenue as well as the tract just east of the Moreno Valley Plaza, see Figure K-12. Figure K-13, using 2019 ACS 5-Year Estimates compiled by HCD, shows that these concentrations of poverty have dramatically reduced. Based on 2015-2019 ACS data, there were no tracts in the city with 40 percent or more of the population living below the poverty level. Although the poverty rate has been substantially reduced in recent years, the tracts with higher poverty rates are still generally located in the western half of the city.

OTHER RELEVANT FACTORS

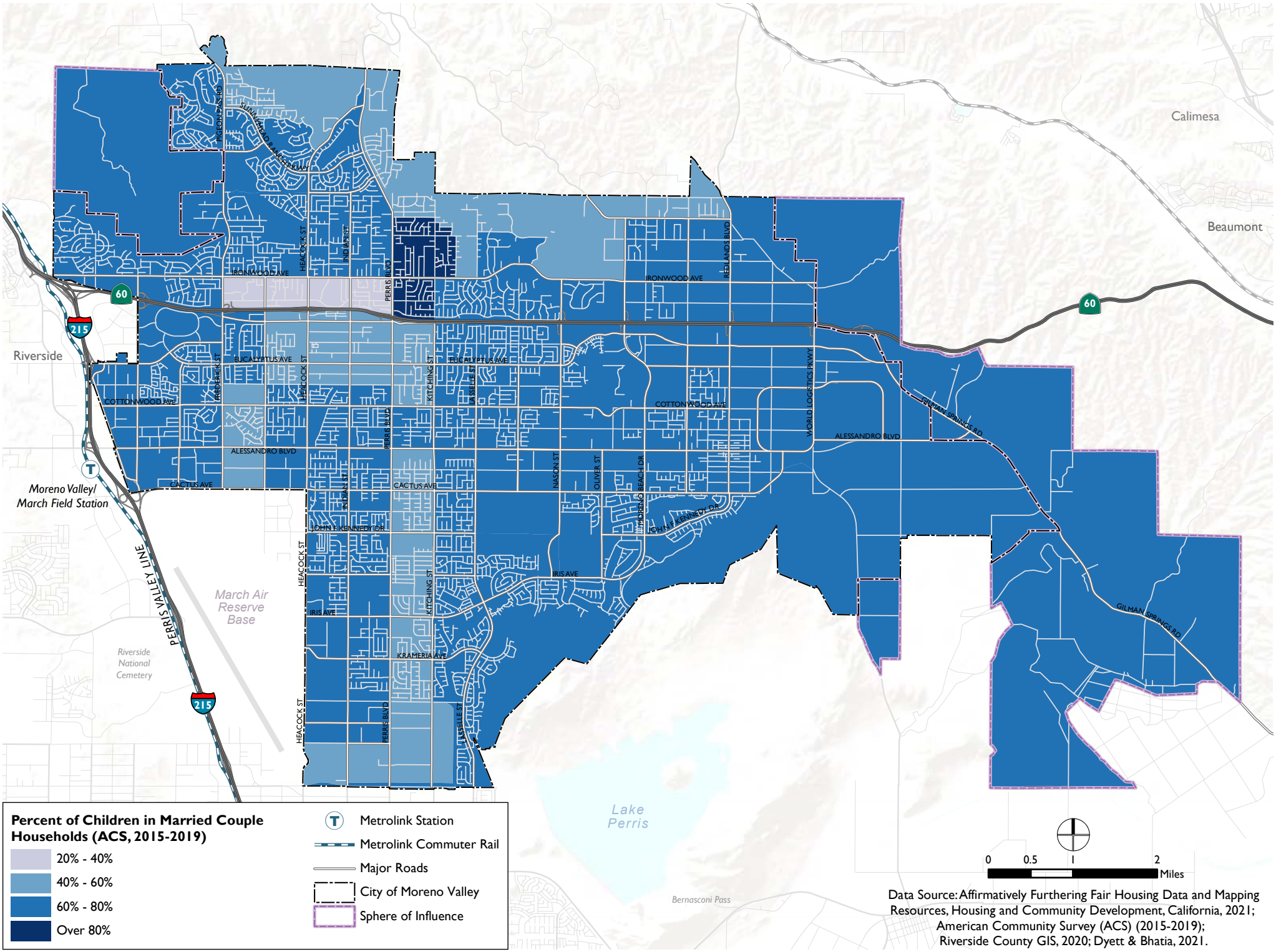
HUD's Housing Choice Voucher (HCV) Program, also referred to as Section 8, assists very low-income families, the elderly, and the disabled in obtaining decent, safe, and sanitary housing in the private market. The HCV program provides rental assistance through the distribution of vouchers that can be used to pay rent. HCV 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 voucher holders, this could have the effect of significantly limiting access to housing for families that are reliant on HCV rental assistance. Even when landlords are willing to accept 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.

Figure K-6: Percent of Children in Female-Headed Households in Moreno Valley, 2019



Data Source: Affirmatively Furthering Fair Housing Data and Mapping Resources, Housing and Community Development, California, 2021; American Community Survey (ACS) (2015-2019); Riverside County GIS, 2020; Dyett & Bhatia, 2021.

Figure K-7: Percent of Children in Married-Couple Household in Moreno Valley, 2019



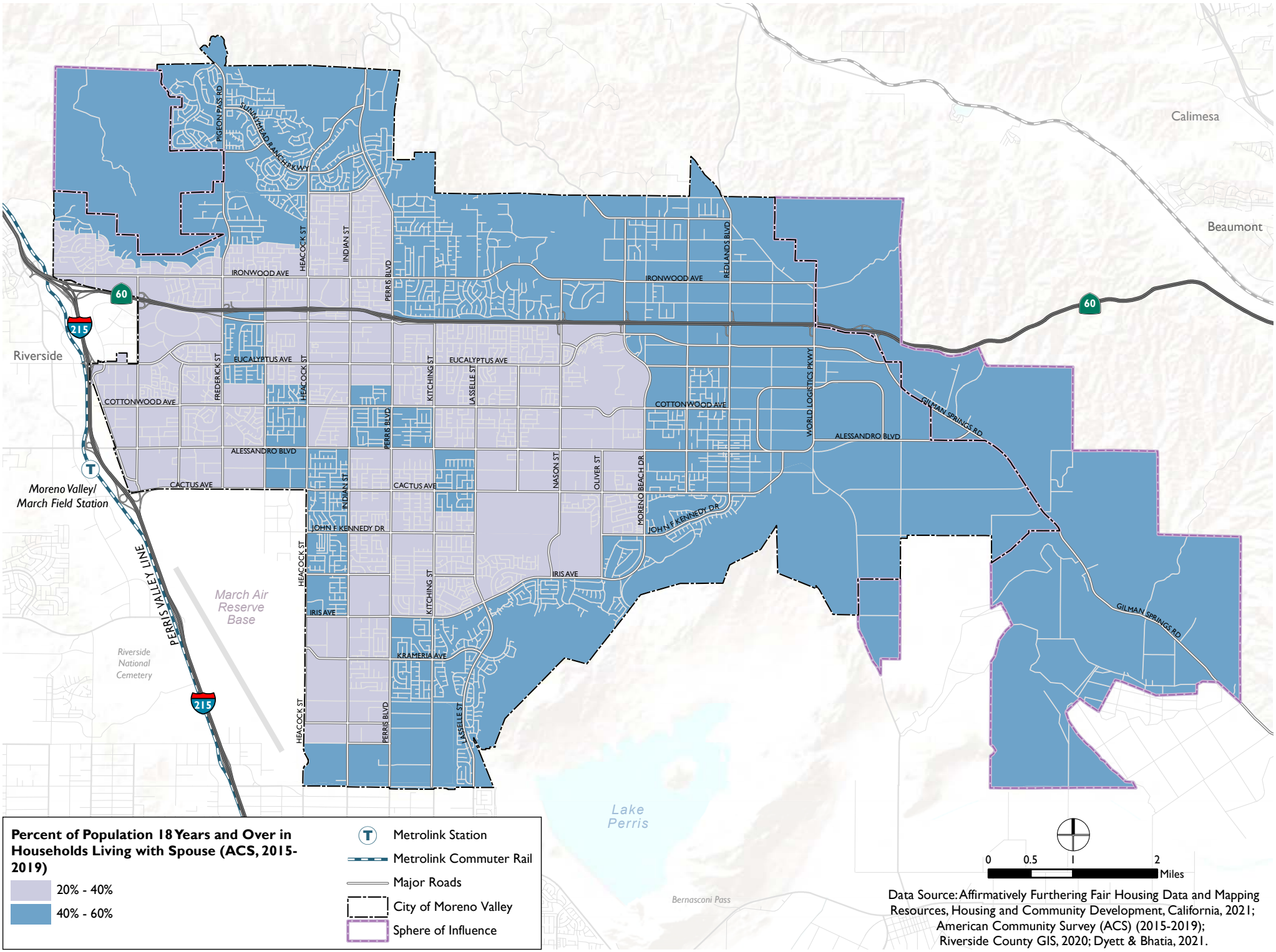
Percent of Children in Married Couple Households (ACS, 2015-2019)

- 20% - 40%
- 40% - 60%
- 60% - 80%
- Over 80%

- Metrolink Station
- Metrolink Commuter Rail
- Major Roads
- City of Moreno Valley
- Sphere of Influence

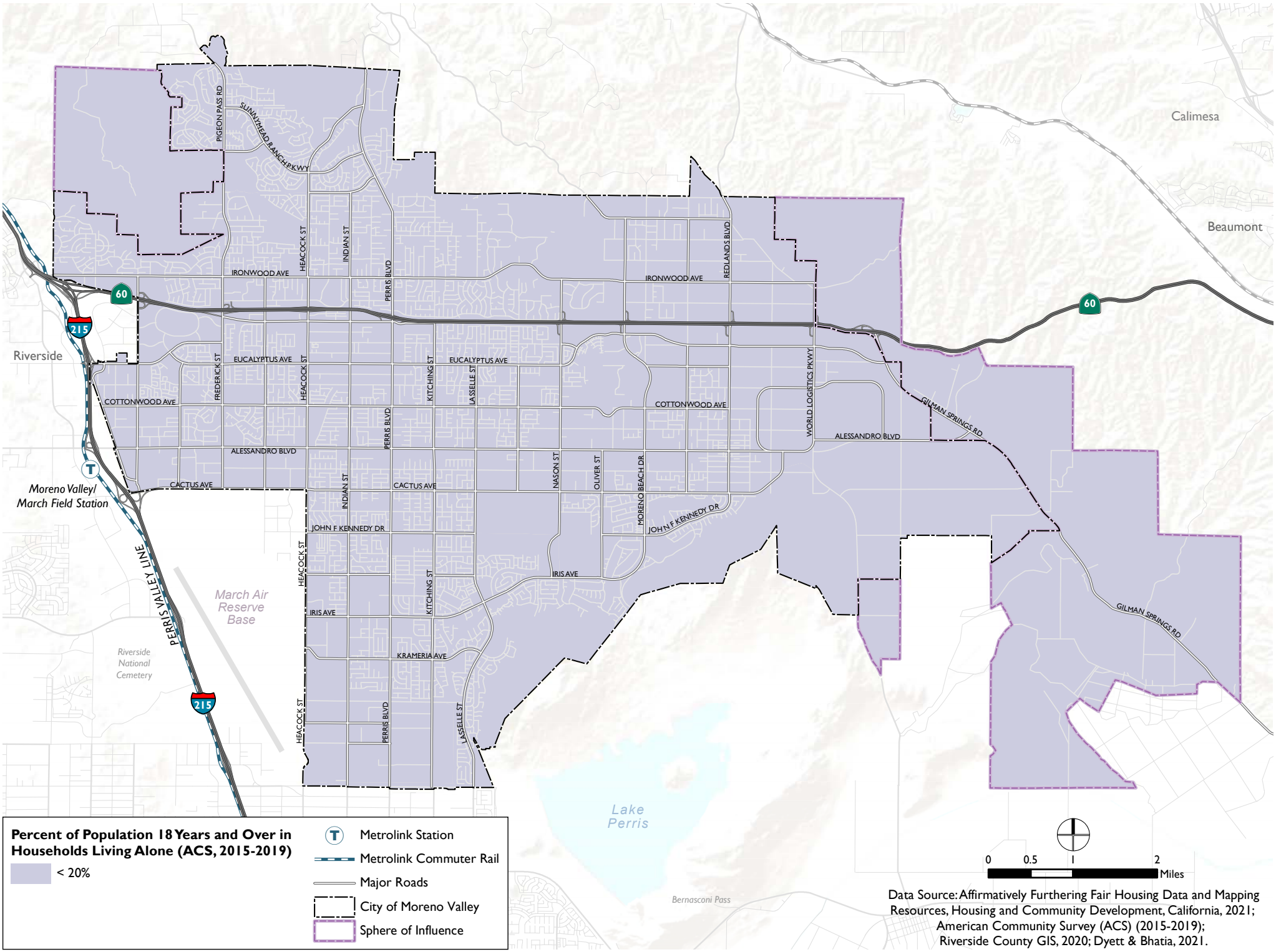
Data Source: Affirmatively Furthering Fair Housing Data and Mapping Resources, Housing and Community Development, California, 2021; American Community Survey (ACS) (2015-2019); Riverside County GIS, 2020; Dyett & Bhatia, 2021.

Figure K-8: Percent of Adult Population Living with Spouse in Moreno Valley, 2019



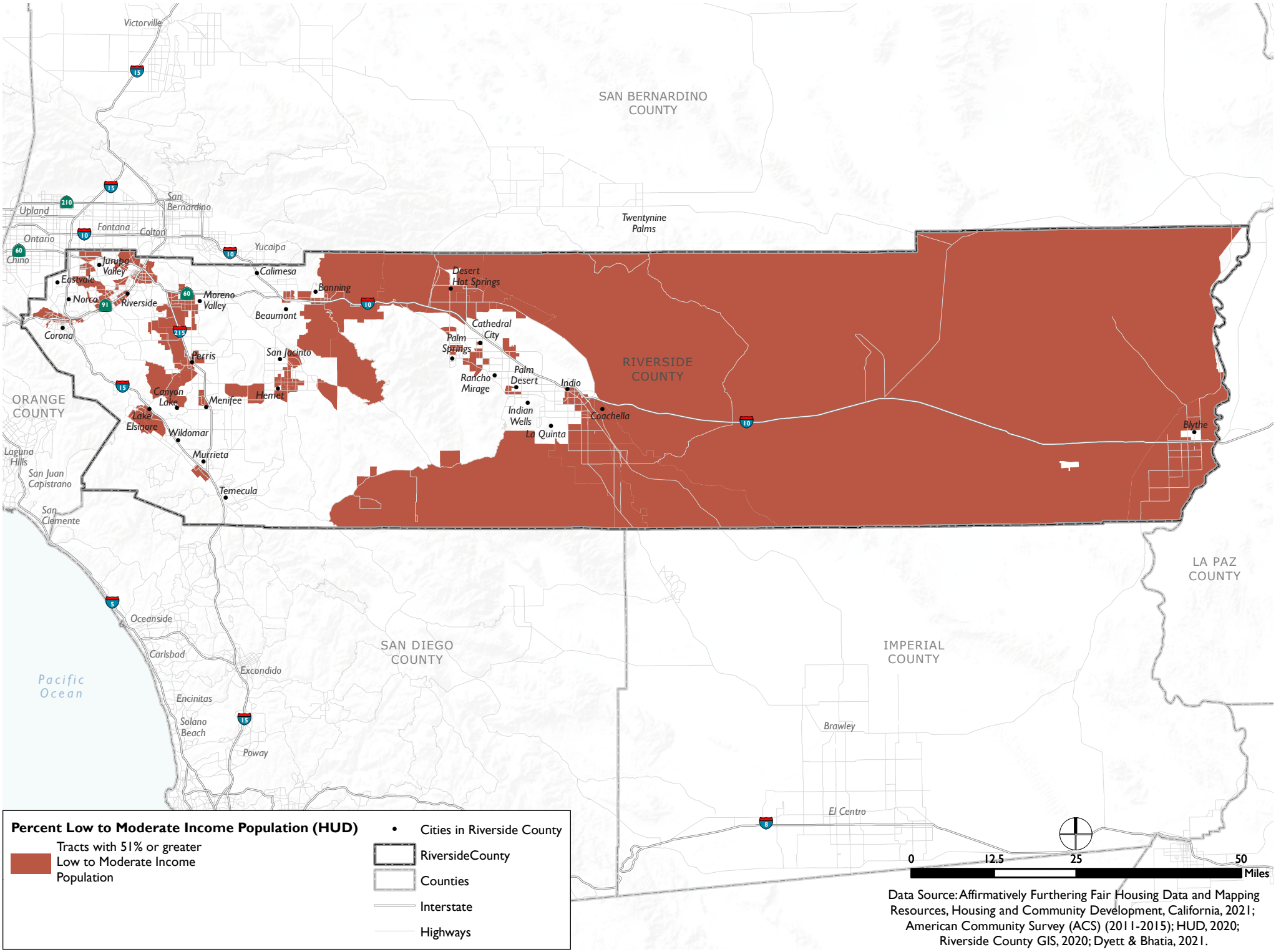
Data Source: Affirmatively Furthering Fair Housing Data and Mapping Resources, Housing and Community Development, California, 2021; American Community Survey (ACS) (2015-2019); Riverside County GIS, 2020; Dyett & Bhatia, 2021.

Figure K-9: Percent of Adult Population Living Alone in Moreno Valley, 2019



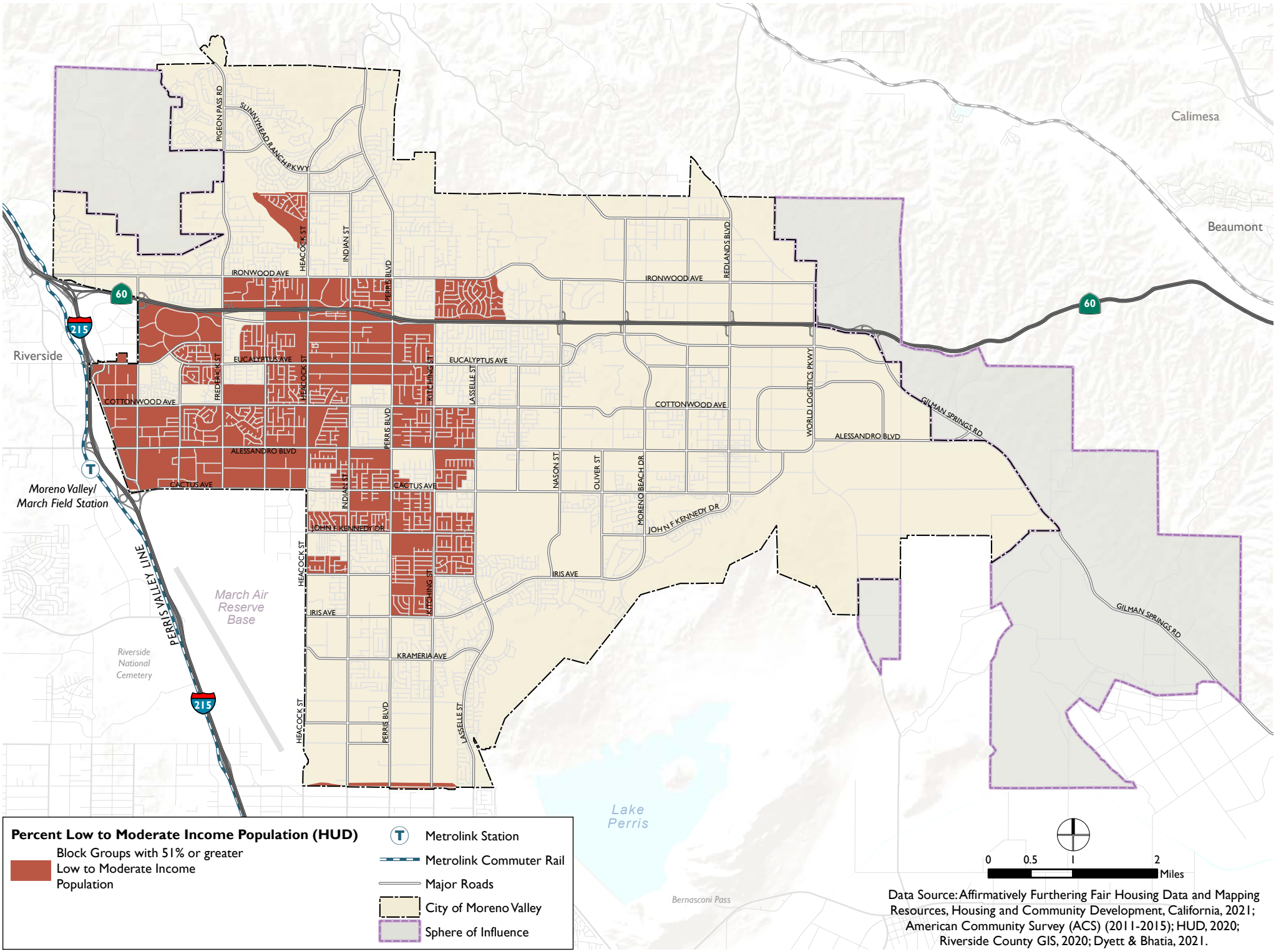
Data Source: Affirmatively Furthering Fair Housing Data and Mapping Resources, Housing and Community Development, California, 2021; American Community Survey (ACS) (2015-2019); Riverside County GIS, 2020; Dyett & Bhatia, 2021.

Figure K-10: Low to Moderate Income Population in Riverside County, 2019



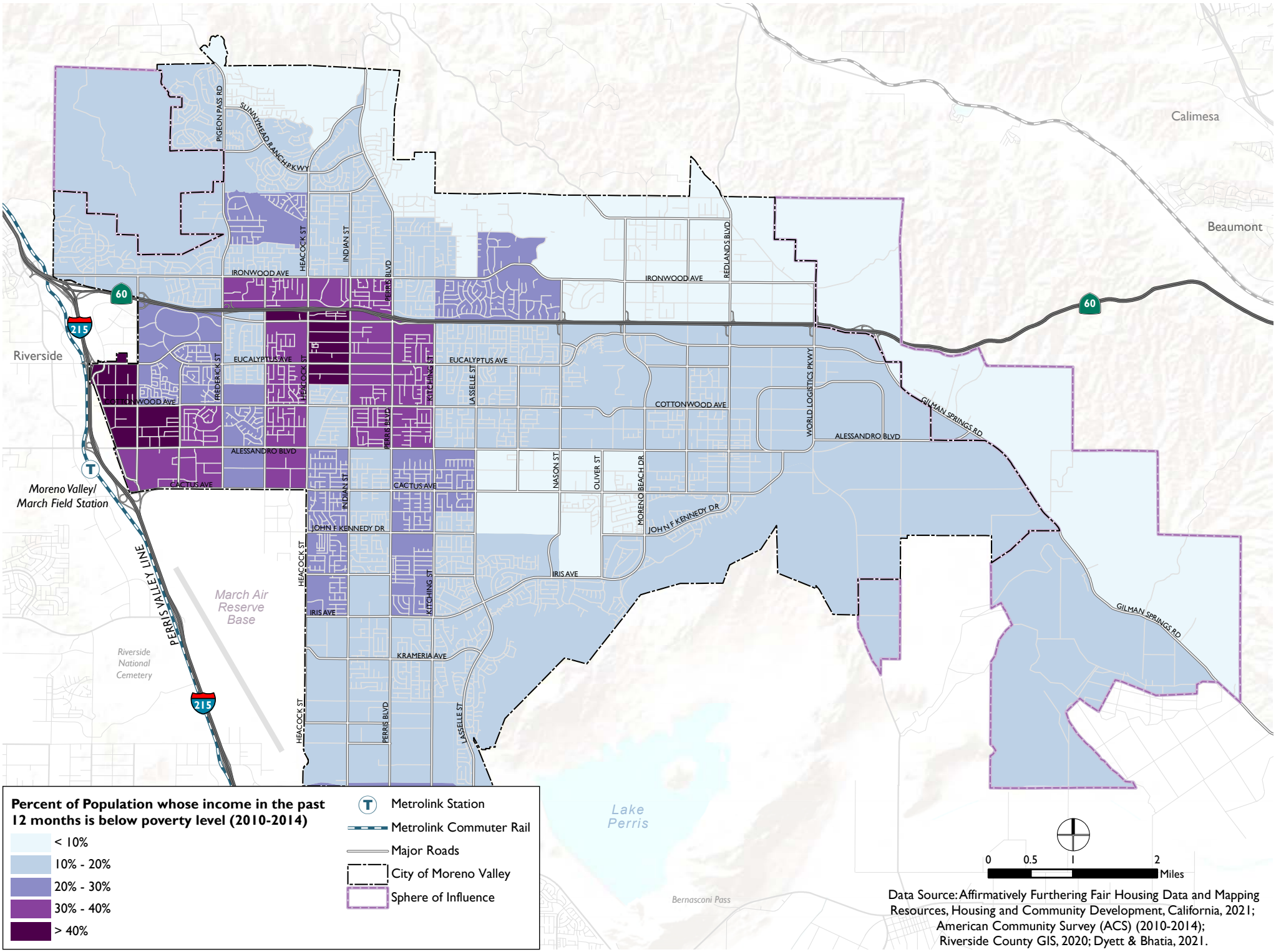
Data Source: Affirmatively Furthering Fair Housing Data and Mapping Resources, Housing and Community Development, California, 2021; American Community Survey (ACS) (2011-2015); HUD, 2020; Riverside County GIS, 2020; Dyett & Bhatia, 2021.

Figure K-11: Low to Moderate Income Population in Moreno Valley, 2019



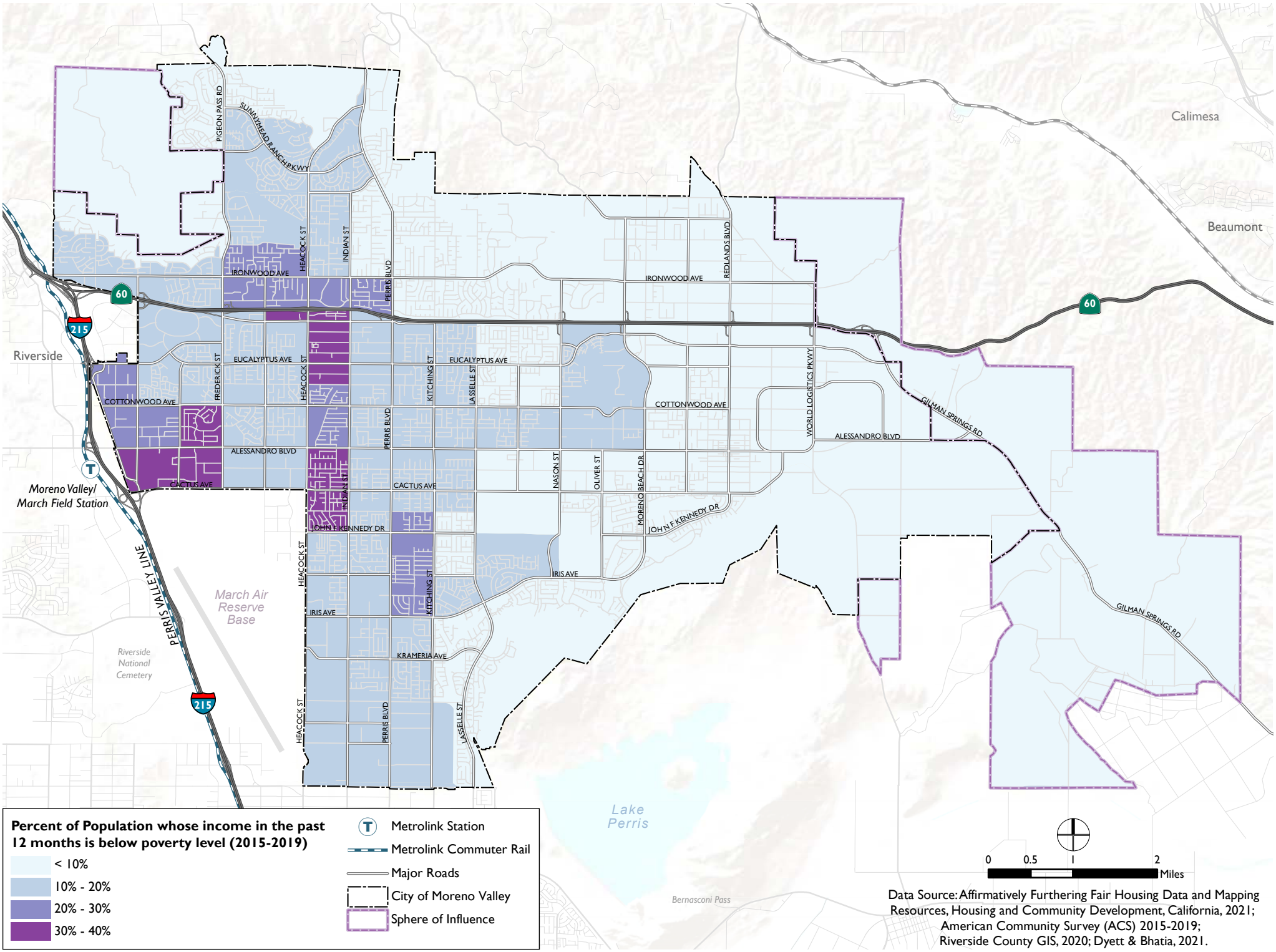
Data Source: Affirmatively Furthering Fair Housing Data and Mapping Resources, Housing and Community Development, California, 2021; American Community Survey (ACS) (2011-2015); HUD, 2020; Riverside County GIS, 2020; Dyett & Bhatia, 2021.

Figure K-12: Poverty Status in Moreno Valley, 2014



Data Source: Affirmatively Furthering Fair Housing Data and Mapping Resources, Housing and Community Development, California, 2021; American Community Survey (ACS) (2010-2014); Riverside County GIS, 2020; Dyett & Bhatia, 2021.

Figure K-13: Poverty Status in Moreno Valley, 2019



Data Source: Affirmatively Furthering Fair Housing Data and Mapping Resources, Housing and Community Development, California, 2021; American Community Survey (ACS) 2015-2019; Riverside County GIS, 2020; Dyett & Bhatia, 2021.

As demonstrated in Figure K-14, there is a concentration of Housing Choice Vouchers relative to renter-occupied units in the western portion of Moreno Valley. However, the majority of multi-family households are located in the western portion of the city and, according to 2019 ACS 5-Year Estimates, there are almost no multi-family housing units east of Moreno Beach Drive. Within census tracts that have substantial numbers of multi-family housing units, the concentration of HCVs as a proportion of renter-occupied housing units generally does not exceed 15 percent and is evenly distributed across the city. Census Tract 424.04, located north of State Route (SR) 60, shows a slightly higher concentration with HCVs constituting about 19.0 percent of renter-occupied households in the tract. However, much of the land within this tract contains The District at Moreno Valley, a large commercial development that does not contain residential development. There are a total of 41 public vouchers in use in this tract. The neighboring Census Tract 424.05, directly to the west of Tract 424.04, contains the highest number of vouchers in Moreno Valley at 135, which represents 9.6 percent of renter-occupied housing units in the tract. It should be noted that many of the tracts are designated as "no data", likely reflecting that census tracts containing 10 or fewer voucher holders were omitted from the estimates.

The distribution of HCVs in Moreno Valley mirrors that of the city's neighboring jurisdictions. Most cities, including Temecula, Hemet, Corona and Riverside, have few if any tracts that exceed 15 percent. The City of Riverside does contain one tract with a 32.7 percent concentration, which is the highest such concentration in the county. Higher concentrations are apparent in the neighboring Los Angeles County and Orange County. Thus, while the city demonstrates some geographic concentration of HCVs in its western portion, the distribution of HCVs reflects patterns typical to Riverside County and are not overconcentrated.

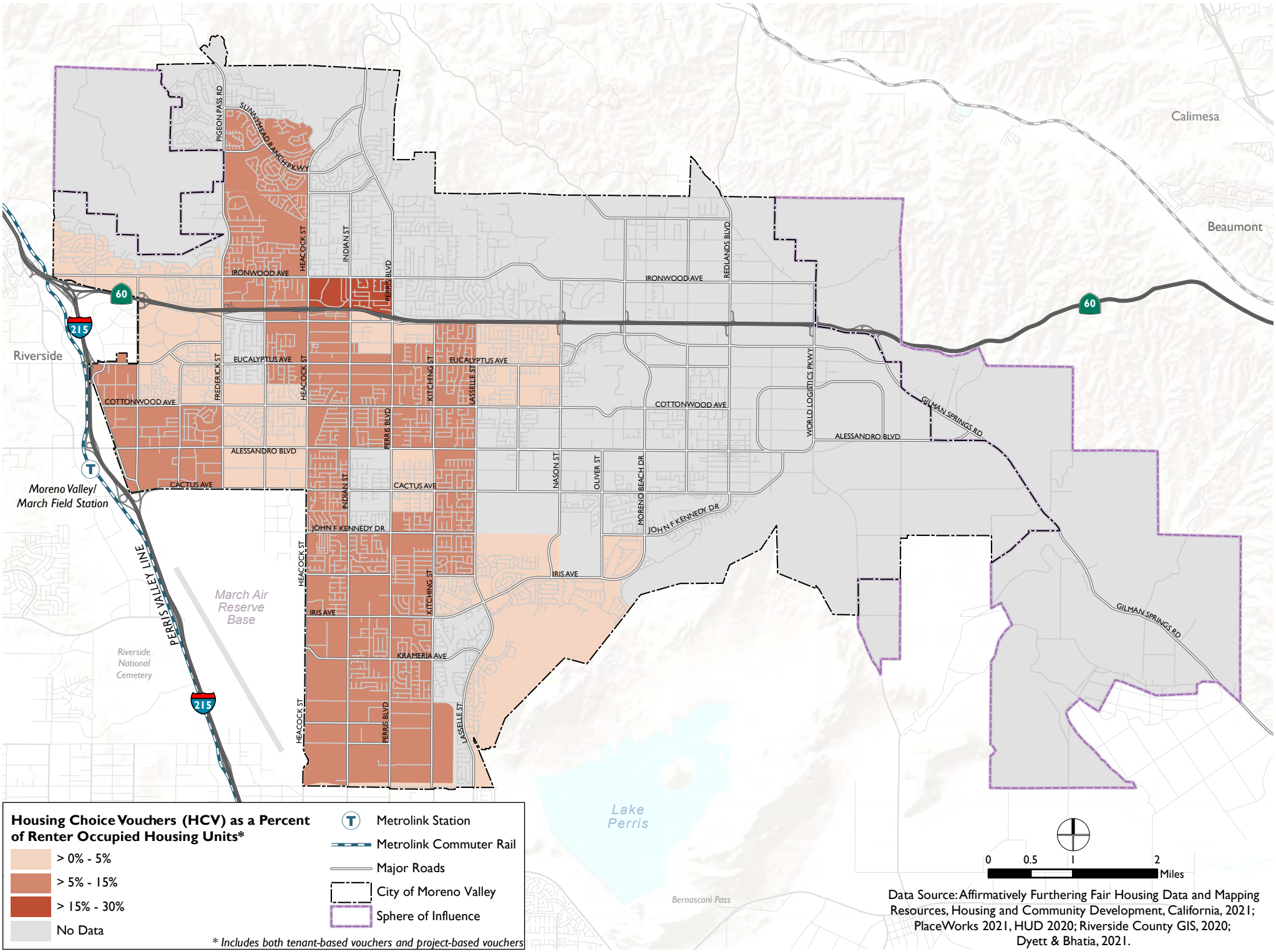
The 2019 AI reported that, according to the County of Riverside Housing Authority, approximately 49 percent of families on the HCV waiting list in Moreno Valley are Black or African American. As of the 2019 ACS, households with a non-Hispanic Black or African American householder are 20.7 percent of households in Moreno Valley, indicating a disproportionate need for affordable housing among Black or African American families. As the 2019 AI notes, "Landlord refusal to rent to [HCV participants] disproportionately impacts Black or African American families. Thus, these families may be unable to move to better neighborhoods and also experience cost burdens because of the lack of rental assistance."

Racially or Ethnically Concentrated Areas of Poverty

RACIALLY/ETHNICALLY CONCENTRATED AREAS OF POVERTY

To assist communities in identifying racially or ethnically concentrated areas of poverty (R/ECAPs), HUD has developed a census tract-based definition of R/ECAPs. The definition involves a racial/ethnic concentration threshold and a poverty test. The racial/ethnic concentration threshold is straightforward: R/ECAPs must have a non-White population of 50 percent or more.

Figure K-14: Housing Choice Vouchers in Moreno Valley, 2021



Data Source: Affirmatively Furthering Fair Housing Data and Mapping Resources, Housing and Community Development, California, 2021; PlaceWorks 2021, HUD 2020; Riverside County GIS, 2020; Dyett & Bhatia, 2021.

Regarding the poverty threshold, a neighborhood can be a R/ECAP if it has a poverty rate that exceeds 40 percent or is three or more times the average tract poverty rate for the metropolitan/micropolitan area, whichever threshold is lower. Census tracts with this extreme poverty rate that satisfy the racial/ethnic concentration threshold are deemed by HUD to be R/ECAPs.

According to 2009-2013 HUD data compiled by HCD, there were two R/ECAPs within the boundaries of Moreno Valley and 16 total identified in Riverside County. However, according to 2019 ACS 5-Year estimates, there are no longer any R/ECAPs within Moreno Valley and the number of R/ECAPs in Riverside County has decreased to three. In Moreno Valley this is likely due in part to the dramatic drop in poverty rates, which decreased from 19.5 percent to 14.5 percent between 2013 and 2019. As shown in Figure K-15 below, there was one R/ECAP in the neighboring City of Riverside.

The California Tax Credit Allocation Committee (TCAC) has also identified census tracts that are areas of high segregation and poverty as part of the TCAC/HCD Opportunity Map analysis. These areas are those that meet consistent standards for both poverty (30 percent of the population below the federal poverty line) and racial segregation (overrepresentation of people of color relative to the county). According to this definition, there was one tract identified as a TCAC Area of High Segregation and Poverty in 2021, shown in Figure K-16. Census Tract 424.04 is bounded by SR 60, Heacock Street, Ironwood Avenue and Perris Boulevard. This census tract also has relatively high HCV rates, as identified in Figure K-14, and relatively high percentages of children in female-headed households, as identified in Figure K-6. In 2019 an estimated 2,214 households lived in Tract 424.04 and the majority of the population was Hispanic or Latino of any race. There were 1,099 male residents and 1,115 female residents, and 271 residents with at least one disability. An estimated 260 of the 569 households had at least one child under 18 years of age. The majority (54.3 percent) of the housing stock was renter-occupied. The median monthly gross rent was $1,219, while the median home value was $264,700 and the median monthly owner cost for units with a mortgage was $1,347. Per Table 3-14 from Chapter 3 of this Housing Element, the estimated affordable monthly rental estimate for a median-income household (i.e., one making 100 percent of area median income) in Moreno Valley is $1,883 while the estimated affordable house price is $306,454. The housing costs of Census Tract 424.04 more closely align with the affordable housing cost estimates for a low-income household (i.e., one making 80 percent of area median income), which is $1,506 for monthly rent and $245,163 for house price.

As previously noted, Moreno Valley has recently experienced a dramatic decrease in poverty rates. Between 2013 and 2019, the population poverty rate decreased by 5.0 percent and the family poverty rate decreased by 4.4 percent. In Census Tract 424.04 alone, the population poverty rate decreased from 34.8 percent to 28.6 percent. This decrease is due in part to the tremendous rate of job creation the city has experienced, adding 20,000 new jobs between 2015 and 2020. Further, the City maintains a number of award-winning workforce development initiatives and resources. These include the Mayor's Challenge MoVaLEARNS, a partnership with Moreno Valley College to provide students with financial assistance while they finish their degree programs, and Hire MoVal, which offers incentives and assistance for businesses to hire local residents. The Business and

Employment Resource Center (BERC) also offers workforce training, education enhancement, and job searching capabilities for its users.

The 2040 General Plan commits the City to continued, closer collaboration for innovative workforce development solutions to increase the quality of life in Moreno Valley. In particular, the City has identified a suite of eight actions to enhance its position to further attract and grow businesses in higher wage sectors. Actions that will further strengthen workforce development initiatives include the following:

- Continue to implement programs that help local businesses to hire local trainees.
- Establish forums/channels for discussion and action on better aligning secondary and post-secondary education and training with the needs of local businesses.
- 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.
- 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.
- Expand programs and strengthen business networks that support female and minority-owned businesses and entrepreneurs.
- Provide paid and volunteer jobs for local youth and for economically, physically, and socially disadvantaged people.
- Continue to work with federal, State, and regional partners to seek funding opportunities for strategic workforce and economic development programs.
- 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.

Further, the General Plan targets land within Tract 424.04 for significant economic development, including the expansion of mixed use, commercial and residential uses. The District, which is located within the tract, will be a major center – a vibrant mixed use area that acts as a major focal point in the community. On a broader scale, the General Plan Update seeks to foster a diverse and dynamic economy with a flexible land use framework to improve socio-economic conditions for all Moreno Valley residents. The development of vibrant gathering places, building a community identity, facilitating livable neighborhoods are also at the core of the General Plan.

Over the past few years, the City has made great strides in reducing disparities and increasing opportunity. For instance, Moreno Valley has participated in a variety of regional efforts to address poverty, geographic mobility programs for HCV holders, and a number of neighborhood revitalization efforts – including Neighborhood Stabilization Programs (NSP) Target Areas, CDBG Target Areas, neighborhood code enforcement, and the Adopt a Neighborhood Program. The City

receives approximately $2 million in CDBG funds annually to conduct activities to benefit low- to moderate-income residents, including neighborhood revitalization, street improvements, code enforcement and economic development. Further, the City was awarded $11,390,116 to implement NSP-1 and $3,687,789 to implement NSP-3, both of which provide significant aid to lower-income households. Per the FY 2021/2022 Moreno Valley Annual Action Plan, the City has made significant progress on meeting its economic development goals set forth in the 2018-2023 Consolidated Plan, despite the setbacks encountered during outbreak of the COVID-19 pandemic. While the annual goal is to create or retain 10 low- to moderate-income jobs and assist 75 businesses, in FY 2019 the City created or retained 9 low- to moderate-income jobs and assisted 179 businesses. These programs have helped to significantly increase the quality of life of some of the city's most disadvantaged neighborhoods. The City has and will continue to make a robust effort to help lift residents out of poverty and equip them with the necessary skills to succeed in the labor force.

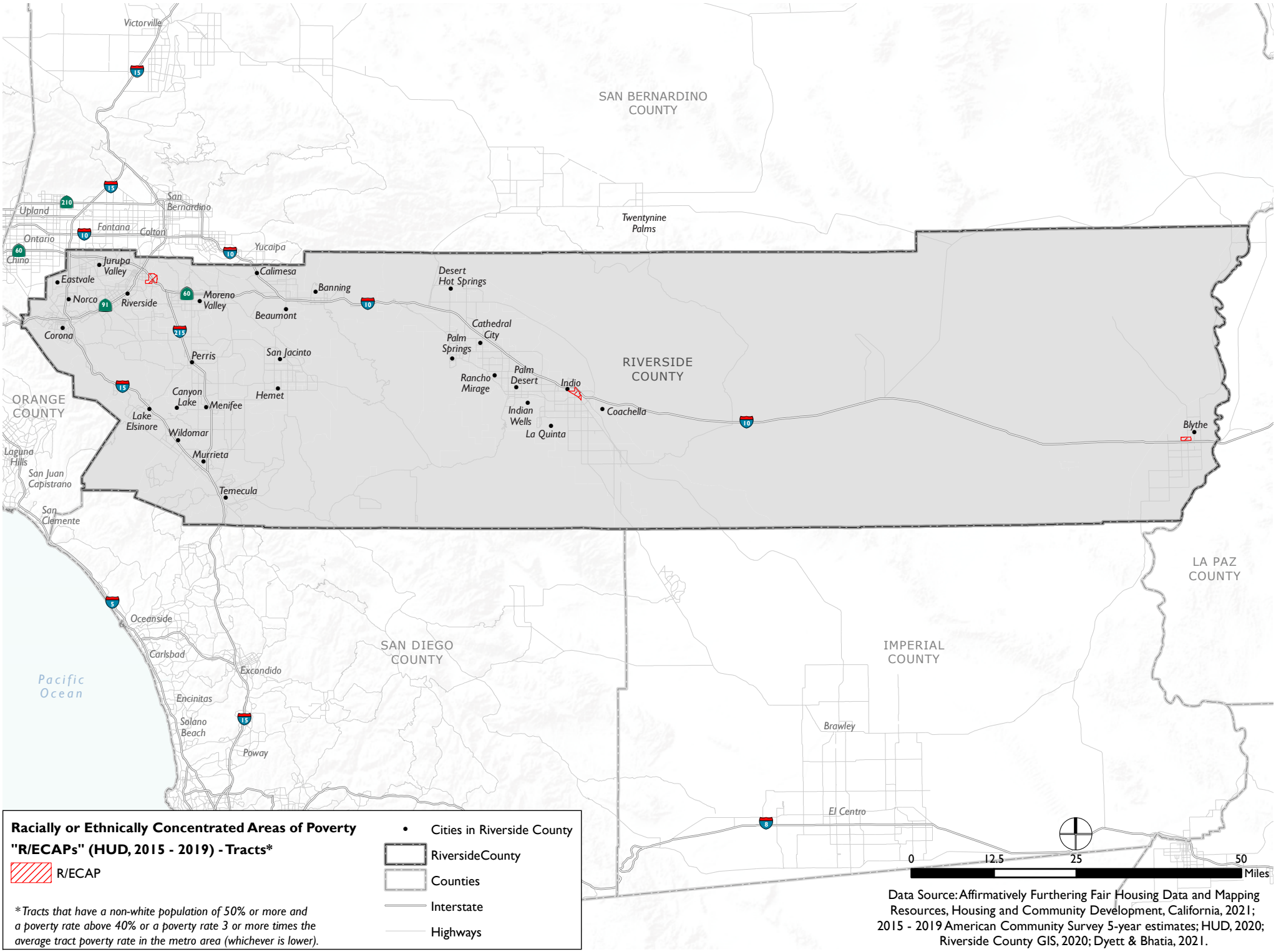
RACIALLY/ETHNICALLY CONCENTRATED AREAS OF AFFLUENCE

While there is no standard definition for Racially/Ethnically Concentrated Areas of Affluence (RCAAs) provided by either HUD or HCD, they are generally considered to be areas with high concentrations of wealthy, White residents. An article by Edward G. Goetz, et al. defined an RCAA as a "census tract in which 80 percent or more of the population is White and has a median income of at least $125,000."[2]

Given Moreno Valley's status as majority-minority city, no census tract within the city meets this definition of an RCAA. However, it should be noted that there is one census tract in the city that may demonstrate some characteristics of an RCAA, such as a high median income and relatively high concentration of non-Hispanic White residents in comparison to the rest of the city. Per 2019 ACS 5-Year estimates, Census Tract 424.01, located in the northeastern corner of the city bounded by SR 60 to the south and Nason Street to the west, has a median income of $116,513 (over 150 percent of State median income) and has a population that is about 49.4 percent non-Hispanic White. The tract, which is only partially within the boundaries of the city and includes a significant portion of the Norton Younglove Reserve and San Timoteo Canyon Park, is not well served by infrastructure or transit and contains parcel sizes too large to accommodate lower-income housing.

[2] Edward G. Goetz, et al. "Racially Concentrated Areas of Affluence: A Preliminary Investigation" (*Cityscape*, Vol. 21 No. 1, 2019), pp. 99-123.

Figure K-15: R/ECAPs in Riverside County, 2019



Racially or Ethnically Concentrated Areas of Poverty "R/ECAPs" (HUD, 2015 - 2019) - Tracts*

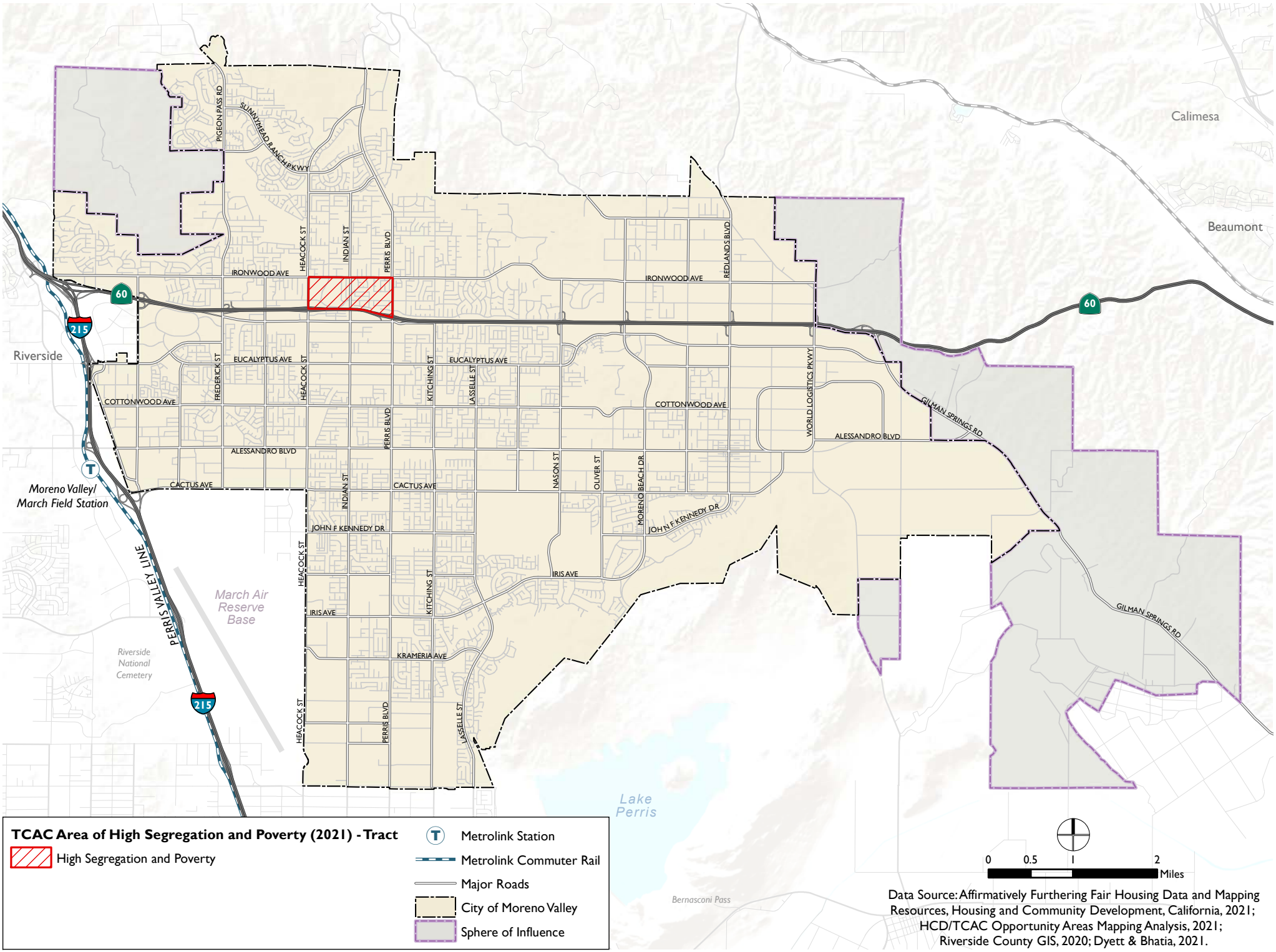
R/ECAP

*Tracts that have a non-white population of 50% or more and a poverty rate above 40% or a poverty rate 3 or more times the average tract poverty rate in the metro area (whichever is lower).

- Cities in Riverside County
- RiversideCounty
- Counties
- Interstate
- Highways

Data Source: Affirmatively Furthering Fair Housing Data and Mapping Resources, Housing and Community Development, California, 2021; 2015 - 2019 American Community Survey 5-year estimates; HUD, 2020; Riverside County GIS, 2020; Dyett & Bhatia, 2021.

Figure K-16: TCAC Area of High Segregation and Poverty in Moreno Valley, 2021



Data Source: Affirmatively Furthering Fair Housing Data and Mapping Resources, Housing and Community Development, California, 2021; HCD/TCAC Opportunity Areas Mapping Analysis, 2021; Riverside County GIS, 2020; Dyett & Bhatia, 2021.

Disparities in Access to Opportunity

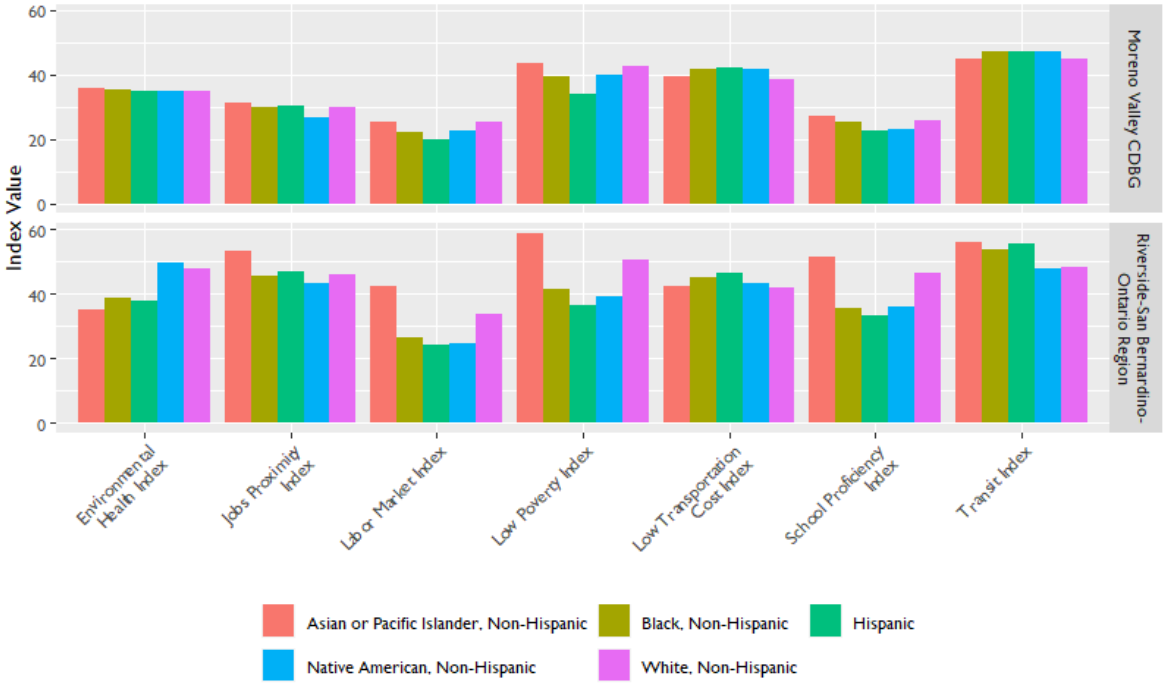
REGIONAL CONTEXT

To understand the extent of disparities in access to opportunity within a jurisdiction it is necessary to assess a variety of indicators, including those of an economic, educational and environmental character, at both a regional and a local level. In their July 2020 Assessment of Fair Housing data release, HUD provided a set of opportunity indices to quantify disparities in access to opportunity. These indices can measure geographic trends and levels of access within a community, and are key to assessing patterns at the local and regional scale. The higher the index score, the better an area's access to opportunity. While these indices do not identify opportunity by specific locations within the city, they can show the relative standing of Moreno Valley compared to Riverside County. Each index is defined as follows:

- Environmental Health — summarizes potential exposure to harmful toxins at a neighborhood level.
- Jobs Proximity — Quantifies the accessibility of a given residential neighborhood as a function of its distance to all job locations within a Core Based Statistical Area (CBSA).
- Labor Market — Provides a summary description of the relative intensity of labor market engagement and human capital in a neighborhood.
- Low Poverty — A measure of the degree of poverty in a neighborhood, at the Census tract level.
- Low Transportation Cost — Estimates of transportation costs for a family that meets the following description: a 3-person single-parent family with income at 50% of the median income for renters for the region.
- School Proficiency — School-level data on the performance of 4th grade students on state exams to describe which neighborhoods have high-performing elementary schools nearby and which are near lower performing schools.
- Transit — Trips taken by a family that meets the following description: a 3-person single-parent family with income at 0% of the median income for renters.

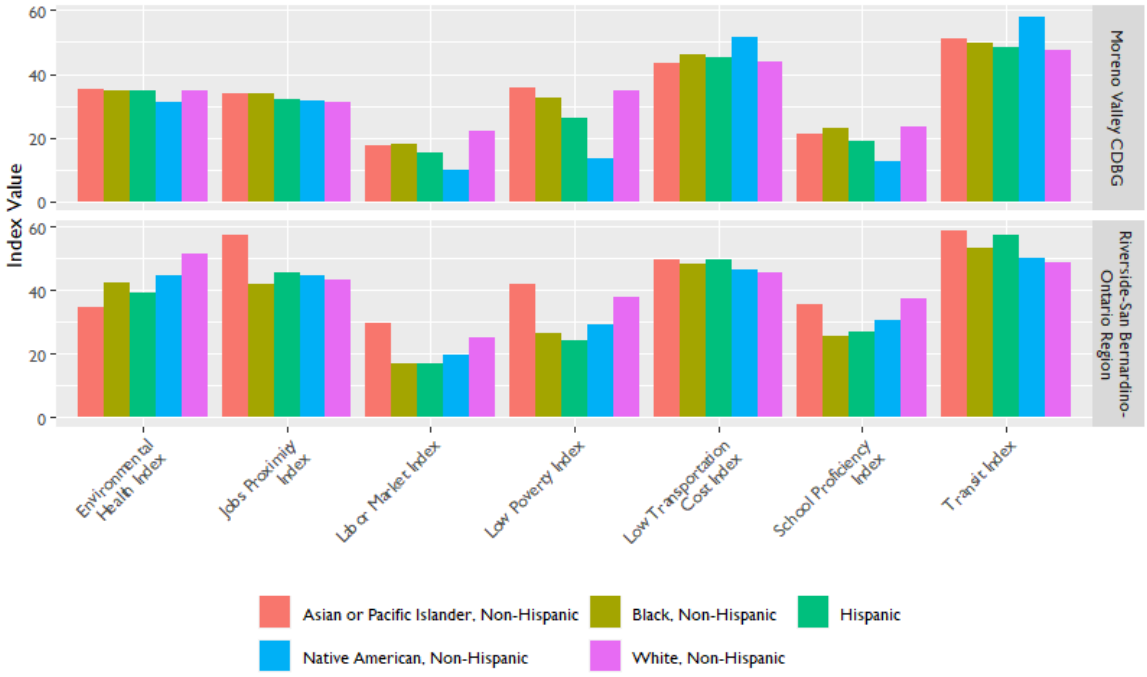
Figures K-17 and K-18 below show the indices by race in Moreno Valley and Riverside County. Figure K-17 highlights the entire population, while Figure K-18 shows the population living below the federal poverty line. Moreno Valley's indices are generally on par or slightly lower than those of Riverside County across all index types. The pattern holds for both the total population and those living below the poverty line, with some variation. For instance, the Riverside-San Bernardino-Ontario region has higher outcomes on the Transit Index for the total Hispanic population than Moreno Valley, while the city has higher outcomes on the Low Transportation Costs Index for the non-Hispanic Native American population below the poverty line. One important distinction to note, however, is that Moreno Valley tends to have more even outcomes among racial and ethnic groups than does the county. This may be due in part to the low levels of segregation previously discussed.

Figure K-17: Opportunity Indices – Total Population



Source: HUD, AFFHT0006 Table 12, July 2020

Figure 4-18: Opportunity Indices – Population Living Below the Federal Poverty Line



Source: HUD, AFFHT0006 Table 12, July 2020

LOCAL CONTEXT

In order to quantify access to opportunity, HCD and TCAC convened in the California Fair Housing Task Force to "provide research, evidence-based policy recommendations, and other strategic recommendations to HCD and other related state agencies/departments to further the fair housing goals (as defined by HCD)." The Task Force developed a series of Opportunity Maps to determine areas with highest and lowest resources within a jurisdiction. High resource areas are those that offer low-income adults and children the best access to a high-quality education, economic advancement, and good physical and mental health. The Opportunity Maps are based on indices compiled by domain, outlined in Table K-5 below. The economic, environmental and education domains were further aggregated to create a composite index. This assessment relies on these indices and local data sources to understand opportunity in Moreno Valley.

Table K-5: Domain and Indicators for HCD/TCAC Opportunity Maps

Domain	Indicator
Economic	Poverty Adult Education Employment Job Proximity Median Home Value
Environmental	CalEnviroScreen 3.0 indicators
Education	Math Proficiency Reading Proficiency High School Graduation Rates Student Poverty Rate
Filter	Poverty and Racial Segregation

Source: California Fair Housing Task Force, Methodology for the 2021 TCAC/HCD Opportunity Map, December 2020

According to the HCD/TCAC 2021 Opportunity Areas Map, presented in Figure K-19, there are no "highest resource" tracts in Moreno Valley, although there are a number of "high resource" tracts in the eastern portion of the city. Highest resource tracts are the top 20 percent of tracts with the highest index scores relative to the region, while high resource tracts are the next 20 percent. The remaining tracts are then evenly divided into the "low resource" and "moderate resource" categories. The low resource tracts are largely concentrated south of SR 60 and west of Perris Boulevard, while moderate resource tracts are between the higher and low resource areas and north of SR 60. Moreno Valley is located in the Inland Empire Region, and its index scores are relative to those of the entire region.

Per the HCD/TCAC Opportunity Map, there appears to be a disparity in resources between the eastern and western halves of the city. There are 11 census tracts within Moreno Valley that are designated high resource by the HCD/TCAC Opportunity Map. These tracts cover about 14,530 acres within City limits, nearly all of which is located in the eastern portion of the city (91.3 percent). However, only a small portion of the land designated high resource in the eastern portion of the city is available and suitable for development (see Table K-6). About 2,698 acres of land, or about 18.6 percent of high resource areas, can accommodate any kind of development. Per the 2040 General Plan, most of the remaining land includes sites designated as non-residential or those that allow residential densities below that which is acceptable for lower-income development. Further, the infrastructure required to support residential development is not present in many of these areas. For instance, there are no sewer pipes north of SR 60 and storm drain infrastructure improvements are needed to support housing development in the eastern portion of the city.

Table K-6: Characteristics of High Resource Areas in Moreno Valley

High Resource Opportunity Areas	Acres	Percent of All High Resource Acres
All Areas	14,530	100.0%
Eastern Half of the City[1]	13,265	91.3%
Conserved/Protected Land[2]	3,736	25.7%
Currently Developed[3]	7,444	51.2%
World Logistics Center Specific Plan Area	2,517	17.3%
Environmentally Constrained[4]	1,241	8.5%
Not Available/Suitable for Housing Development	**11,832**	**81.4%**
Suitable for Residential Development	**2,698**	**18.6%**

Notes:

1. Excludes high resource tract in the northwestern corner of Moreno Valley.
2. Conserved/protected land includes parks (Box Springs Mountain Reserve, Lake Perris State Recreation Area, and the San Jacinto Wildlife Area) and land designated as Parks/Open Space in the General Plan.
3. Areas where the existing land use is not vacant.
4. Located within an Alquist-Priolo fault zone, flood hazard areas, or fire severity zones.

Source: HCD AFFH Data and Mapping Resources (HCD & TCAC Opportunity Areas Mapping Analysis, 2021); Dyett & Bhatia, 2021

Much of the land deemed high resource is conserved or otherwise protected, covering about 1,241 acres or 8.5 percent of all high resource areas (see Table K-6). In the east, this includes the Lake Perris State Recreation Area, the San Jacinto Wildlife Area, and a variety of other parks and open space. The Lake Perris State Recreation Area, located at the southern terminus of the California State Water Project, covers about 8,200 acres of land. The San Jacinto Wildlife Area borders Lake

Perris to the east and covers approximately 19,000 acres, with 900 acres of restored wetlands. Most of the high resource tract located in the northwestern corner of the city contains the 3,400-acre Box Springs Mountain Reserve, which is maintained by the Riverside County Regional Park and Open-Space District. Further, much of the land contains some environmental constraint, including about 1,808 acres or 12.4 percent of all high resource areas. This includes land located above Alquist-Priolo fault zones, 100-year flood hazard areas and very high/high fire hazard zones.

Further, much of the land in the eastern portion of the city is either already developed or slated for non-residential development. Developed area, where the existing use is non-vacant, covers 7,444 acres (51.2 percent of high resource land). The World Logistics Center development itself will encompass 2,517 acres, which is about 17.3 percent of total high resource land. It is a master-planned development specifically designed to support large-scale logistics operations and will be located in the eastern portion of the city, south of SR 60 and east of Redlands Boulevard. It will not accommodate residential development.

As outlined in the General Plan Update, development patterns in the city will shift away from suburban development and towards more integrated urban development with a mix of housing, employment, educational, cultural, and recreational options and to create good job to housing balance. A focus on mixed use development, particularly in city centers and corridors, will facilitate this progression. The western portion of the city is the most developed and most capable of encouraging integrated development that offers housing options and opportunities suitable for all economic segments of the community.

The California Healthy Places Index (HPI), developed by the Public Health Alliance of Southern California in partnership with the Virginia Commonwealth's University's Center on Society and Health, is a similar tool to the HCD/TCAC Opportunity Maps. The HPI combines 25 community characteristics across eight domains to a single indexed score, which can be compared across various geographic levels including census tracts. HPI domains include economic, education, social, transportation, neighborhood, housing, clean environment, and healthcare access. Like the HCD/TCAC approach, the HPI determines an index based on the standardized "z-scores" of the indicators selected for each domain. Unlike the HCD/TCAC approach however, the HPI uses a final weighted composite score and covers a wider domain range, both of which provide a more precise estimate of resources within the census tract. As demonstrated in Figure K-20, although the east and the north are moderately better resourced than the west of the city, no areas qualify for the highest score percentile category. Further, the discrepancy in resources between the east and the west of the city is not as stark as the HCD/TCAC data indicates.

As indicated by the HPI, the resource designations provided by HCD/TCAC present an incomplete picture of opportunity in the city. The opportunity levels between the two sectors of the city are closer than the HCD/TCAC approach would imply. Further, much of the land deemed high resource is either unavailable for residential development or supports limited infrastructure capacity. Existing development is predominantly located in the western portion of the city, which has more robust infrastructure and can accommodate higher density residential development that is both affordable and close in proximity to opportunity.

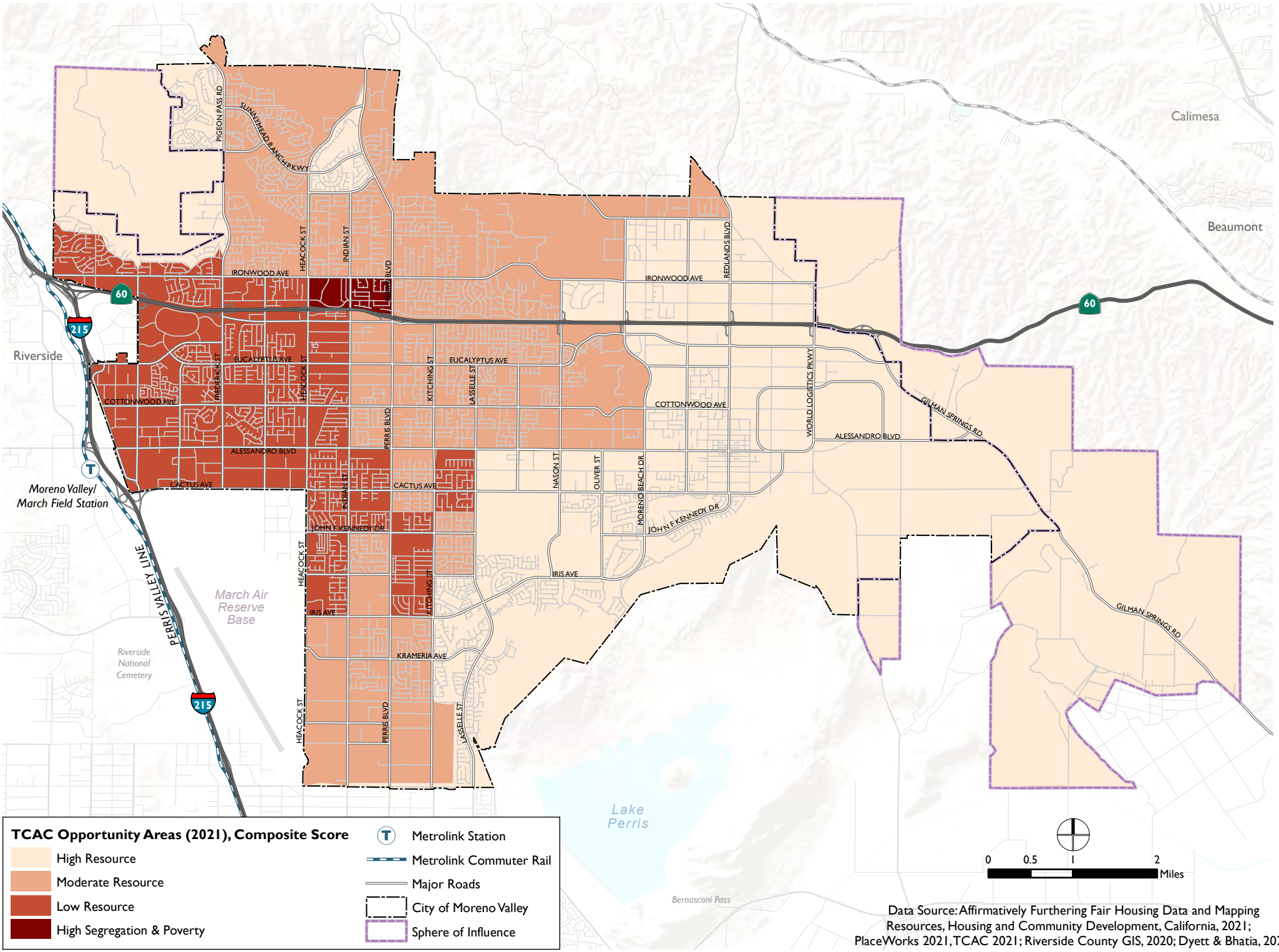
Economic Opportunity

The HCD/TCAC 2021 Opportunity Areas Economic Score, presented in Figure K-21, quantifies access to economic opportunity in Moreno Valley. The tracts with more positive economic outcomes appear in the eastern and northern sections of the city. However, as noted earlier, these areas tend to be unsuitable for housing and contain little actual commercial development. Corridors with ample levels of development include Alessandro, Sunnymead, and Perris Boulevards, all of which are located in the developed central and western portions of the city.

Proximity to employment is a major indicator of economic opportunity. The 2014-2017 HUD job proximity index quantifies the accessibility of a given neighborhood to all jobs within a CBSA. Most of the central and eastern portions of Moreno Valley has a job index less than or equal to 20, meaning that those residents have the furthest proximity to jobs (see Figure K-22). The highest proximity to jobs exists in the western and southern portions of the city. Clusters with high proximity to jobs are along Perris Boulevard in the south and areas near the SR 60 and the Interstate 215 (I-215) interchange, both of which are on the western half of the city. In the regional setting, see Figure K-23 the western portion of Moreno Valley sits in a corridor of high job proximity that runs along the I-215 to the City of Riverside. There is low job proximity to the east of the city, except further east along the I-10 towards Palm Springs. Households located in the western portion of the city have greater proximity to the I-215 corridor, which provides them greater access to regional opportunity through vehicular travel. Further, roadway infrastructure is more developed in the west, as accessibility to major corridors decreases in the eastern portion of the city. This provides additional evidence that sites in the eastern portions of Moreno Valley are not the most suitable for the development of affordable housing.

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, relatively few workers in Moreno Valley utilize public transit (about 2.0 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. The Riverside Transit Agency (RTA) provides nine bus routes and connections to the Metrolink commuter rail station. No local bus routes serve areas east of Moreno Beach Drive, while most are clustered in the western and central portions of the city, including the highest frequency corridors along Alessandro Boulevard, Perris Boulevard, and Sunnymead Boulevard. Further, the Moreno Valley March Field Station, a station along the Metrolink commuter rail system, is located to the west of Moreno Valley near the March Air Reserve Base. Future land use, as outlined in the General Plan Update, will encourage the development of affordable housing along key corridors and centers to will help increase transit accessibility.

Figure K-19: TCAC Opportunity Areas – Composite Score, Moreno Valley



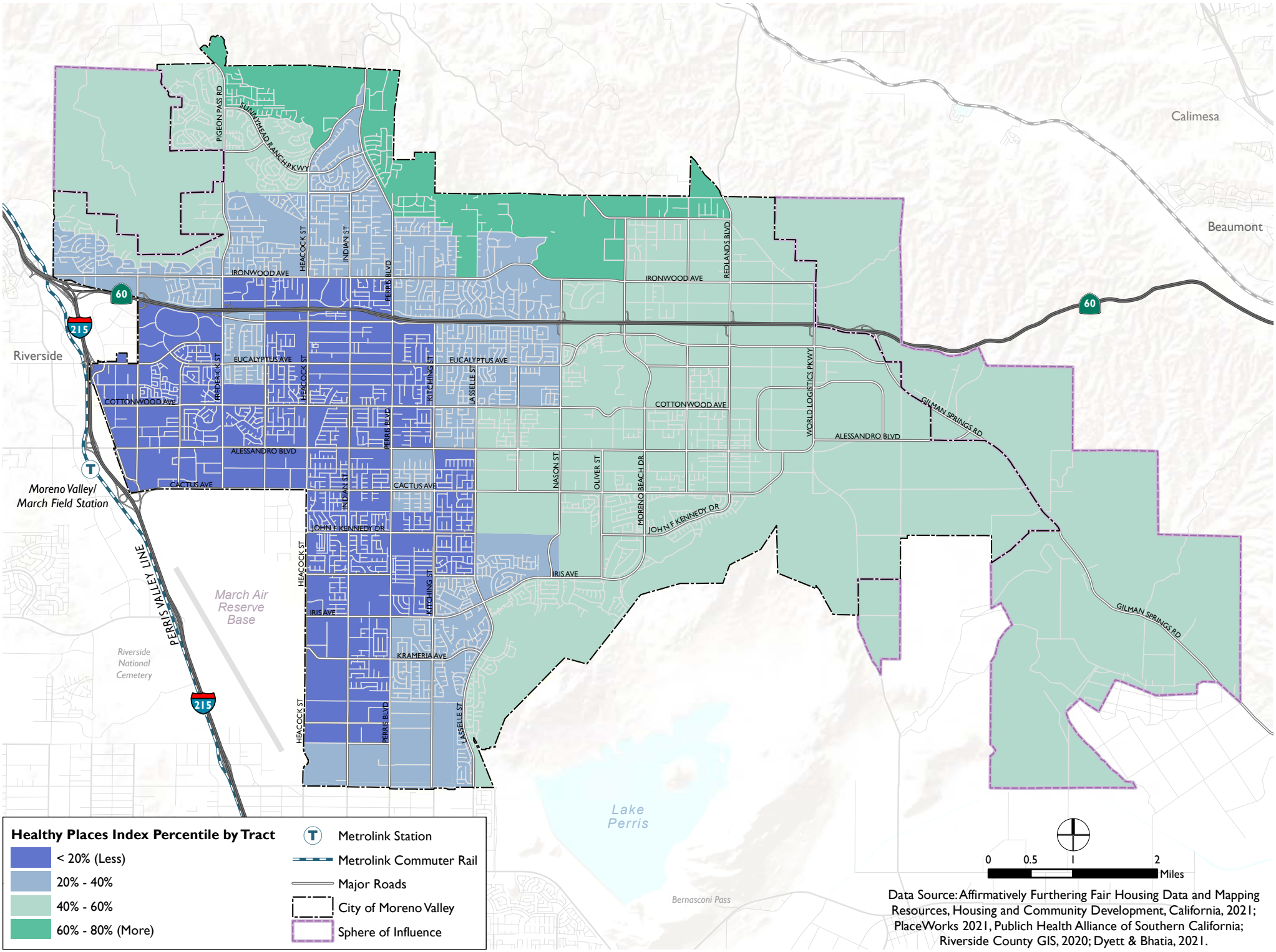
TCAC Opportunity Areas (2021), Composite Score

- High Resource
- Moderate Resource
- Low Resource
- High Segregation & Poverty

- Metrolink Station
- Metrolink Commuter Rail
- Major Roads
- City of Moreno Valley
- Sphere of Influence

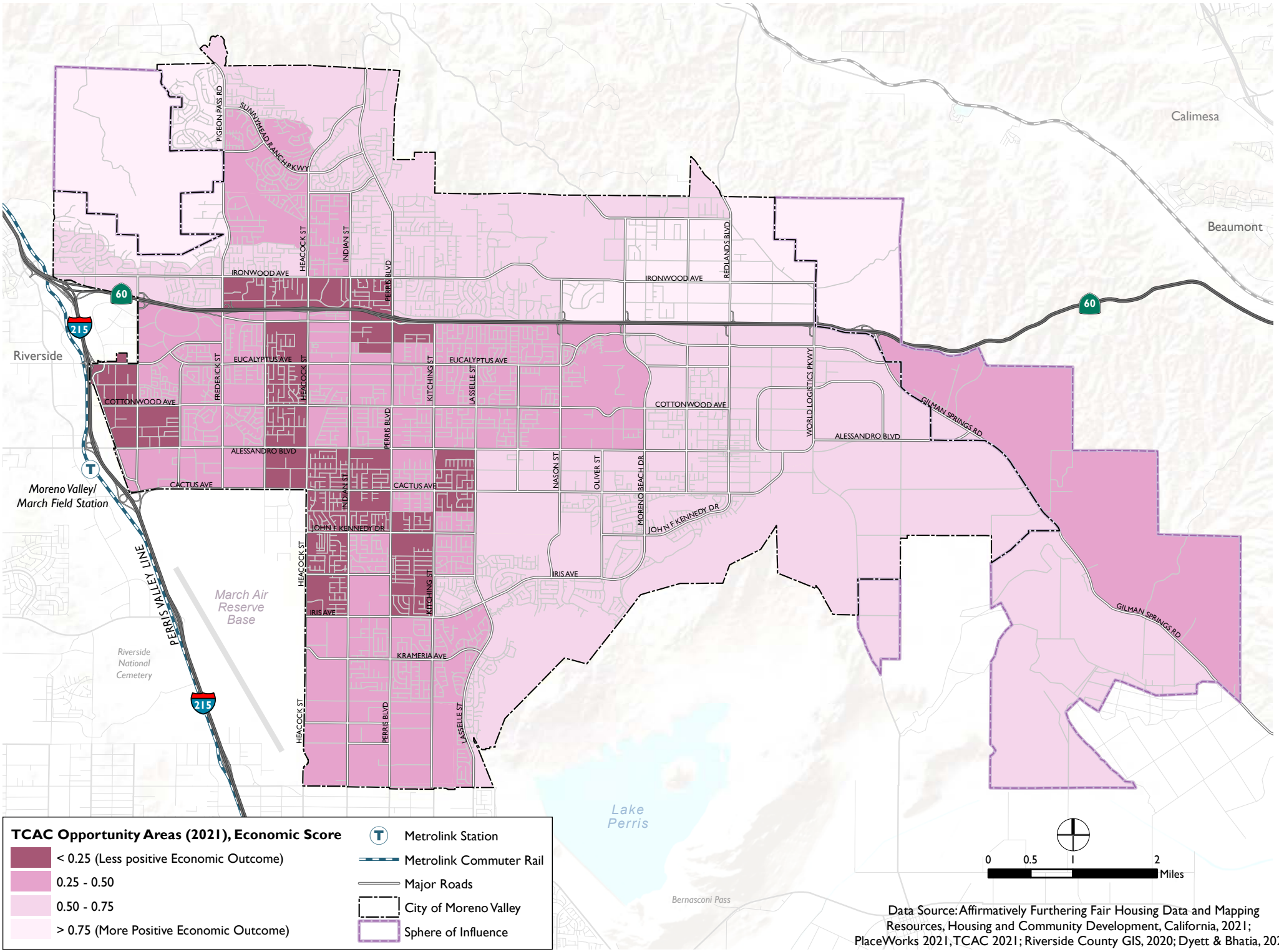
Data Source: Affirmatively Furthering Fair Housing Data and Mapping Resources, Housing and Community Development, California, 2021; PlaceWorks 2021, TCAC 2021; Riverside County GIS, 2020; Dyett & Bhatia, 2021.

Figure K-20: California Healthy Places Index, Moreno Valley



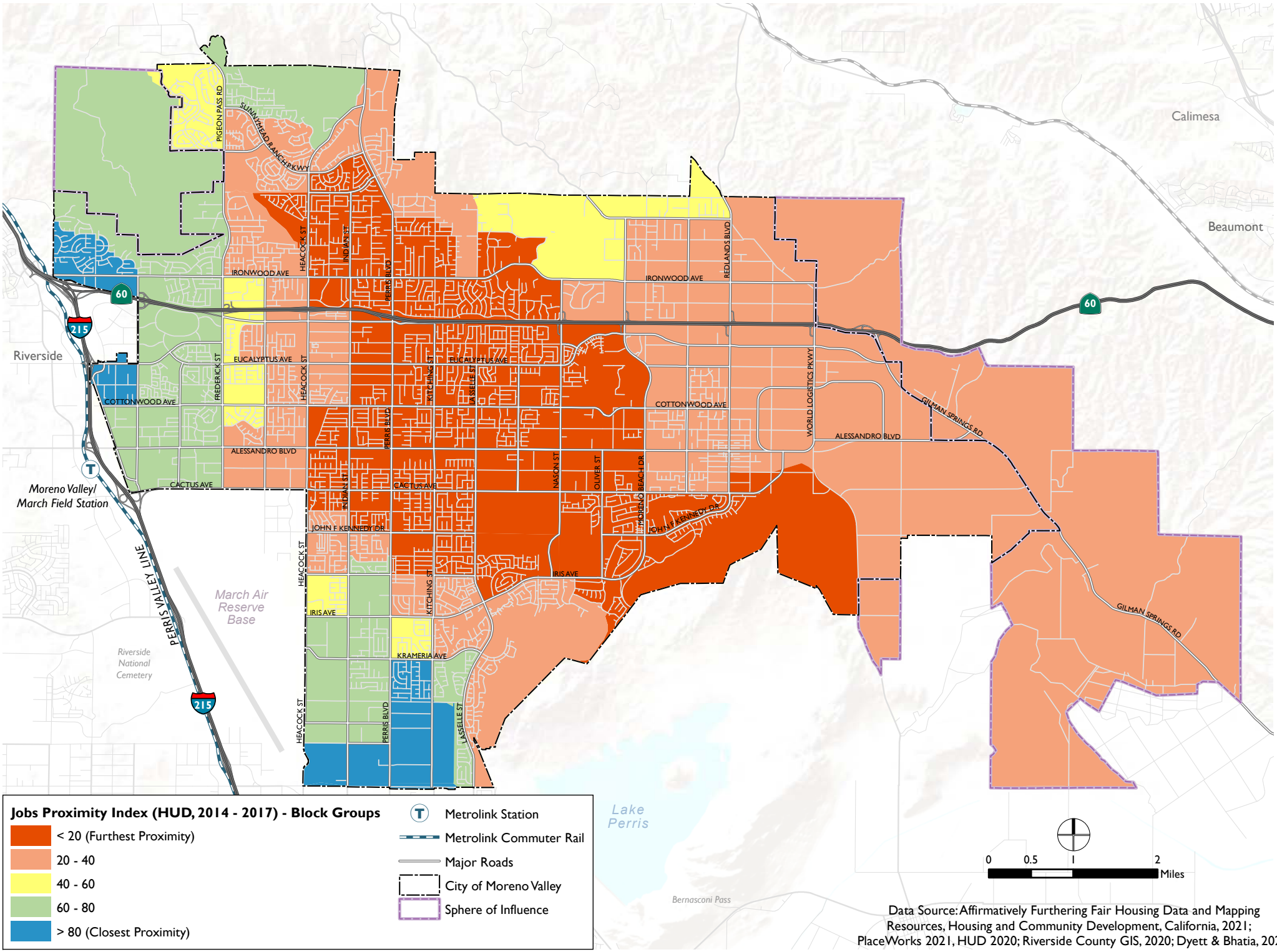
Data Source: Affirmatively Furthering Fair Housing Data and Mapping Resources, Housing and Community Development, California, 2021; PlaceWorks 2021, Publich Health Alliance of Southern California; Riverside County GIS, 2020; Dyett & Bhatia, 2021.

Figure K-21: TCAC Opportunity Areas – Economic Score, Moreno Valley



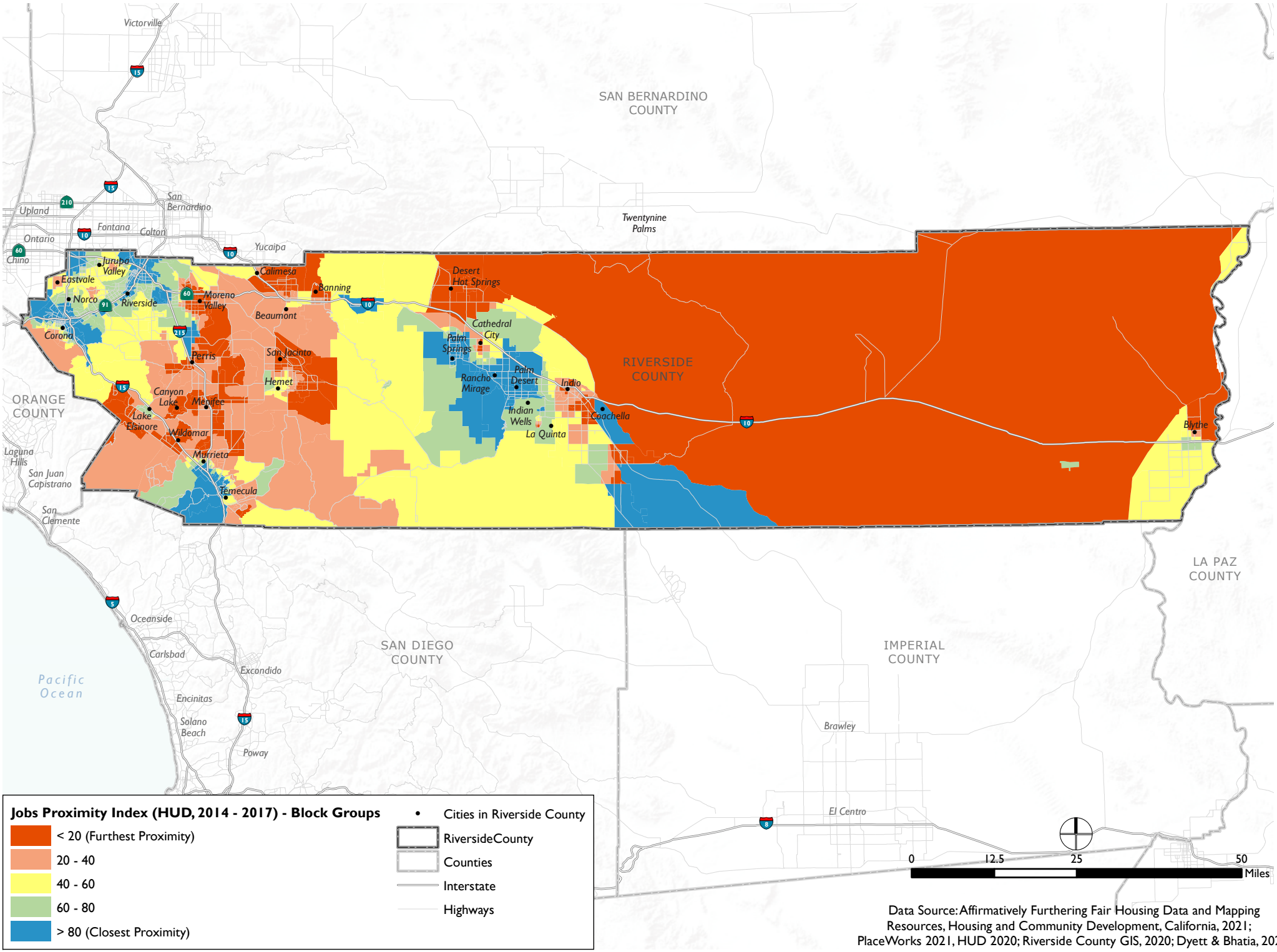
Data Source: Affirmatively Furthering Fair Housing Data and Mapping Resources, Housing and Community Development, California, 2021; PlaceWorks 2021, TCAC 2021; Riverside County GIS, 2020; Dyett & Bhatia, 2021.

Figure K-22: Jobs Proximity Index, Moreno Valley



Data Source: Affirmatively Furthering Fair Housing Data and Mapping Resources, Housing and Community Development, California, 2021; PlaceWorks 2021, HUD 2020; Riverside County GIS, 2020; Dyett & Bhatia, 2021.

Figure K-23: Jobs Proximity Index, Riverside County



Data Source: Affirmatively Furthering Fair Housing Data and Mapping Resources, Housing and Community Development, California, 2021; PlaceWorks 2021, HUD 2020; Riverside County GIS, 2020; Dyett & Bhatia, 2021.

Educational Opportunity

Disparities in access to education can be a major constraint to fair housing within a jurisdiction. Within Moreno Valley, there are 46 public schools served by two public school districts, the Moreno Valley Unified School District (MVUSD) and the Val Verde Unified School District (VVUSD). MVUSD serves the majority of the city, as well as portions of unincorporated Riverside County and a small portion of the City of Riverside. VVUSD mainly serves the southernmost portion of the city adjacent to the Lake Perris State Recreation Area. While small portions of Nuview Union, San Jacinto Unified and Beaumont Unified are technically located in Moreno Valley, these covered areas not suitable for residential development. MVUSD and VVUSD are the only two school districts that actively serve the city. Further, MVUSD and VVUSD schools are concentrated in the western and central portions of the city, as the vast majority are west of Nason Street, as shown in Figure K-24.

The HCD/TCAC Opportunity Areas Education Score considers the percentage of 4th graders who meet or exceed math and reading standards, as well as high school graduation rates and student poverty rates. From these indicators the Opportunity Map can assign levels of education outcomes, with darker blue shades indicating less positive education outcomes and lighter blue shades indicating more positive education outcomes. Shown in Figure K-25, areas of high educational opportunity are generally located in the eastern and southern portions of the city. The areas with the least positive educational outcomes are located in the center and north of SR 60 in the western portion of the city.

Although Figure K-25 indicates areas served by VVUSD have substantially higher education scores than those to the north served by MVUSD, the two districts have relatively similar educational outcomes. Under the California Department of Education, the California Assessment of Student Performance and Progress (CAASPP) System was instated in 2014 to promote high-quality teaching and learning through the use of a variety of assessment approaches. The Smarter Balanced System of Assessments for English arts/literacy (ELA) and mathematics are carried out for grades three through eight and grade 11. According to results from the 2018-2019 Academic Year, as shown in Table K-7, Smarter Balanced test outcomes for both subjects are relatively similar across the districts. While VVUSD has slightly higher rates of standards met or exceeded, it had about 12,000 less students than MVUSD during the 2018-2019 Academic Year.

Table K-7: Smarter Balanced Outcomes by District

School District	Standard Exceeded		Standard Met		Standard Nearly Met		Standard Not Met	
	ELA	Math	ELA	Math	ELA	Math	ELA	Math
All Students								
MVUSD	11.2%	8.1%	23.5%	15.6%	25.1%	27.5%	40.1%	48.8%
VVUSD	16.5%	10.9%	27.6%	17.1%	25.9%	28.5%	30.0%	43.5%
Economically Disadvantaged Students								
MVUSD	10.8%	7.9%	23.3%	15.6%	25.3%	27.6%	40.6%	48.9%
VVUSD	14.1%	9.3%	27.3%	16.4%	26.6%	28.9%	32.0%	45.5%

Note: Percentages are of students within each achievement level and totals may not equal 100% due to rounding error.

Source: California Department of Education, CAASPP, 2018-2019 Smarter Balanced Summative Assessments

Counter to the levels of educational opportunity indicated in Figure K-25, there is little to no educational infrastructure to serve residents in the eastern and northeastern portions of the city. Further, educational outcomes between Moreno Valley's two major school districts are comparable, with little to no geographic disparity across districts. The HCD/TCAC data may further be skewed by proficiency outcomes from schools within Nuview Union, San Jacinto Unified and Beaumont Unified, all of which cover small portions of eastern Moreno Valley (see Figure K-24). However, although these districts are technically within City limits, no housing can be constructed in the areas they cover and as a result students cannot live there.

Environmental Opportunity

Environmental quality can have a major impact on health outcomes and other standards of living. Ensuring that affordable housing developments are not concentrated in areas of poor environmental quality is essential. The HCD/TCAC Opportunity Areas Environmental Score considers a number of indicators from CalEnviroScreen 3.0 to determine environmental quality. As shown in Figure K-26, the highest environmental outcomes are typically in the eastern and northern portions of the city. There are also several tracts along Perris and Alessandro Boulevards with higher outcomes, both of which are major corridors slated for mixed-use development in the General Plan Update.

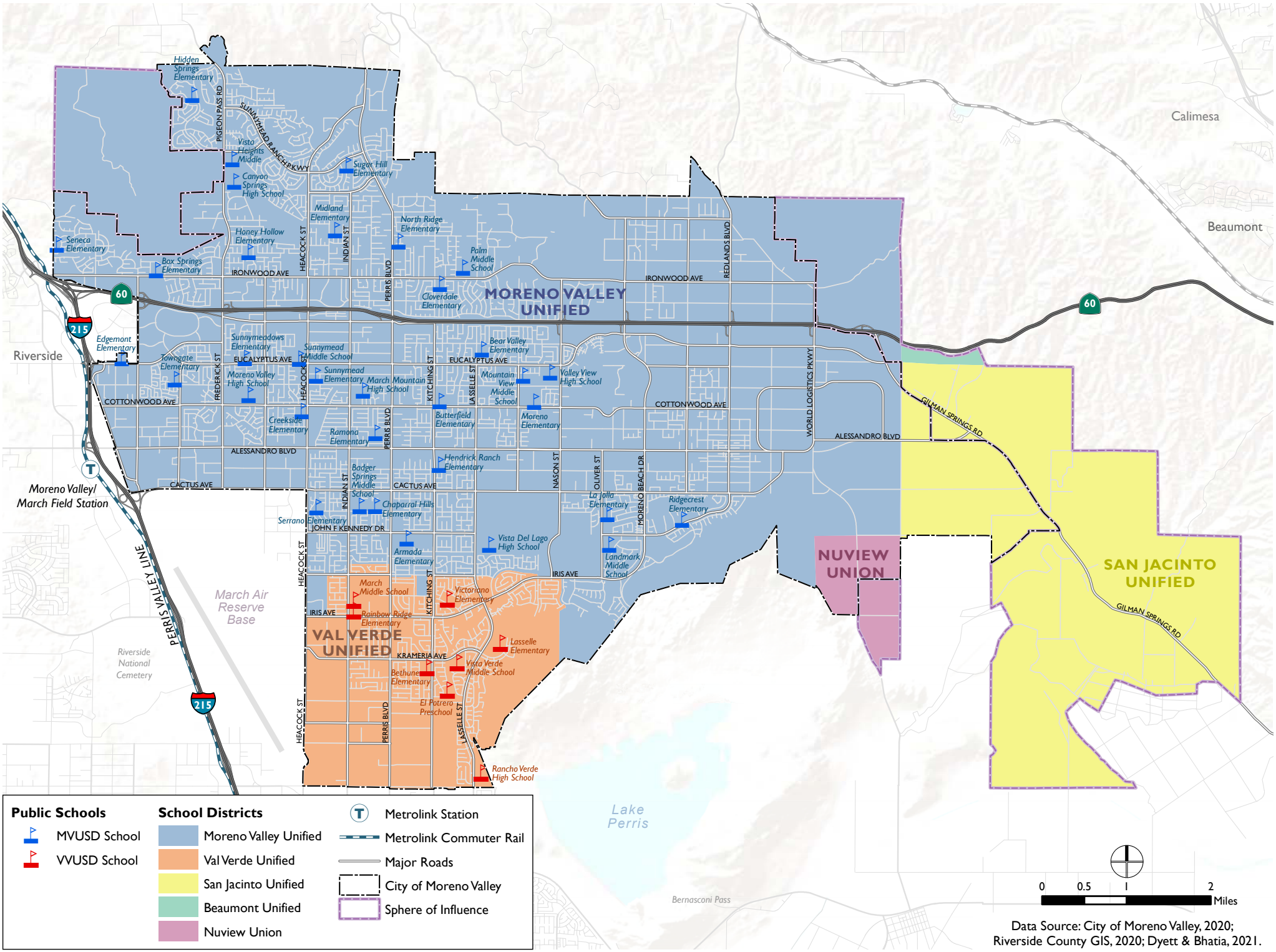
Given the predominance of parks and conserved land in the eastern portion of the city, relatively higher environmental outcomes are expected. Per CalEnviroScreen 3.0 indicators, the pollution burden is much higher in the western portion of the city, especially for areas along the I-215. Solid waste and hazardous waste facilities are concentrated in the southern and westernmost sections of the city, although the Riverside County Regional Medical Center, located at Cactus Avenue and Nason Street, and the Kaiser medical Center, located at Iris and Olive, are both sources of hazardous waste located in an eastern tract with more positive environmental outcomes. Traffic density is noticeably higher in areas adjacent to the I-215 and SR 60 and decreases in intensity east of Nason Street. Moreno Valley experiences uniformly high ozone percentiles across the city, with no noticeable geographic difference. Generally, environmental outcomes are worse in the western half of the city in part due to a higher population density, prior development, and increased traffic (especially along the I-215 and SR 60). These conclusions are supported by the Clean Environment domain provided by the HPI, which also indicates reduced environmental quality in western Moreno Valley along the I-215. However, per the HPI, the entirety of the city is either in the lowest or second lowest score percentile for environmental outcomes with little significant difference between the north and the south, and only marginal improvement in the eastern half.

Although the eastern and northern portions of the city have definitively higher environmental outcomes than the western portion, this does not necessarily make these areas better candidates for housing. As previously noted, much of the land with higher outcomes is either currently unavailable for housing or will be unsuitable for housing, such as the site of the World Logistics Center. Further, economic access, including jobs proximity and transportation access, is worse in these portions of the city while education outcomes are relatively similar.

Summary

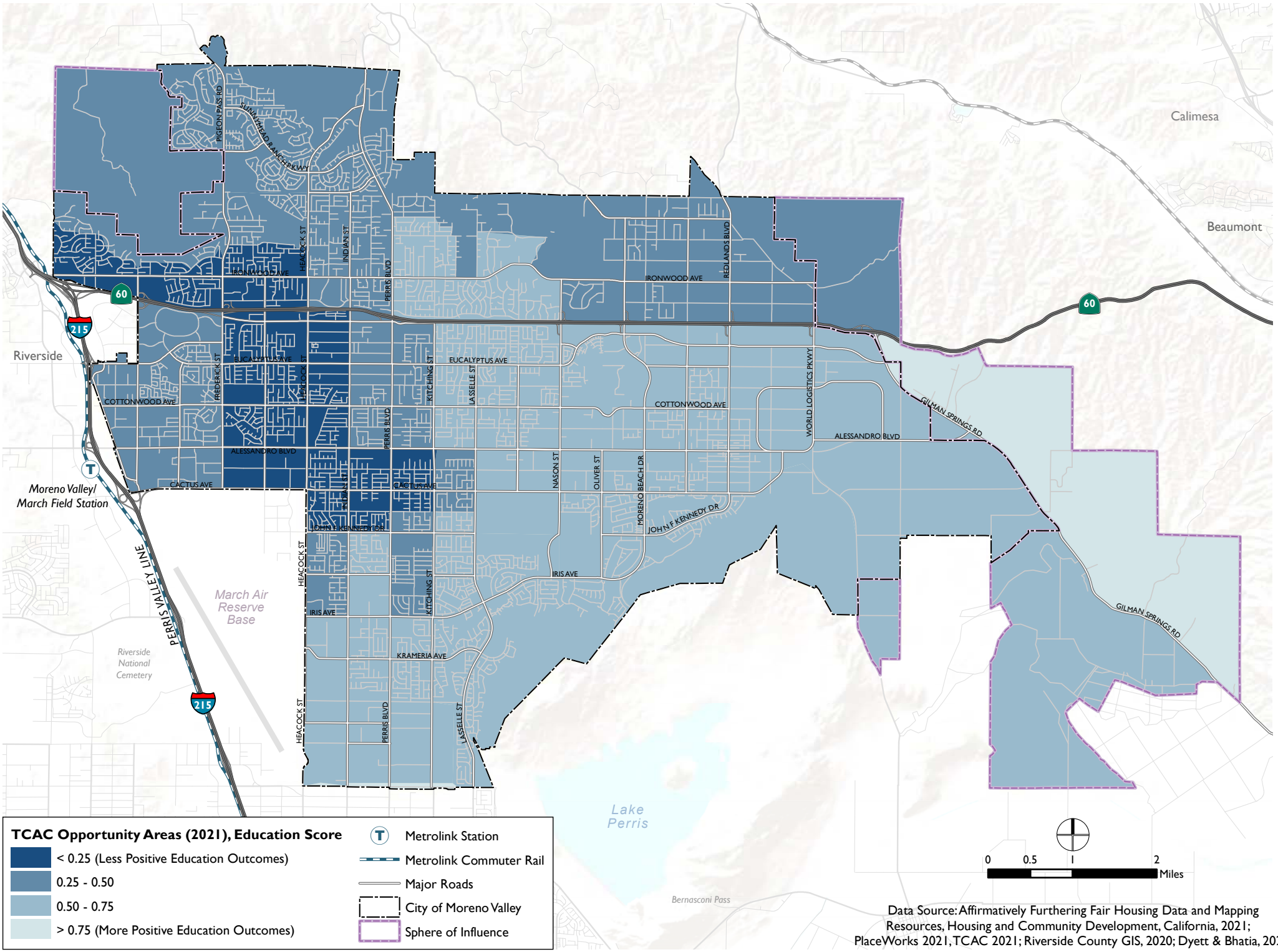
The HCD/TCAC Opportunity Maps provide a useful guide to understanding opportunity within a community. However, they are limited in their scope and may not be able to fully capture existing conditions. This is the case for Moreno Valley, as has been demonstrated. While Figure K-19 TCAC Opportunity Areas – Composite Score, Moreno Valley (see p. K-36) implies that the eastern portion of the city is high resource and thus preferable for the location of lower- and moderate-income housing, the vast majority of the land is not available for residential development of any kind. The disparity between east and west, when considered with the HPI, is also not as distinct as the HCD/TCAC data implies. Further, economic outcomes including job proximity and access are superior in the west, and the quality of education is relatively even across the city's major school districts. While it is true that environmental outcomes are superior in the east, this is partly due to the lack of significant development and the presence of protected open areas that would not be suitable for residential development. All of these factors were considered when evaluating suitable sites to meet the lower-income Regional Housing Needs Allocation.

Figure K-24: Public Schools and School Districts in Moreno Valley



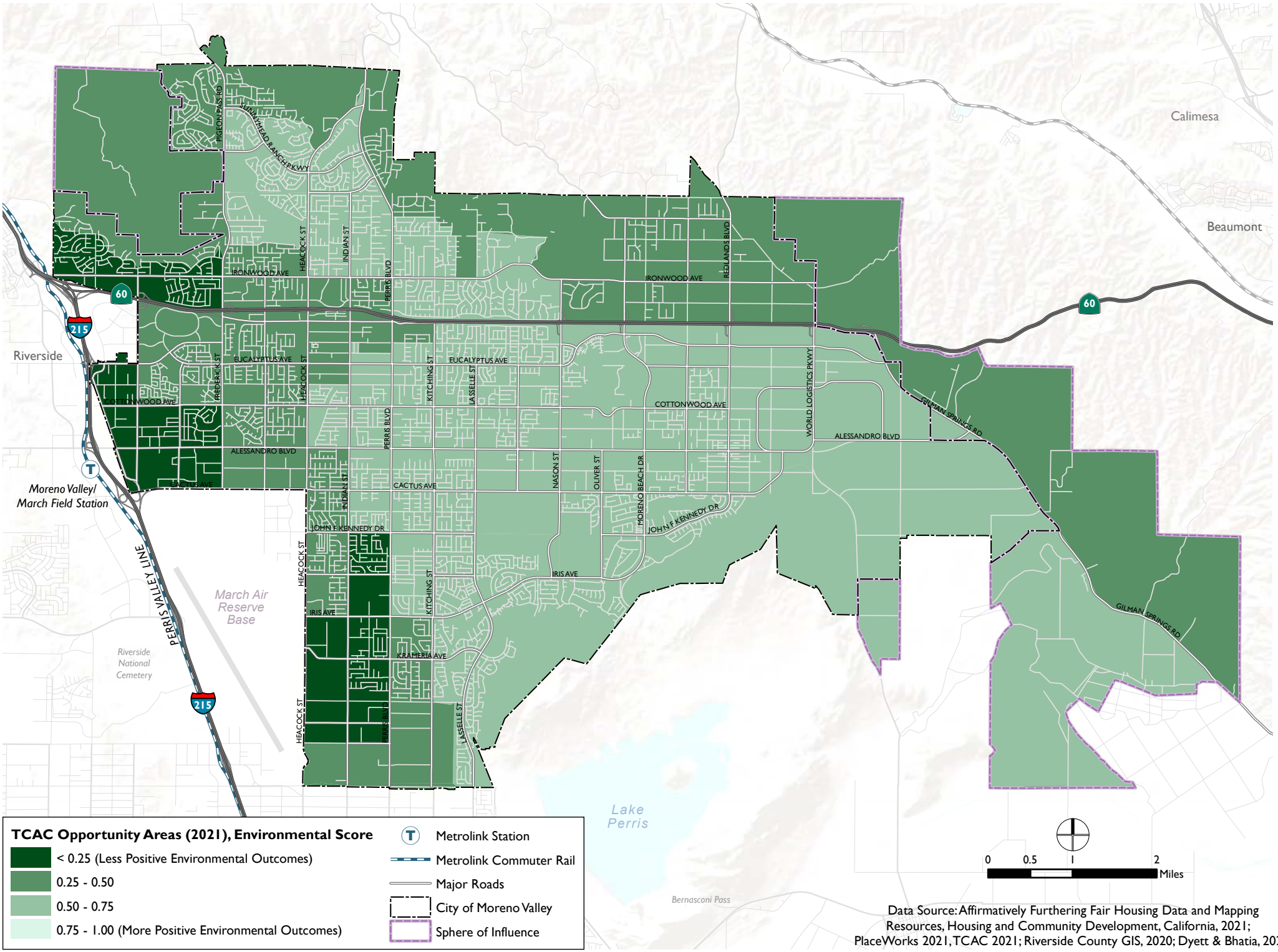
Data Source: City of Moreno Valley, 2020; Riverside County GIS, 2020; Dyett & Bhatia, 2021.

Figure K-25: TCAC Opportunity Areas – Education Score



Data Source: Affirmatively Furthering Fair Housing Data and Mapping Resources, Housing and Community Development, California, 2021; PlaceWorks 2021, TCAC 2021; Riverside County GIS, 2020; Dyett & Bhatia, 2021.

Figure K-26: TCAC Opportunity Areas – Environmental Score



Data Source: Affirmatively Furthering Fair Housing Data and Mapping Resources, Housing and Community Development, California, 2021; PlaceWorks 2021, TCAC 2021; Riverside County GIS, 2020; Dyett & Bhatia, 2021.

Disproportionate Housing Needs & Displacement Risk

According to HCD's AFFH Guidance Memo, disproportionate housing needs "generally refers to a condition in which there are significant disparities in the proportion of members of a protected class experiencing a category of housing need when compared to the proportion of members of any other relevant groups, or the total population experiencing that category of housing need in the applicable geographic area." Per HCD guidance, this analysis evaluates disproportionate housing need through the assessment of cost burden, overcrowding, homelessness and substandard housing conditions, as well as displacement risk.

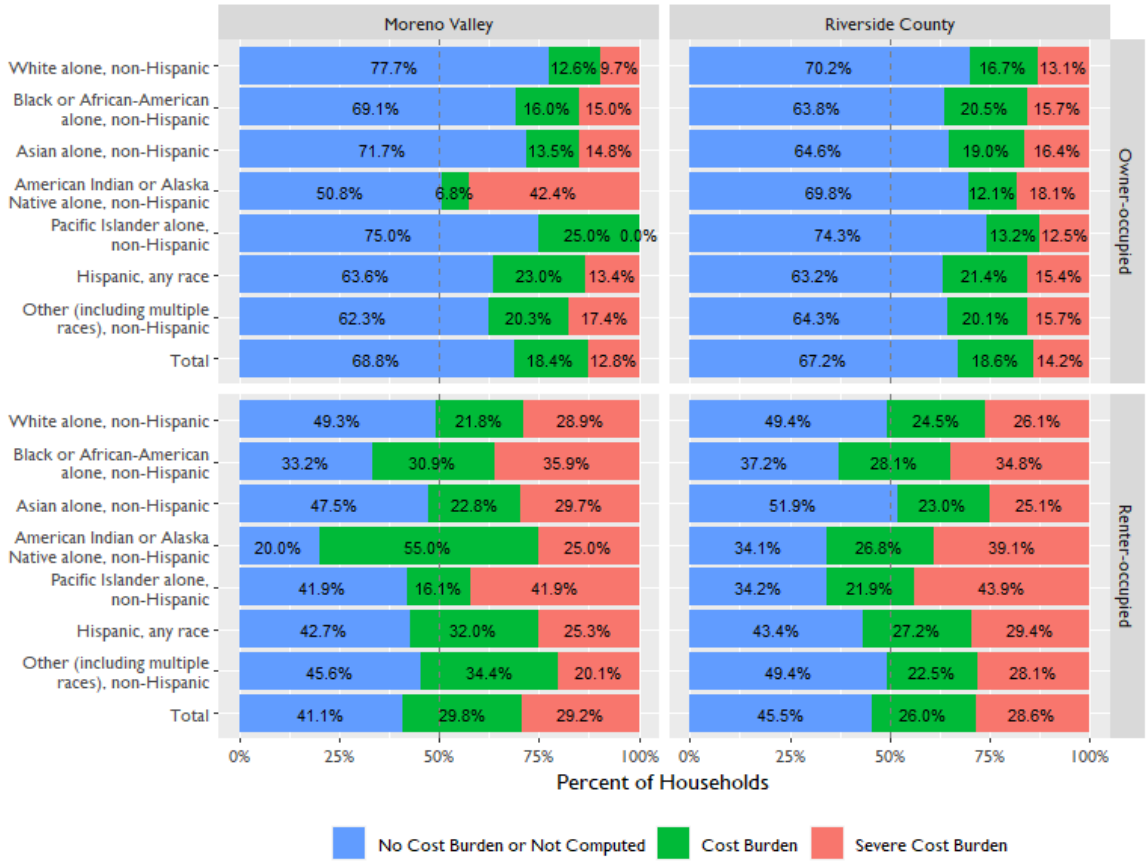
The Housing Needs Assessment (Chapter 3) portion of this Housing Element partially assessed disproportionate housing needs. The Assessment relies partly on 2012 – 2016 Comprehensive Housing Affordability Strategy (CHAS) estimates developed by the Census for HUD. With these estimates, it noted that cost burden is generally more prevalent among lower income households and that renters have disproportionately higher rates of overpayment. Also noted was the disproportionate presence of Black, non-Hispanic households classified as extremely low income (16.7 percent vs. 11.9 percent of total households) as well as the disproportionate number of extremely low income renter-occupied households (21.0 percent vs. 5.8 percent of total households). Finally, the Assessment described rates of overcrowding disproportionately higher among renter-occupied households. The remainder of this section supplements these findings with additional findings based on the more current 2013 – 2017 CHAS estimates broken down further by race/ethnicity and tenure.

COST BURDEN

The most current CHAS data release covers the 2013 – 2017 period and includes a breakdown of cost burden, also known as overpayment, by race/ethnicity and income. 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."

As is evident in Figure K-27, cost burden rates are generally higher across all races and ethnicities for renter-occupied households than for owner-occupied households. Per 2013 – 2017 CHAS estimates, in Moreno Valley approximately 31.2 percent of owner-occupied households experienced some level of cost burden while 59.8 percent of renter-occupied households did. Moreno Valley had lower homeowner cost burden rates than did Riverside County, while renter cost burden rates were higher.

Figure K-27: Cost Burden by Race/Ethnicity and Tenure



Source: U.S Department of Housing and Urban Development, 2013-2017 CHAS

Cost burden is also unevenly distributed by race/ethnicity in Moreno Valley. Hispanic renter-occupied households of any race experienced some level of cost burden at rates higher than the population average, as well as non-Hispanic Other, and non-Hispanic American Indian or Alaska Native renter-occupied households. For owner-occupied households, non-Hispanic Black or African-American households and non-Hispanic American Indian or Alaska Native households experienced cost burden at rates higher than the population average. For both renter- and owner-occupied households, non-Hispanic White and non-Hispanic Asian households had the lowest cost burden rates.

American Community Survey data compiled by HCD allows a view into the geographic distribution of cost burden within a jurisdiction. Tract level estimates from the 2019 ACS 5-Year Estimate, as shown in Figures K-28 and K-29, indicate areas with concentrated cost burden for owner- and renter-occupied households respectively. As shown in Figure K-28, in most of Moreno Valley 20 to 40 percent of owner-occupied households experience some level of cost burden. There is some concentration of cost burden in the southern portion of the city, along Perris Boulevard,

while the tracts adjacent to SR 60 and Sunnymead Boulevard have low levels of owner cost burden. Figure K-29 demonstrates that in the majority of tracts, 60 percent to 80 percent of renter-occupied households in Moreno Valley experience some level of cost burden. The lowest levels of renter cost burden are in the northeastern corner of the city, tracts adjacent to the Lake Perris State Recreation Area, and one tract adjacent to the March Air Reserve Base.

OVERCROWDING

Housing units are considered overcrowded when the occupancy is 1.01 to 1.50 persons per room (including dining and living rooms but excluding bathrooms and kitchen). Units are considered severely overcrowded when occupancy per room is 1.51 persons or more. As discussed in the Housing Needs Assessment of this Housing Element (Chapter 3), overcrowding results from a lack of affordable housing and/or a lack of available housing units of adequate size. Per 2012-2016 CHAS estimates compiled by SCAG, in Moreno Valley 7.2 percent of owner-occupied households and 15.2 percent of renter-occupied households were overcrowded, including 1.3 percent of owner-occupied households and 3.6 percent of renter-occupied households were severely overcrowded.

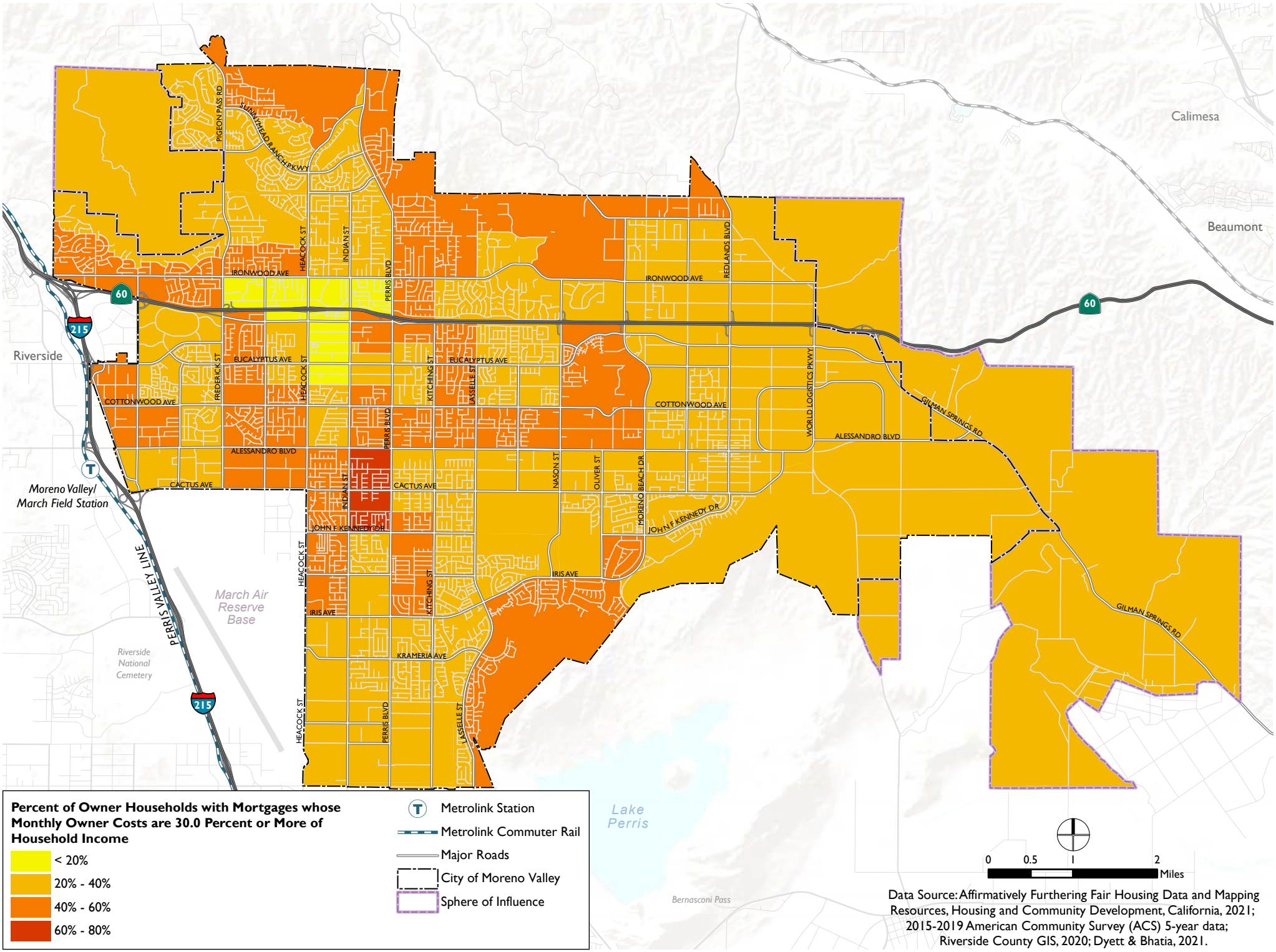
While overcrowding data is not available by race/ethnicity, Table K-8 provides 2013 – 2017 CHAS estimates on overcrowding in Moreno Valley and Riverside County. This data is nearly equivalent to that provided in the 2012 – 2016 data release used in the Housing Needs Assessment. For both renters and homeowners, overcrowding rates in Moreno Valley are higher than those seen in the county. While 15.2 percent of renter-occupied households and 7.2 percent of owner-occupied households experience some level of overcrowding in Moreno Valley, 12.2 percent and 4.3, respectively, experience overcrowding in Riverside County.

Table K-8: Overcrowding by Tenure

Overcrowding Level	Renter-Occupied Households		Owner-Occupied Households	
	Number	Percent	Number	Percent
Moreno Valley				
Not Overcrowded	17,005	84.7%	28,550	92.8%
Overcrowded	2,340	11.7%	1,830	5.9%
Severely Overcrowded	720	3.6%	390	1.3%
Riverside County				
Not Overcrowded	218,655	87.9%	443,050	95.7%
Overcrowded	22,090	8.9%	14,715	3.2%
Severely Overcrowded	8,195	3.3%	5,025	1.1%

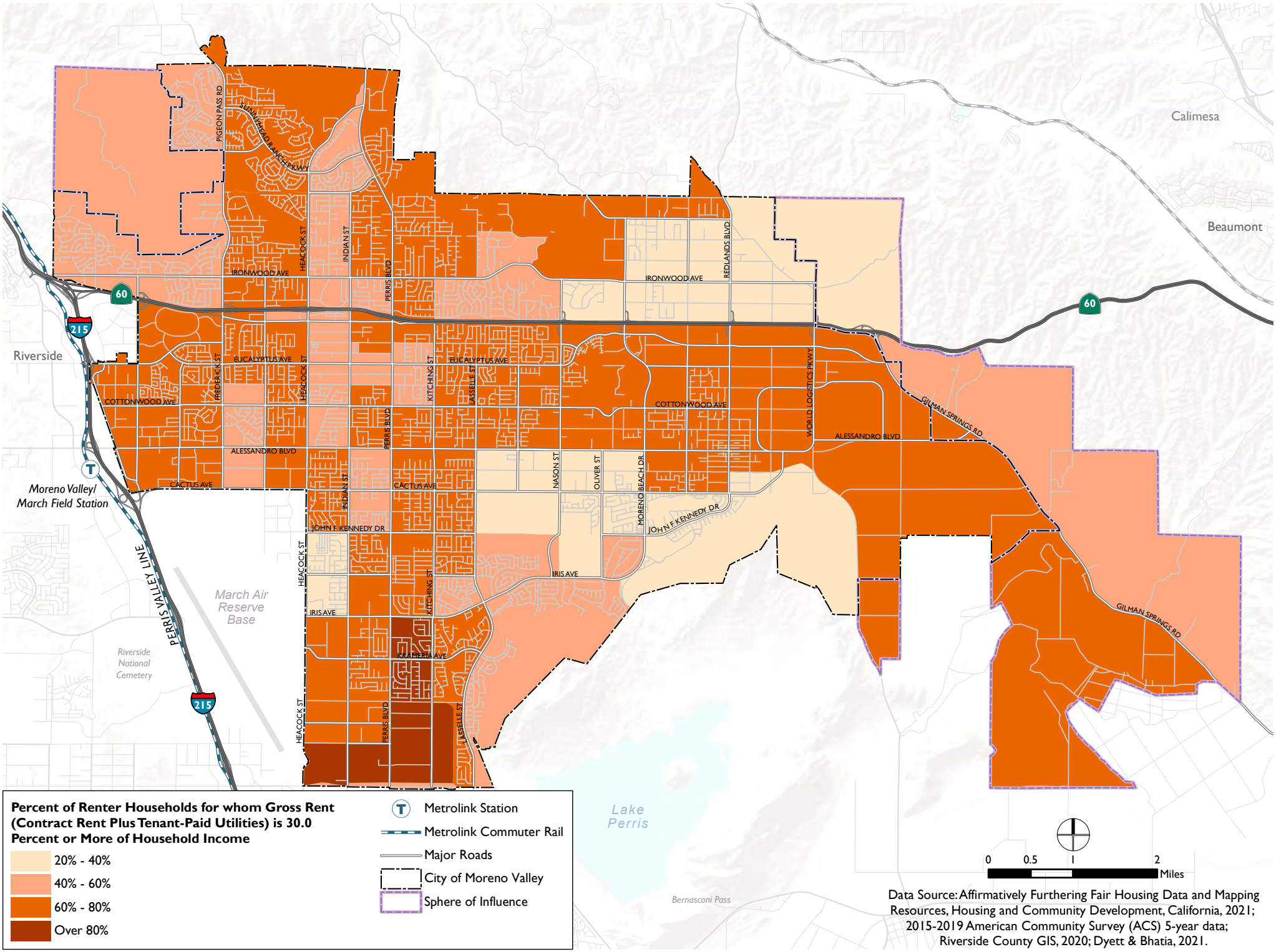
Source: U.S Department of Housing and Urban Development, 2013-2017 CHAS

Figure K-28: Homeowner Cost Burden in Moreno Valley, 2019



Data Source: Affirmatively Furthering Fair Housing Data and Mapping Resources, Housing and Community Development, California, 2021; 2015-2019 American Community Survey (ACS) 5-year data; Riverside County GIS, 2020; Dyett & Bhatia, 2021.

Figure K-29: Renter Cost Burden in Moreno Valley, 2019



Data Source: Affirmatively Furthering Fair Housing Data and Mapping Resources, Housing and Community Development, California, 2021; 2015-2019 American Community Survey (ACS) 5-year data; Riverside County GIS, 2020; Dyett & Bhatia, 2021.

Through its AFFH Data and Mapping Resources tool, HCD has also provided geographic overcrowding data compiled by the California Health and Human Services Agency (CHHS). As shown in Figure K-30, the highest rates of overcrowding are typically seen in the western and central portions of the city, as well as the northwestern corner. Given the very low population density in the eastern portion of the city, it is expected that overcrowding rates are much lower in those tracts. As discussed previously, Moreno Valley has a relatively large average household size and a prevalence of multi-generational households. Overcrowding is likely the result of these factors combined with high housing costs and rates of housing burden in the community. Housing policy will need to continue to focus on facilitating the production of larger units and accessory dwelling units that can accommodate families and multi-generational living.

SUBSTANDARD HOUSING

State law defines substandard housing as any housing where "there exists any…conditions to an extent that endangers the life, limb, health, property, safety, or welfare of the public or the occupants." As noted previously in this Housing Element (Chapter 2), the City estimates that there are currently 152 units in need of rehabilitation. Another metric of substandard housing is units lacking kitchen or plumbing facilities. According to 2019 ACS 5-Year Estimates, as shown in Table K-9, the number of households lacking complete facilities is relatively lower in Moreno Valley than in Riverside County (considering units with both incomplete kitchen and plumbing facilities). Moreno Valley's housing stock was slightly older than Riverside County's, however, as 65.6 percent of all households were built at least 30 years ago compared to the county's 61.8 percent.

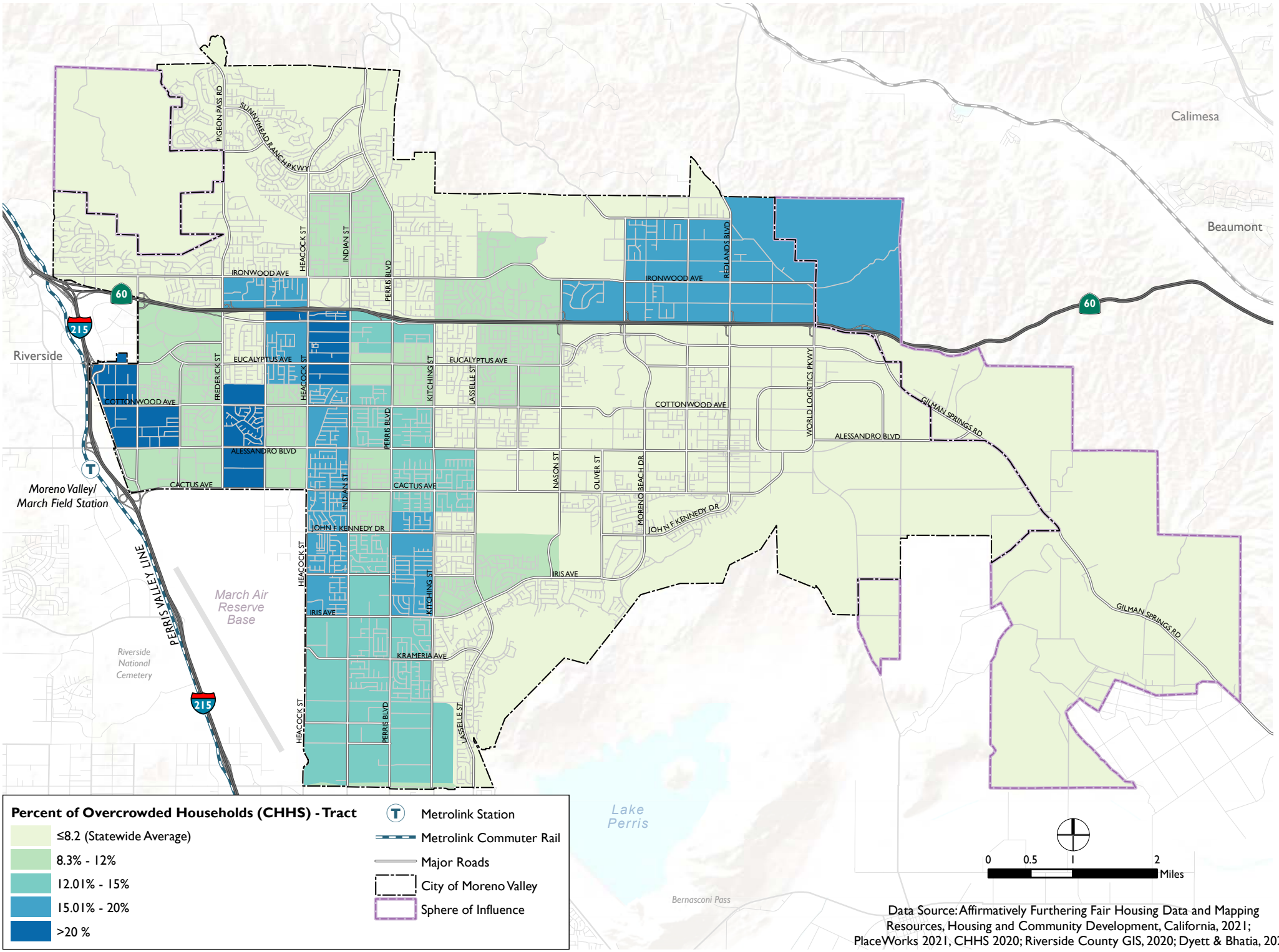
Table K-9: Substandard Housing Units

Condition Type	Moreno Valley		Riverside County	
	Number of Households	Percent of Total Households	Number of Households	Percent of Total Households
Incomplete Kitchen Facilities	255	0.5%	5,435	0.7%
Incomplete Plumbing Facilities	106	0.2%	2,347	0.3%
Structure Built at Least 30 Years Ago[1]	33,356	65.6%	447,872	61.8%
In Need of Rehabilitation	152	0.3%	-	-

1. Includes units built 1989 and earlier.

Source: U.S Department of Housing and Urban Development, 2013-2017 CHAS

Figure K-30: Overcrowded Households in Moreno Valley, 2020



Data Source: Affirmatively Furthering Fair Housing Data and Mapping Resources, Housing and Community Development, California, 2021; PlaceWorks 2021, CHHS 2020; Riverside County GIS, 2020; Dyett & Bhatia, 2021.

HOMELESSNESS

The Housing Needs Assessment of this Housing Element (Chapter 3) thoroughly discusses homelessness in both Moreno Valley and Riverside County. Its findings are summarized here. The 2019 Riverside County Homeless Point-In-Time (PIT) County and Survey Report identified 2,811 sheltered and unsheltered persons experiencing homelessness, including 38 unsheltered people in Moreno Valley. The majority of persons in the county experiencing homelessness were unsheltered and counts have generally increased since 2018, as throughout the county and the state.

In Moreno Valley, transitional and supportive housing are treated as residential uses pursuant to SB2, and the City has identified suitable areas to develop emergency housing. A more thorough analysis is available in the Housing Resources chapter (Chapter 6) of this Housing Element, which also contains a number of programs designed to assist those experiencing homelessness.

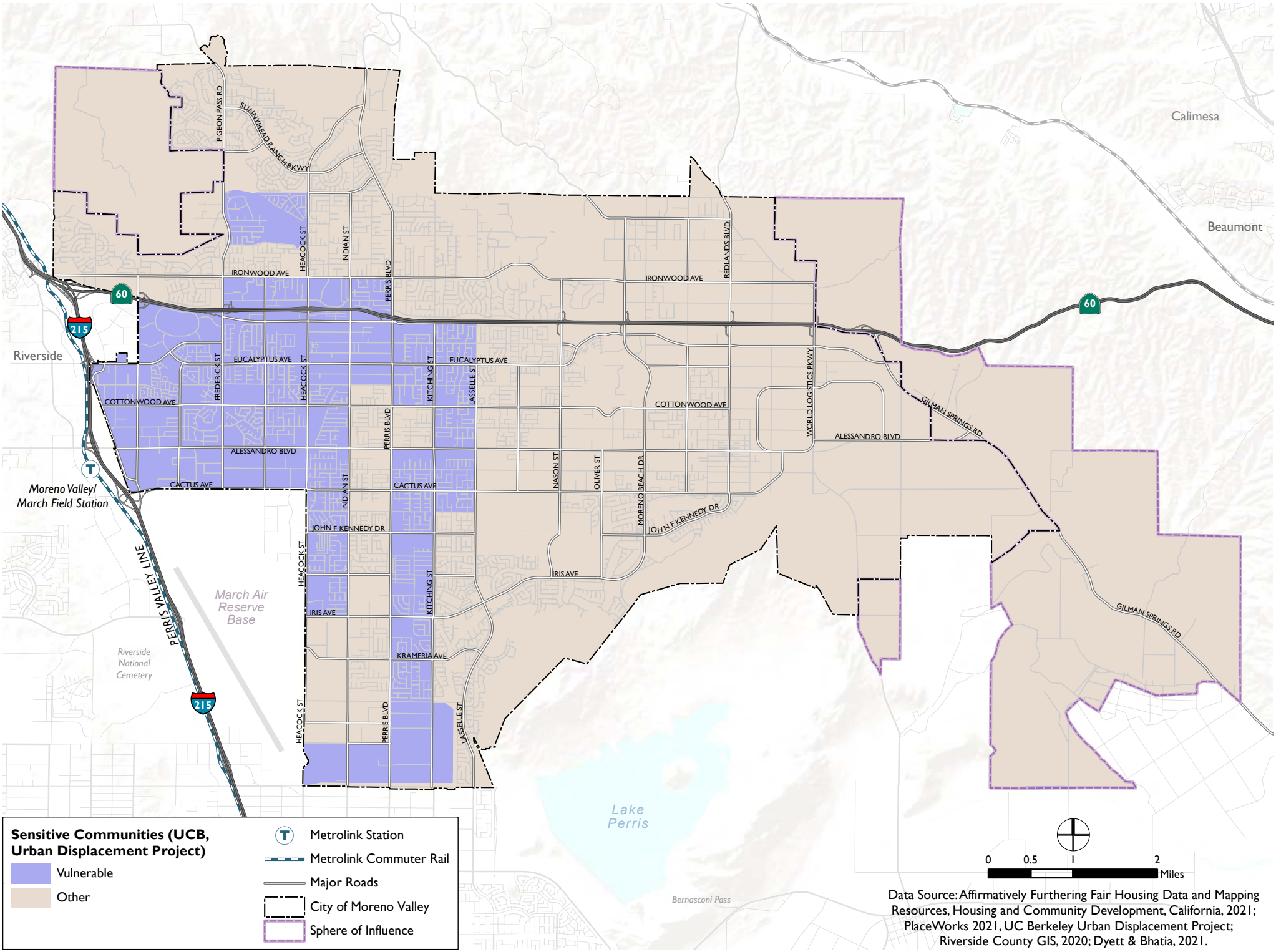
DISPLACEMENT RISK

As housing costs rise and affordability decreases, the result can be a disproportionate impact on lower-income households and households of color, resulting in displacement. The Urban Displacement Project (UDP) at UC Berkeley defines residential displacement as "the process by which a household is forced to move from its residence - or is prevented from moving into a neighborhood that was previously accessible to them because of conditions beyond their control." Displacement is often associated with gentrification, a process where both capital and wealthier residents enter a previously working-class neighborhood. This process is typically characterized by a racial/ethnic component, where the wealthier newcomers tend to be white while the neighborhood predominantly consists of residents of color.

To help assess and reduce displacement pressures UDP has produced maps with "sensitive community" typologies. Sensitive communities are those with populations vulnerable to displacement in the event of increased redevelopment and drastic shifts in housing cost. Figure K-31 shows that the majority of sensitive communities are clustered in the western portion of the city and along Perris Boulevard in the central portion of the city. None are in the eastern portion of the city, although this is likely in part due to predominance of vacant land there.

As noted in the Housing Needs Assessment (Chapter 3), home values in Moreno Valley have risen dramatically in recent years. Between 2000 and 2018, median home sales prices increased 187 percent in the city, while prices in the SCAG region increased 151 percent. A March 2020 market study conducted by Keyser Marson Associates, Inc. for the City of Moreno Valley indicated that rents have grown at a significant rate year-over-year but "remain lower than asking rents in the larger Riverside/Corona Submarket." Despite relatively lower rents, the study also noted high shares of rent-burdened households. It also confirmed that owner-occupied housing has experienced steep increases in price, in part due to the relative affordability of Riverside County to the neighboring Los Angeles County and Orange County. Given these trends, the impacts of gentrification and displacement are more likely to be

Figure K-31: Sensitive Communities in Moreno Valley



Data Source: Affirmatively Furthering Fair Housing Data and Mapping Resources, Housing and Community Development, California, 2021; PlaceWorks 2021, UC Berkeley Urban Displacement Project; Riverside County GIS, 2020; Dyett & Bhatia, 2021.

experienced by renters rather than owners in Moreno Valley. Since renters are substantially more cost burdened, they are more susceptible to displacement from even a small increase in rent prices. While displacement pressures are likely weaker in Moreno Valley than in the more costly jurisdictions in the region given the relative affordability of Moreno Valley compared to neighboring cities and counties, these factors nonetheless pose a substantial risk. For this reason, as noted above the recently adopted 2040 General Plan includes numerous strategies to broaden the range of housing types available in the community and promote the production of housing that will be affordable to people of all ages, abilities, and income levels.

Sites Inventory

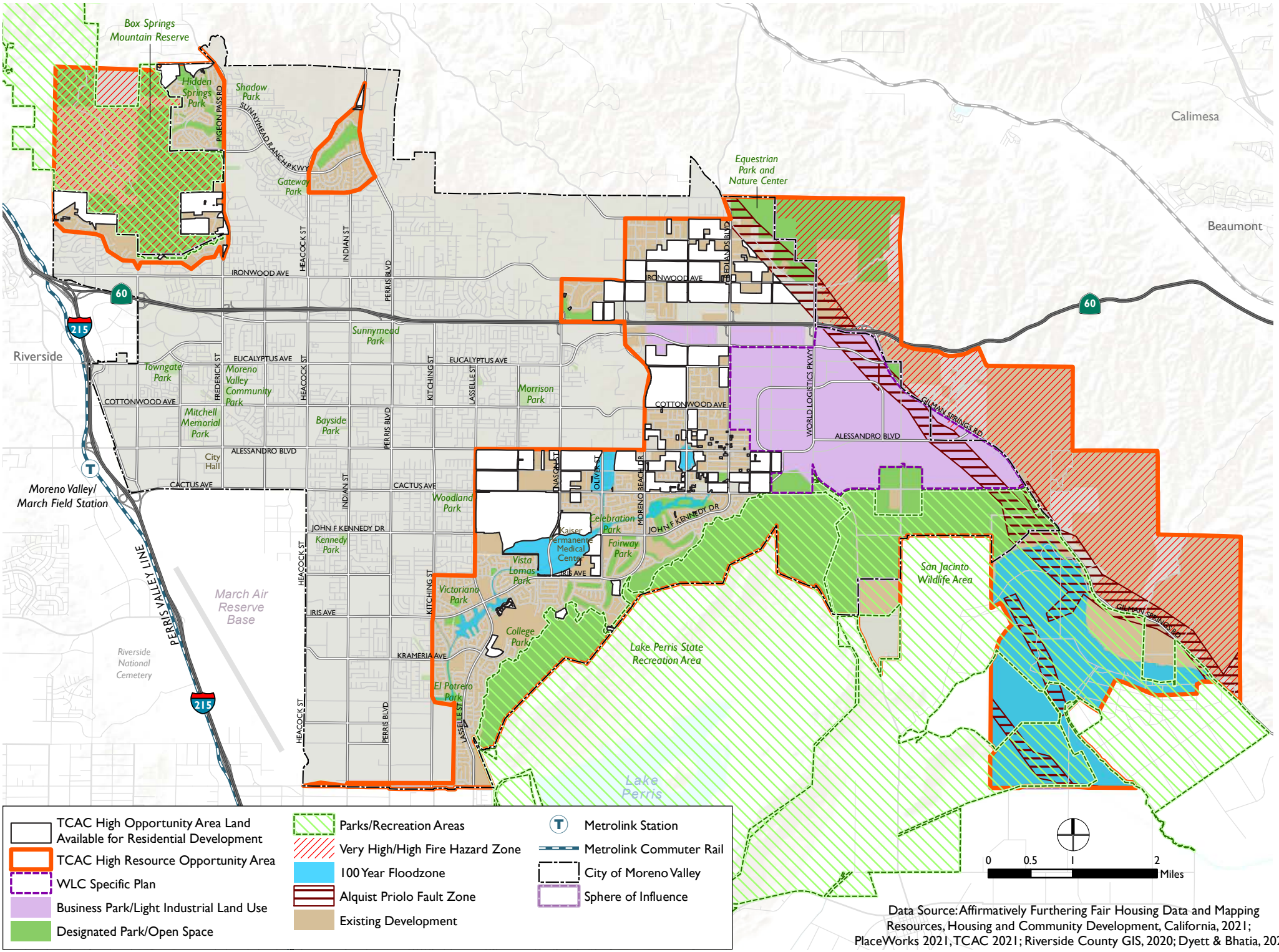
State law requires a jurisdiction to identify sites to meet its Regional Housing Needs Allocation (RHNA) throughout the community in a manner that is consistent with its duty to affirmatively further fair housing. This includes ensuring that sites are located in portions of the jurisdiction to replace any patterns of segregation and increase access to opportunity for previously disadvantaged neighborhoods, including those with high levels of poverty. This will allow households at all income levels, especially lower-income households, to enjoy an equitable distribution of opportunity and a close proximity to jobs, transit, a high-quality education, and environmental benefits.

The inventory of sites to meet Moreno Valley's RHNA is available in Appendix A of this Housing Element. Most Low and Very Low Income sites are located in the western and central portions of the city, including along Sunnymead Boulevard south of SR 60, Alessandro Boulevard, and Perris Boulevard. There are no Low and Very Low Income sites east of Nason Street. Sites were selected through a parcel-based analysis of both vacant and underutilized non-vacant sites. A thorough overview of the site identification process is available in the Housing Resources chapter (Chapter 6) of this Housing Element.

As previously discussed, although the HCD/TCAC Opportunity Maps indicate that the eastern portion of the city is generally higher resource, local data and conditions describe a different picture. About 2,698 acres, excluding existing right-of-way, or only 18.6 percent of all "high resource" land as identified by the State is suitable or available for residential development. As detailed on Table K-6 above, this is due to the considerable acreage of conserved land (including major parks), environmental constraints, and other existing development or planned non-residential land uses. Figure K-32 below visualizes the considerable constraints placed on the land deemed high resource in Moreno Valley.

While 2,698 acres within the "high resources" areas are available for residential development, over 1,100 acres of this land are on parcels larger than 10 acres in size, which are precluded from inclusion on the Housing Inventory under HCD Guidelines. This leaves 1,555 acres, primarily concentrated along Alessandro, Cactus and Moreno Beach Drive, that is suitable for affordable housing; however, the area east of Lasselle generally lacks the physical infrastructure to make the development of affordable housing financially feasible.

Figure K-32: TCAC High Opportunity Area Land Available for Residential Development



Data Source: Affirmatively Furthering Fair Housing Data and Mapping Resources, Housing and Community Development, California, 2021; PlaceWorks 2021, TCAC 2021; Riverside County GIS, 2020; Dyett & Bhatia, 2021.

including sewage and storm drain infrastructure. Still, in spite of the feasibility challenges posed by lack of infrastructure, 181 acres of land suitable for affordable housing development is within the Downtown Center, where high density residential development is envisioned under the 2040 General Plan. Additionally, 19.5 acres are designated Residential Office (RO), which permits housing density up to 15 dwelling units per acre, 9 acres is designated R15, and 128 acres is designated R10.

While the base zoning for the RO, R10, and R15 sites does not allow for the "default density" considered affordable by HCD in the Inland Empire region, this does not preclude development with affordable housing on these sites. In fact, the recent experience of Moreno Valley demonstrates that in the prior planning period R10 sites have been developed with affordable housing in the city even though they were not identified as Low/Very Low sites on the City's 2014-21 Housing Element. Two recent affordable projects in Moreno Valley, the Courtyards at Cottonwood and the Hemlock Family Apartments, developed at 11.8 du/ac and 14.4 du/ac, respectively, make use of density bonuses. State and City density bonuses are available citywide to facilitate affordable housing and prior affordable housing projects in the city have made use of these incentives. The City currently allows a 25 percent increase in density to developers who either set-aside at least 10 percent of their units to very low-income households, at least 20 percent to lower-income households, or at least 50 percent for senior citizens, in conjunction with at least one financial and one development incentive. In addition, senior citizen housing developments affordable to very low income seniors receive an additional seventy-five (75) percent density bonus resulting in a cumulative density bonus of one hundred (100) percent. Further, recent amendments to the State Density Bonus Law, which is binding on all local jurisdictions, have increased the maximum density bonus to 50 percent for most projects and 80 percent for completely affordable projects. Therefore, the 2040 General Plan land use map and Housing Element sites inventory allow for affordable housing development on available land within "high resource" areas, although these parcels are not called out specifically as Low/Very Low sites given the feasibility challenges posed by infrastructure conditions in the area.

Chapter 6 Housing Resources (Section 6.5) includes a detailed assessment of the extent to which buildout of the sites inventory may further entrench or help to ameliorate existing patterns of segregation and/or exclusion of members of protected categories. The analysis indicates that buildout of the inventory would not result in concentration of L/VL units in High Segregation and Poverty neighborhoods nor would it result in adverse concentrations of minority residents. Overall, the findings indicate buildout of the inventory will result in a good geographic mix of incomes in corridors and centers, which are envisioned to accommodate significant new residential development over the planning period, and a positively impactful addition of low and moderate income housing in areas where risk of displacement is greatest. However, buildout of the inventory would increase the proportion of low and moderate income households in Census tracts where that proportion is already higher than the citywide median; and it would increase the concentration of above moderate house-holds in High Resource areas as defined on TCAC maps prepared by the State.

The local context in Moreno Valley is such that, as described extensively above, State-designated Low Resource areas are in fact better served by transit, parks and public facilities and more optimally located for access to jobs and schools than State-designated High Resource areas in the community. Additionally, there are more suitable sites for higher density housing in Low and Moderate Resource areas than in High Resource areas. Therefore, the application of best practices for the siting of housing and State guidance on site suitability have led in large part to this outcome. Nevertheless, the findings point to a need to provide additional housing opportunities for lower income households in High Resource areas of the city and to help address this disparity the City will undertake the rezoning strategies described in Section 6.4. The implementation of Programs 2-A and 2-B, which involve rezoning to incentivize the development of affordable housing on Church properties and facilitate the development of high density housing on vacant commercial properties where it is not currently permitted, is projected to result in the development of 382 new affordable units in High Resource areas over the planning period. Further, implementation of Programs 1-M through 1-Q in the Housing Plan, which seek to facilitate and promote construction of accessory dwelling units in predominantly single-family neighborhoods throughout the community, would also help to further the City's fair housing objectives by increasing the supply of smaller units that may be affordable by design in High and Moderate Resource Areas of the city. The implementation of Program 7-C, which involves collaboration with the Riverside County Housing Authority to develop a Landlord Incentive Program to promote the participation of rental property owners in the HCV program, and Program 7-E, through which the City commits to work with the Housing Authority of the County of Riverside to encourage voucher holders to select rental housing in high opportunity neighborhoods, will also help to address the disparity and further fair housing in Moreno Valley.

Summary and Conclusions

FAIR HOUSING ISSUES, CONTRIBUTING FACTORS AND PRIORITIES

Moreno Valley is a majority-minority community with a high degree of racial diversity across census tracts. Implementation of a robust economic development strategy, coupled with award-winning workforce development programs, has led to creation of over 20,000 new jobs between 2015 and 2000 and a dramatic decrease in poverty levels. Moreno Valley home sales prices and rents are relatively affordable compared to coastal communities in Southern California; however, housing prices have increased significantly in recent years and the principal fair housing issues in the community relate to housing cost burden and risk of displacement. While there are no racially and ethnically concentrated areas of poverty in the city, one tract in the north-central portion of the city is classified as high segregation and high poverty with a relatively higher concentration of households using Housing Choice Vouchers. Additionally, African-Americans lodge a disproportionate number of fair housing complaints with the Riverside County Fair Housing Council and that segment of the population has lower rates of homeownership, which may indicate this group faces discrimination in the housing market.

Table K-10 below summarizes fair housing issues and contributing factors in Moreno Valley, based on the analysis presented previously in this memo. It also assigns a priority to each issue and outlines existing policies and programs from the 2040 General Plan, Public Review Draft 2021-29 Housing Element, and other ongoing regional and municipal efforts. It also presents potential new Housing Element program concepts that could be incorporated into the 2021-29 Housing Element to address fair housing issues and respond to HCD comments on the Public Review Draft.

In deciding priority levels and their justification, the City used High, Medium, and Low as the priority levels. These priority levels were assigned as follows:

- High was assigned to a contributing factor that limits or denies fair housing choice – that is, has the potential to violate the Fair Housing Act. High also was assigned to poverty because it leads to disparities in access to opportunity and disproportionate housing needs. Fair housing protected classes – race, color, national origin, families with children, the disabled – experience the pain of living in poverty and the burden of housing costs beyond their means.
- Medium was assigned to contributing factors which, while not violating the Fair Housing Act, should nonetheless be addressed in the near term.
- Low was assigned to contributing factors that are desired and essential but do not need to be addressed immediately and can be scheduled for a later date within the five year plan cycle.

Table K-10: Evaluation of 2017 Fair Housing Issues and Contributing Factors

Fair Housing Issue	*Description*	*Contributing Factor(s)*	*Priority Level*	*Meaningful Action(s)*	*Targets and Timing*
Displacement Risk	With 59.8% of renter households cost burdened, and rapidly rising rents, risk of displacement is high. American Indian (75%) and African American (66.8%) renter households experience noticeably higher rates of cost burden than other groups and therefore higher risk of displacement.	• Cost burden • Poverty/education levels • Preponderance of single-family housing	**HIGH**	<u>Existing Initiatives (June 2021):</u> • New CEMU and COMU designations in 2040 GP designed to promote high density residential and mixed use development • 2040 GP policies that support diversification of housing types: LCC-4.1 thru LCC-4.9 Rental assistance programs provided by RCFHC, Riverside County, United Way and Lift to Rise2040 GP policies that promote workforce development and training: Actions E-4.A thru E-4.H • Ongoing City workforce development and training initiatives: MoVaLEARNS program; Hire MoVal program; workforce training, education enhancement, and job search assistance offered through the City's Business and Employment Resource Center (BERC) • HE programs that promote development of multi-family and alternative housing types: 1-B thru 1-H, 2-F, 2-G • HE programs that offer incentives for affordable units: 1-J and 3-A thru 3-F • HE programs that seek to preserve existing affordable housing: 1-J, 2-C, 2-E, 2-I, 2-M, 5-E • HE program 2-H which facilitates home sharing and tenant matching <u>New Programs (After June 2021):</u> • HE program 7-D involves working with County Housing Authority to encourage voucher holders to select housing in high opportunity areas • HE Programs 2-A and 2-B involve rezoning to incentivize the development of affordable housing on Church properties and facilitate the development of high density housing on vacant commercial properties where it is not currently permitted • HE Programs 1-M through 1-Q which will incentivize and promote ADU production and provide housing throughout the city that may be "affordable by design" to satisfy local demand for smaller units	• Completed June 2021 • Ongoing through 2040 with GP implementation • Implementation of these programs would be ongoing throughout the planning period to support achievement of L/VL RHNA target of 5,830 new units • Target of 620 affordable units over the planning cycle established for these programs • Collectively these programs establish the following targets: 152 affordable units rehabilitated; affordability covenants preserved for 40 units; development of 20 rental units with two or three bedrooms; rehabilitation of 3 low income mobile homes; and permits for 5,830 lower income units, including 1,890 extremely low, 1,889 very low, and 2,052 low-income units, consistent with the City's regional allocation of such units for the planning period. • Identify potential partners by 2024; consult partners and establish program by 2025. • Continue rental assistance programs with federal funding available through 2023 • Rezoning will be completed by the statutorily applicable deadline. Implementation projected to result in the development of 382 new affordable units in High Resource areas over the planning period • 15 ADUs/JADUs annually each year throughout the planning period for a total of 120 units by 2029. Annual monitoring and reporting, with commitment to review progress take action if needed in October 2025 to ensure compliance with "no-net loss" provisions of State law.
Enforcement/Outreach	Housing discrimination is infrequently reported in Moreno Valley, but a disproportionate percentage of fair housing complaints is lodged by African Americans.	Property manager knowledge/compliance levels. Surveys indicate affordable housing property managers are less familiar/compliant with housing rights (including occupancy limits; service and companion animals; and reasonable accommodations and modifications) than market rate managers. Demand for affordable housing is highest among African Americans in Moreno Valley, meaning they may face higher barriers.	**HIGH**	<u>Existing Initiatives (June 2021):</u> Through HE program 7-A the City: • Collaborates with RCFHC to track fair housing complaints • Publishes information of fair housing practices on website • Supports RCFHC mediation and enforcement activities • Partners with RCFHC to conduction workshops/seminars on landlord/tenant responsibilities and rights <u>New Programs (After June 2021):</u> • HE Program 7-B to collaborate with RCFHC and IVRA on conduct property manager trainings on anti-discrimination and fair housing practices	• Information will be published by 2022 (with regular updates) and trainings will be conducted annually, with the target of assisting 2,500 households during the planning period • First fair housing trainings to be completed by 2024

Table K-10: Evaluation of 2017 Fair Housing Issues and Contributing Factors

Fair Housing Issue	*Description*	*Contributing Factor(s)*	*Priority Level*	*Meaningful Action(s)*	*Targets and Timing*
Segregation/Integration	Moreno Valley is classified as a Higher Diversity community, but Census tract 424.04 qualifies as a TCAC Area of High Segregation and Poverty based on 2019 data.	• Overconcentration of households using housing choice vouchers in tract 424.04 • Higher rate of female headed households with children living in poverty in tract 424.04	**HIGH**	<u>Existing Initiatives (June 2021):</u> • 2040 GP policies that promote workforce development and training: Actions E-4.A thru E-4.H • Ongoing City workforce development and training initiatives: MoVaLEARNS program; Hire MoVal program; workforce training, education enhancement, and job search assistance offered through the City's Business and Employment Resource Center (BERC) • HE Program 7-C to work with County Housing Authority on outreach to rental property owners to encourage greater acceptance of HCVs in areas of highest opportunity • HE programs that offer incentives for new affordable units: 1-J, 3-A thru 3-F <u>New Programs (After June 2021):</u> • HE Programs 2-A and 2-B involve rezoning to incentivize the development of affordable housing on Church properties and facilitate the development of high density housing on vacant commercial properties where it is not currently permitted • HE Programs 1-M through 1-Q which will incentivize and promote ADU production and provide housing throughout the city that may be "affordable by design" to satisfy local demand for smaller units • HE Program 7-C to work with County Housing Authority on outreach to rental property owners to encourage greater acceptance of HCVs in areas of highest opportunity and 7-E to promote availability of rental housing for voucher recipients in high opportunity neighborhoods	• Ongoing through 2040 with GP implementation • Ongoing 2021-2029, with annual progress reporting via the Consolidated Annual Performance and Evaluation Report (CAPER) • Target of 620 affordable units over the planning cycle established for these programs • Rezoning will be completed by the statutorily applicable deadline. Implementation projected to result in the development of 382 new affordable units in High Resource areas over the planning period • 15 ADUs/JADUs annually each year throughout the planning period for a total of 120 units by 2029. Annual monitoring and reporting, with commitment to review progress take action if needed in October 2025 to ensure compliance with "no-net loss" provisions of State law. • Ongoing 2021-2029, with annual progress reporting via the Consolidated Annual Performance and Evaluation Report (CAPER)

Table K-10: Evaluation of 2017 Fair Housing Issues and Contributing Factors

Fair Housing Issue	*Description*	*Contributing Factor(s)*	*Priority Level*	*Meaningful Action(s)*	*Targets and Timing*
Segregation/Integration	Buildout of inventory prior to rezoning would increase patterns of economic segregation by increasing share of low and moderate income households in Census tracts where that proportion is already higher than the citywide median and increasing concentration of above moderate house-holds in High Resource areas.	• Access to transit, jobs, public services is suboptimal in High Resource areas • Environmental constraints, conserved lands, and other site constraints limit opportunities for residential development in High Resource areas • Current zoning provides limited opportunity for development of housing likely to be affordable to L/VL RHNA households	**MEDIUM**	<u>Existing Initiatives (June 2021):</u> • 2040 GP policies that support diversification of housing types: LCC-4.1 thru LCC-4.9 • HE programs that offer incentives for affordable units: 1-J, 3-A thru 3-F • HE program 2-H which facilitates home sharing and tenant matching • HE program 7-C involves working with County Housing Authority to encourage voucher holders to select housing in high opportunity areas <u>New Programs (After June 2021):</u> • HE Programs 2-A and 2-B involve rezoning to incentivize the development of affordable housing on Church properties and facilitate the development of high density housing on vacant commercial properties where it is not currently permitted • HE Programs 1-M through 1-Q which will incentivize and promote ADU production and provide housing throughout the city that may be "affordable by design" to satisfy local demand for smaller units • HE program 7-E involves promoting rental housing opportunities for voucher holders in high opportunity neighborhoods	• Ongoing through 2040 with GP implementation • Target of 620 affordable units over the planning cycle established for these programs • Identify potential partners by 2024; consult partners and establish program by 2025. • Ongoing 2021-2029, with annual progress reporting via the Consolidated Annual Performance and Evaluation Report (CAPER) • Rezoning will be completed by the statutorily applicable deadline. Implementation projected to result in the development of 382 new affordable units in High Resource areas over the planning period • 15 ADUs/JADUs annually each year throughout the planning period for a total of 120 units by 2029. Annual monitoring and reporting, with commitment to review progress take action if needed in October 2025 to ensure compliance with "no-net loss" provisions of State law. • Ongoing 2021-2029, with annual progress reporting via the Consolidated Annual Performance and Evaluation Report (CAPER)

Table K-10: Evaluation of 2017 Fair Housing Issues and Contributing Factors

Fair Housing Issue	*Description*	*Contributing Factor(s)*	*Priority Level*	*Meaningful Action(s)*	*Targets and Timing*
Concentration of Poverty	There are no racially or ethnically concentrated areas of poverty in Moreno Valley. Citywide poverty rates have been substantially reduced since 2015 and today the proportion of low or moderate income households is similar to neighboring cities in the county. The highest rates of households living in poverty in Sunnymead Village and Edgemont neighborhoods.	• Poverty/education levels • Preponderance of single-family housing • Lack of suitable land for affordable housing on east side of city	**MEDIUM**	<u>Existing Initiatives (June 2021):</u> • New CEMU and COMU designations in 2040 GP designed to promote high density residential and mixed use development that offer more affordable housing options • Ongoing City workforce development and training initiatives: MoVaLEARNS program; Hire MoVal program; workforce training, education enhancement, and job search assistance offered through the City's Business and Employment Resource Center (BERC) • 2040 GP policies that promote workforce development and training: Actions E-4.A thru E-4.H • 2040 GP policies that support diversification of housing types: LCC-4.1 thru LCC-4.9 • HE programs that promote development of multi-family and alternative housing types: 1-B thru 1-F, 2-F, 2-G • HE program 7-D involves working with County Housing Authority to encourage voucher holders to select housing in high opportunity areas <u>New Programs (After June 2021):</u> • HE Programs 1-M through 1-Q which will incentivize and promote ADU production and provide housing throughout the city that may be "affordable by design" to satisfy local demand for smaller units • HE Program 7-C to work with County Housing Authority on outreach to rental property owners to encourage greater acceptance of HCVs in areas of highest opportunity and 7-E to promote availability of rental housing for voucher recipients in high opportunity neighborhoods	• Completed June 2021 • Ongoing through 2040 with GP implementation • Implementation of these programs would be ongoing throughout the planning period to support achievement of L/VL RHNA target of 5,830 new units • Continue rental assistance programs with federal funding available through 2023 • 15 ADUs/JADUs annually each year throughout the planning period for a total of 120 units by 2029. Annual monitoring and reporting, with commitment to review progress take action if needed in October 2025 to ensure compliance with "no-net loss" provisions of State law. • Ongoing 2021-2029, with annual progress reporting via the Consolidated Annual Performance and Evaluation Report (CAPER)
Segregation/Integration	Low home ownership rate (9.9%) among African American residents proportionate to share of population (17.8%)	• Loan access rates • Incidences of steering	**LOW**	<u>Existing Initiatives (June 2021):</u> • New CEMU and COMU designations in 2040 GP designed to promote high density residential and mixed use development that offer more affordable housing options • 2040 GP policies that support diversification of housing types: LCC-4.1 thru LCC-4.9 • HE programs that promote development of multi-family and alternative housing types: 1-B,1-E, 1-F, 2-F, 2-G <u>New Programs (After June 2021):</u> • HE Program 7-B to collaborate with RCFHC and IVRA on conduct property manager trainings on anti-discrimination and fair housing practices • Prioritize African American residents for receipt of incentives offered through HE programs 4-A through 4-E	• Completed June 2021 • Ongoing through 2040 with GP implementation • First fair housing trainings to be completed by 2024 • Public education strategies for increasing low-income homeownership levels to start implementation by end of 2023. Target set at homeownership for 15 low and moderate income families during the planning period.

Table K-10: Evaluation of 2017 Fair Housing Issues and Contributing Factors

Fair Housing Issue	*Description*	*Contributing Factor(s)*	*Priority Level*	*Meaningful Action(s)*	*Targets and Timing*
Overcrowding	Higher rates of overcrowding for renters (15.3%) and homeowners (7.5%) in Moreno Valley than county average.	• Prevalence of multi-generational households • Income/education levels	**LOW**	<u>Existing Initiatives (June 2021):</u> • Through HE Program 2-G, City will identify and implement regulatory incentives for rental housing with 3+ bedrooms • Through HE Program 2-M, City will prioritize HOME, HUD Section 208/811 and other funds for projects that provide 2 and 3 bedroom units • 2040 GP policies that promote workforce development and training: Actions E-4.A thru E-4.H • Ongoing City workforce development and training initiatives: MoVaLEARNS program; Hire MoVal program; workforce training, education enhancement, and job search assistance offered through the City's Business and Employment Resource Center (BERC) <u>New Programs (After June 2021):</u> • None required	• Development of 20 rental units with two or three bedrooms over the planning period • Ongoing with implementation of GP through 2040

APPENDIX L:

Moreno Valley Mall Letter of Support

June 23, 2022

Sean P. Kelleher
Planning Division Manager/Planning Official
Community Development
City of Moreno Valley
14177 Frederick St.
Moreno Valley, CA 92553

Dear Mr. Kelleher,

Please be advised that IGP Business Group, the owner of the Moreno Valley Mall, is preparing an amendment to the Towngate Specific Plan (SP200) for the "redevelopment" of approximately 60 acres of the subject property. The Proposed Project envisions the redevelopment of a portion of the subject property (which is currently developed with commercial uses) with residential housing, consistent with the goals and objectives of the Moreno Valley 2040 General Plan. While the amendment to the Towngate Specific Plan is in the early stages of development at this time, the purpose of this letter is to provide an overview of the residential development planned for the subject property that we respectfully believe supports certification of the City of Moreno Valley's Sixth Cycle Housing Element by the California Department of Housing and Community Development.

Background

The Moreno Valley Mall ("Mall") is a 1.1 million square foot super-regional shopping center located at the prominent western gateway to the City of Moreno Valley. Originally built in 1992 and refurbished in 2006, the Mall has experienced a multitude of store closures in recent years as the retail landscape continues to evolve with the rise of internet shopping and home delivery. Notably, former anchor tenant Sears closed its store on the eastern portion of the subject property in February 2020. This portion of the subject property also contains several large surface parking lots.

Redevelopment Concept

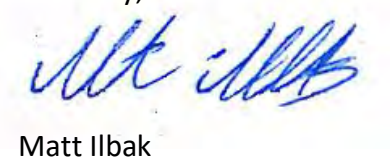
The redevelopment plan is to retain the current Macy's and JC Penny and to integrate a dynamic mix of retail, office, personal service, and residential uses within the three new planning areas and the existing retail mall.

A 15.2-acre area within the southeast portion of the subject property is planned to include a new residential district with up to approximately 1,600 new multi-family units and a commons greenway that will connect the housing to the southeast entry to the existing retail mall. These multi-family residential units will be included within a mix of multi-story buildings in both wrap and podium configurations. The area will be subdivided into at least four parcels to facilitate

phased construction of the Proposed Project. The 1,600 multi-family units will include studios and 1-bedroom units for students and other households with limited financial resources.

In closing, please know that IGP Business Group remains genuinely committed to working with the City of Moreno Valley to complete the Proposed Project in a manner that incorporates not only a diverse mix of retail and office uses, but also housing opportunities for students and families with limited incomes. This will assist the City of Moreno Valley with meeting its objective to provide its fair share of housing opportunities for the region, as set forth in the City of Moreno Valley's Sixth Cycle Housing Element.

Sincerely,



Matt Ilbak
IGP Business Group

APPENDIX M:

Ordinance 984

ORDINANCE NO. 984

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MORENO VALLEY, CALIFORNIA, AMENDING VARIOUS SECTIONS WITHIN TITLE 9 (PLANNING AND ZONING), INCLUDING CHAPTER 9.02 (PERMITS AND APPROVALS), CHAPTER 9.03 (RESIDENTIAL DISTRICTS), CHAPTER 9.05 (INDUSTRIAL DISTRICTS), CHAPTER 9.07 (SPECIAL DISTRICTS), CHAPTER 9.08 (GENERAL DEVELOPMENT STANDARDS), CHAPTER 9.09 (SPECIFIC USE DEVELOPMENT STANDARDS), CHAPTER 9.11 (PARKING, PEDESTRIAN AND LOADING REQUIREMENTS), CHAPTER 9.14 (LAND DIVISIONS), CHAPTER 9.15 (DEFINITIONS), CHAPTER 9.16 (DESIGN GUIDELINES), AND CHAPTER 9.17 (LANDSCAPE AND WATER EFFICIENCY REQUIREMENTS)

WHEREAS, the City of Moreno Valley is a General Law city organized pursuant to Article XI of the California Constitution; and

WHEREAS, pursuant to the authority granted the City by Article XI, Section 7 of the California Constitution, the City has the police power to adopt regulations designed to promote the public convenience or the general prosperity, as well as regulations designed to promote the public health and safety; and

WHEREAS, the proposed Municipal Code Amendments as set forth in this Ordinance revises various sections of Title 9 Planning and Zoning; and

WHEREAS, the proposed Municipal Code Amendments include revisions to certain provisions of Chapter 9.02 (Permits and Approvals), Chapter 9.03 (Residential Districts), Chapter 9.05 (Industrial Districts), Chapter 9.07 (Special Districts), Chapter 9.08 (General Development Standards), Chapter 9.09 (Specific Use Development Standards), Chapter 9.11 (Parking, Pedestrian and Loading Requirements), Chapter 9.14 (Land Divisions), Chapter 9.15 (Definitions), Chapter 9.16 (Design Guidelines), and Chapter 9.17 (Landscape and Water Efficiency Requirements); and

WHEREAS, the intent of the revisions is to provide some flexibility and clarity regarding existing requirements and to streamline certain entitlement procedures in order to promote economic development within the City as well as provide updates consistent with recent changes in State law, which include the updated sections related to accessory dwelling units and density bonus; and

WHEREAS, the proposed Municipal Code Amendments will also make it less costly for the public with respect to processing certain entitlements; and

WHEREAS, the proposed Municipal Code Amendments are exempt from the California Environmental Quality Act in that the proposed updates addressing accessory dwelling units qualify as a statutory exemption under Section 15282(h) of the California Environmental Quality Act Guidelines, and all of the other proposed amendments are exempt from the California Environmental Quality Act in accordance with Section 15061(b)(3) of the CEQA Guidelines in that the amendments involve general policy and procedure making, and it can be seen with certainty that there is no possibility that the amendments will have a significant effect on the environment.

NOW THEREFORE, THE CITY COUNCIL OF THE CITY OF MORENO VALLEY DOES ORDAIN AS FOLLOWS:

Section 1. RECITALS

That the above recitals are true and correct and are incorporated herein as though set forth at length herein.

Section 2. AUTHORITY

That this Ordinance is adopted pursuant to the authority granted by Article 11, Section 7 of the Constitution of the State of California and California Government Code Section 37100 and it is not intended to be duplicative of state law, or be preempted by state legislation.

Section 3. AMENDMENT OF TITLE 9 (ZONING) OF THE MORENO VALLEY MUNICIPAL

That Title 9 (Zoning) of the Municipal Code is hereby amended as follows:

9.02.200 Public hearing and notification procedures.

A. Purpose. This section defines procedures for conducting public hearings for applications pursuant to this title unless otherwise specified in this title. The purpose of this section is to ensure public awareness and full and open public discussion and debate regarding proposed actions pursuant to this title.
B. Public Hearing Date.
   1. Where required by state law, and unless otherwise specified in this title, a public hearing on any application shall be scheduled before the planning commission, on the earliest appropriate date.
   2. A public hearing upon an application shall be heard before the appropriate hearing body when:
      a. The community development director has determined that the application complies with all applicable ordinances and requirements of the city; and
      b. All procedures required by the city's rules and procedures for the implementation of the California Environmental Quality Act to hear a matter has been completed.
C. Notice of Hearing. Whenever a public hearing is prescribed in this title, notice of public hearings shall be given by:
   1. Publication in a newspaper of general circulation within the city at least ten (10) calendar days prior to the public hearing;
   2. Mailing, at least ten (10) calendar days prior to the public hearing, to all owners of property within a radius of six hundred (600) feet from the exterior boundaries of the property involved in the application. For this purpose, the last known name and address of each property owner, as contained in the records of the latest equalized Riverside County assessor rolls, shall be used. If the number of owners to whom notice would be mailed or delivered pursuant to this subsection is greater than one

thousand (1,000), in lieu of mailed or delivered notice, notice may be provided by placing a display advertisement of at least one-eighth page in at least one newspaper of general circulation in the city at least ten (10) days prior to the hearing;

3. Mailing, at least ten (10) calendar days prior to the public hearing, or delivering at least ten (10) calendar days prior to the public hearing, to each local agency expected to provide water, sewer, schools, or other essential services or facilities to the project whose ability to provide those facilities and services may be significantly affected;
4. Mailing, at least ten (10) calendar days prior to the public hearing, or delivering at least ten (10) calendar days prior to the public hearing, to the owner of the subject real property or to the owner's duly authorized agent, to the project applicant and the applicant's authorized representative, if any;
5. Mailing, at least ten (10) calendar days prior to the public hearing, to any person who has filed a written request with the community development director and has provided the community development director with a self-addressed stamped envelope for that purpose;
6. For a proposed conversion of residential real property to a condominium project, community apartment project, or stock cooperative project, such notice shall also be given by mail to each tenant of the subject property, and, in addition to notice of the time and place of the public hearing, shall include notification of the tenant's right to appear and the right to be heard;
7. Whenever a hearing is held regarding a permit for a drive-through or modification of an existing drive-through facility permit, the City shall provide notice to the blind, aged, and disabled communities in order to facilitate their participation in any hearing on, or appeal of the denial of, a drive-through facility permit. This shall include a notice sent to the City Senior Center and other agencies and non-profit entities that provide services to the blind, aged, and disabled communities within the City.
8. The community development director may require that additional notice of the hearing be given in any other manner deemed necessary or desirable by the director or the director's representative to ensure that all notice requirements provided by law for the proposal are complied with;
9. The public review period for a draft EIR shall not be less than thirty (30) days nor should it be longer than sixty (60) days, except under unusual circumstances. When a draft EIR is submitted to the State Clearinghouse for review by state agencies, the public review period shall not be less than forty-five (45) days, unless a shorter period, not less than thirty (30) days, is approved by the State Clearinghouse.

   The public review period for a proposed negative declaration or mitigated negative declaration shall be not less than twenty (20) days. When a proposed negative declaration or mitigated negative declaration is submitted to the State Clearinghouse for review by state agencies, the public review period shall not be less than thirty (30) days, unless a shorter period, not less than twenty (20) days, is approved by the State Clearinghouse;
10. All notices of public hearings shall include a description of the project, the identity

of the hearing body or officer(s), shall describe the property, and the date, time and place of the scheduled hearing, a statement that application and associated documents and environmental review are available for public inspection at a specified location, and the manner in which additional information and/or testimony may be received.

D. Conduct of Public Hearings.
    1. Public hearings held pursuant to the provisions of this title shall be held according to such public hearing rules as the planning commission and city council may, from time to time, adopt.
    2. The chairperson of the planning commission and mayor may require that witnesses be sworn.

E. Proceeding Before the City Council. Where the authority for approval is not vested solely with the city council, the decision of the planning commission is considered final and no decision by the city council is required unless an appeal is filed or, prior to the end of the appeal period, the city council assumes jurisdiction by the request of any member thereof.

9.02.230 Lapse of approvals and extensions of time.

A. Lapse of Approvals: Projects Not Subject to the Subdivision Map Act. Approvals for projects not subject to the Subdivision Map Act shall lapse and become void thirty-six (36) months from the approval date, unless a different expiration date is specifically established as a condition of approval to the extent permitted by law. The project approval shall not lapse while a valid building permit is in effect in reliance upon the approved entitlement and substantial construction has been commenced and diligently pursued toward completion or the approved use has fully commenced. Construction and/or occupancy of each phase of a multiple phase project shall automatically extend the date of expiration for three years, but not beyond nine years from the original date of approval. Additional extensions may be granted as provided in subsection (C)(3) of this section.

B. Lapse of Approvals: Projects Subject to the Subdivision Map Act. Approved or conditionally approved tentative parcel or tract maps, including vesting tentative parcel or tract maps, shall expire thirty-six (36) months from the approval date.

C. Extensions of Time.
    1. Authority. An extension of time may be granted for projects approved under Section 9.02.030 of this chapter, where substantial construction has not yet commenced or has not been completed or where the property has not yet been occupied and the approved use fully commenced. Except as otherwise provided herein, authority for approval of an extension of time shall be vested with the community development director. The planning commission shall review an extension of time application when:
        a. The applicant requests review by the planning commission; or
        b. There is a proposed change to the conditions of approval which would conflict with the original conditions of approval and/or the original environmental determination for the project.
    2. Submittal of Extension Requests.

a. Extension requests for projects not subject to the Subdivision Map Act shall only be considered if filed with the community development department no more than sixty (60) days prior to the expiration date of the permit or approval.
b. A subdivider may request an extension for projects subject to the Subdivision Map Act by written application to the community development director in accordance with the provisions of the Subdivision Map Act and Chapter 9.14 of this title.

3. Time Limits on Extensions. One or more extensions of three years or less may be allowed, except that land divisions shall not be extended more than six years or as otherwise provided by law.
4. Circumstances Under Which Extensions May be Granted. An extension of time of a project may be granted if all incurred city fees have been paid and the decision-making authority can make the required findings specified in this title for approval of such a project. This shall not necessarily be construed to prohibit approval of an extension of time for a project that is nonconforming with respect to design standards. Extensions of approved land divisions shall be reviewed in accordance with Section 9.14.080(C) of this title.

9.03.040 Residential site development standards.

The following standards shall apply to land and permitted or conditionally permitted buildings and structures located within the herein described residential districts. The standards stated herein are not intended to prevent more restrictive private site development standards contained in the covenants, conditions and restrictions or other private consensual restrictions imposed on any property or dwelling unit. However, in no case shall private deed or other property restrictions be applied or recognized so as to permit a lesser standard than the minimum standards established in this title or to otherwise revise the standards established by this title.

A. Rural Residential Requirements.
1. Slope-Density-Natural Area Relationship. The maximum density (du/ac) and the minimum percent of a site to remain in a natural state shall be determined by a slope analysis applied to the Slope-Density-Natural Area Table, as defined below.
a. Slope-Density-Natural Area Table 9.03.040-4.

Slope Class	Allowable Density (DU/Acre)	Amount of Open Space Required
Greater than 25%	0.05 (1 du/20 ac)	60%
15.1% to 25%	0.10 (1 du/10 ac)	50%
10% to 15%	0.20 (1 du/5 ac)	35%
Less than 10%	0.40 (1 du/2.5 ac)	n/a

b. Slope analysis calculations and mapping shall be provided by the applicant as described under subsection C of this section. The slope analysis shall be certified by a qualified civil engineer or licensed surveyor.
c. The total number of dwelling units permitted within a project area shall be the sum of the allowable dwelling units within each slope class. For example, if ten

(10) acres of the project falls within the ten (10) to fifteen (15) percent slope class and five acres falls within the 15.1 percent to twenty-five (25) percent slope class, then the total permitted yield shall be two dwelling units (10 ac x 0.10 du/ac plus 5 ac x 0.20 du/ac).

2. Minimum Lot Size. Minimum lot size shall be one dwelling unit per 2.5 acres within a slope category of ten (10) percent or less unless determined to be reduced by an approved slope analysis. Based on the outcome of a slope analysis, minimum lot size within the rural residential district may be reduced to twenty thousand (20,000) square feet, or the minimum lot size of the adjacent zone, whichever is greater, if clustered on slopes of less than ten (10) percent and the lots are part of a project that preserves the steeper slope classes as natural open space by dedication to an appropriate governmental entity, open space easement, transfer of development rights or other means approved by the city. The ongoing maintenance of such open space areas shall be ensured through a mechanism approved by the city.
3. Subdivision Design and Future Land Divisions.
   a. Subdivisions shall be compatible with the surrounding development pattern. A subdivision shall be considered compatible if the lots created along the outside boundary of the project are no smaller than the average lot size within three hundred (300) feet of the project boundary. Parcels greater than five acres in area shall be excluded from the calculations when determining the average lot size within three hundred (300) feet of the project boundary.
   b. Subdivisions shall be designed in such a way as to transfer development density to the lower slope classes and preserve the steeper slopes for very low density and/or open space. Subdivisions created in this way are prohibited from further division so as not to circumvent the density transfer and the purpose of the district. This restriction shall be binding on the subdivider and subsequent land owners. Therefore, this restriction shall be secured by development agreement or other type of recorded deed restriction approved by the city.
4. Building Height. Dwellings and other accessory structures shall not exceed thirty (30) feet in overall height, provided that on slopes of less than ten (10) percent, the overall height shall not exceed thirty-five (35) feet.
5. Setbacks and Other Site Development Criteria. Front, side and rear setbacks and other site development standards not specifically referenced in this section shall be subject to the following standards:

Lot Size	**Standards**
Under 40,000 s.f.	R2 district standards
40,000 s.f. or greater	R1 district standards

6. Grading within the rural residential district shall be performed as described under the hillside residential requirements, subsection (B)(6) of this section.

B. Hillside Residential Requirements.
   1. Slope-Density-Natural Area Relationship. The maximum density (du/ac) and the percent of a site to remain in a natural state shall be determined by a slope analysis applied to the Slope-Density-Natural Area Table, as defined below.

a. Slope-Density-Natural Area Table 9.03.040-5.

Slope Class	Allowable Density (DU/Acre)	Minimum Amount of Open Space Required
Greater than 25%	0.10 (1 du/10 ac)	60%
15.1% to 25%	0.25 (1 du/4 ac)	50%
10% to 15%	0.50 (1 du/2 ac)	35%
Less than 10%	1.00 (1 du/ac)	n/a

b. Slope analysis calculations and mapping shall be provided by the applicant as described under subsection C of this section. The community development director may require the slope analysis to be certified by a qualified civil engineer or licensed surveyor.
c. The total number of dwelling units permitted within a project area shall be the sum of the allowable dwelling units within each slope class. For example, if ten (10) acres of the project falls within the 15.1 percent to twenty-five (25) percent slope class and five acres falls within the greater than twenty-five (25) percent slope class, then the total permitted yield shall be three dwelling units (10 ac x 0.25 du/ac plus 5 ac x 0.10 du/ac).

2. Minimum Lot Size. Minimum lot size shall be one acre within a slope category of ten (10) percent or less unless determined to be reduced by an approved slope analysis. Based on the outcome of a slope analysis, the lot size within the hillside residential district may be reduced to ten thousand (10,000) square feet or the minimum lot size of the adjacent zone, whichever is greater, if clustered on slopes of less than ten (10) percent and the lots are part of a project that preserves the steeper slope classes as natural open space by dedication to an appropriate governmental entity, open space easement, transfer of development rights or other means approved by the city. The ongoing maintenance of such open space areas shall be ensured through a mechanism approved by the city.
3. Subdivision Design and Future Land Divisions.
   a. Subdivisions shall be compatible with the surrounding development pattern. A subdivision shall be considered compatible if the lots created along the outside boundary of the project are no smaller than the average lot size within three hundred (300) feet of the project boundary. Parcels greater than five acres in area shall be excluded from the calculations when determining the average lot size within three hundred (300) feet of the project boundary.
   b. Subdivisions shall be designed in such a way as to transfer development density to the lower slope classes and preserve the steeper slopes for very low density and/or open space. Subdivisions created in this way are prohibited from further division so as not to circumvent the density transfer and the purpose of the district. This restriction shall be binding on the subdivider and subsequent land owners. Therefore, this restriction shall be secured by development agreement or other type of recorded deed restriction approved by the city.
4. Building Height. Dwellings and other accessory structures shall not exceed thirty (30) feet in overall height, provided that on slopes of less than ten (10) percent, the overall height shall not exceed thirty-five (35) feet.

5. Setbacks and Other Site Development Criteria. Front, side and rear setbacks and other site development standards not specifically referenced in this section shall be subject to the following standards:

Lot Size	Standards
Less than 20,000 s.f.	R-3 district standards
20,000 s.f. to 40,000 s.f.	R-2 district standards
40,000 s.f. or greater	R-1 district standards

6. Grading of any site shall be minimized and shall conform to the provisions contained in the city of Moreno Valley design guidelines, Ch. 9.16, under Applications for hillside development, Article IV, Sections 9.16.170 through 9.16.230 of this title, and the following standards:

Slope Class	Standards
15.1—25%	Padded building sites may be allowed, but maximum use of custom foundations and split level designs shall be employed to reduce the need for large, padded building areas.
Above 25%	Mass grading is not permitted. Special hillside architectural and design techniques are expected in order to conform to the natural landform. Homes constructed on lots within this terrain shall use custom, multiple-level foundations.
For all areas	All graded areas shall be protected from wind and water erosion through acceptable slope stabilization methods such as planting, walls or jute netting.

C. Slope Calculations. For the purposes of this section, the following method will be used to determine slope.
   1. "Slope" is defined as the relationship between the change in elevation (rise) of the land and the horizontal distance (run) over which that change in elevation occurs. The percent of any given slope is determined by dividing the rise by the run on the natural slope of land, multiplied by one hundred (100).
   2. a. For the purpose of determining the amount and location of land falling into each slope category, the applicant shall submit to the community development department, at the time of application, a base topographic map of the subject site prepared and signed by a registered civil engineer or licensed land surveyor. Such a map shall have a scale of not less than one inch to two hundred (200) feet and a contour interval of not more than ten (10) feet.
      b. This base topographic map shall include all adjoining properties within three hundred (300) feet of the site boundaries. Slope bands in the range of less than ten (10) percent, ten (10) to fifteen (15) percent, fifteen (15) to twenty-five (25) percent, and greater than twenty-five (25) percent shall be delineated on the topographic map. The map shall be accompanied by a tabulation of the land area in each slope category specified in acres. The exact method for computing the percent slope and area by percent slope category is to be sufficiently described and presented so that a review can readily be made.
   3. Slope Mapping Method.

a. The percent slope of any particular piece of land shall be plotted on the map as described in this subsection.
b. In preparing a slope map, those portions of ravines, ridges and terraces of less area generally sloping at twenty-five (25) percent slope or greater, shall be regarded as part of the bordering twenty-five (25) percent slope or greater band.

D. General Residential Requirements. The following tables sets forth minimum site development standards for residential development projects in the specified residential districts. In addition, projects must comply with the special development standards enumerated in this section, the performance standards included in Chapter 9.10 and any other applicable city ordinances, policies and standards.

Figure 9.03.040-1
Residential Lot Information

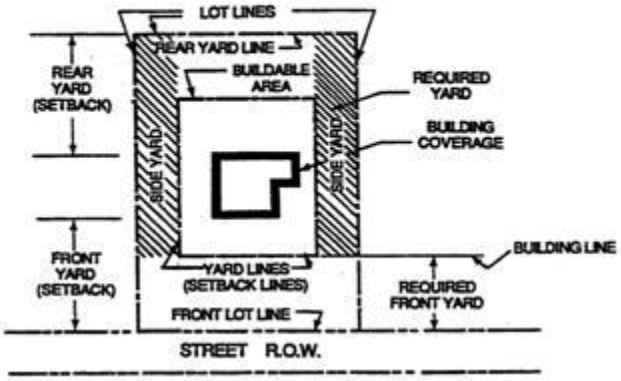


Figure 9.03.040-2
Residential Yard Descriptions

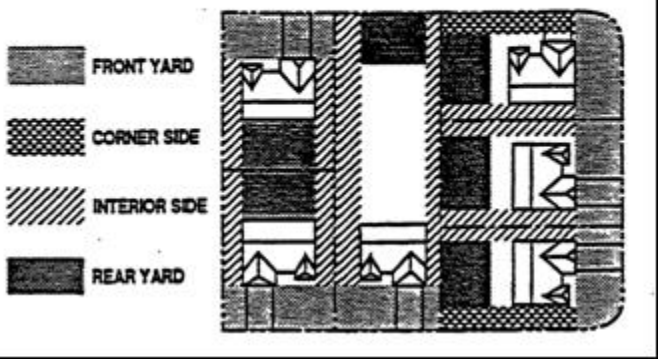


Table 9.03.040-6
Residential Site Development Standards
Single-Family Standards

Requirement	R1	R2	RA2	R3	R5	RS10
1. Maximum density (DUs* per net acre)	1	2	2	3	5	10
2. Minimum lot size (sq. ft. net area)	40K**	20K	20K	10K	7,200	4,500
3. Minimum lot width, in feet	150	100	100	90	70	45
Cul-de-sac/knuckle lot frontage	50	50	50	50	50	45
4. Minimum lot depth, in feet	170	120	120	100	100	85
5. Minimum front yard setback	25	25	25	25	20	20
Front-facing garages						10
Buildings other than front-facing garages						10
6. Minimum side yard setback, in feet***						
a. Interior side yard	See Note 1	See Note 1	See Note 1	See Note 1	See Note 2	See Note 3
b. Street side yard	20	20	20	15	15	10
7. Minimum rear yard setback, in feet***	40	35	35	30	15	15
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.)	1500	1500	1500	1250	1250	1000
11. Minimum distance between buildings, in feet (including main DUs 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

* The term “DUs” means dwelling units.

** The term “K” means thousands.

*** See Section 9.08.030 regarding accessory structures and room additions.

Notes to Residential Site Development Standards Table 9.03.040-6.

1. Combined interior side yard setbacks of twenty (20) feet shall be provided with a minimum of five feet on one side.
2. Combined interior side yard setbacks of fifteen (15) feet shall be provided with a minimum of five feet on one side.
3. In the RS10 district the minimum street side setback shall be ten (10) feet. The interior side setback shall be five feet, except in the case of zero lot line developments with houses placed on an interior side lot line. When a house is placed on an interior side lot line, the other minimum side yard setback shall be ten (10) feet. Where applicable, an easement at least five feet in width shall be provided along the common lot line. The easement shall guarantee the right to use and occupy the easement for a roof overhang(s), stormwater drainage and for building maintenance and repair.
4. The minimum front yard setback from private streets within the R1, R2 and R3 districts shall be fifty-five (55) feet measured from the center line of the street. The minimum front yard setback from private streets within the R5 district shall be fifty (50) feet measured from the center line of said street.

Table 9.03.040-7
Residential Site Development Standards
Multifamily Standards

Requirement	R10	R15	R20	R30
1. Maximum density (DUs*/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 ft.	200	200	200	200
4. Minimum lot depth in ft.	175	175	175	175
5. Minimum front yard setback, in ft.	20	25	30	30
6. Minimum side yard setback, in ft. Interior side yard Street side yard	 10 20	 10 20	 10 20	 10 ft. plus 2 ft. for every 5 ft. in height over 30 ft. 20
7. Minimum rear yard setback, in ft.	15	20	25	10 ft. plus 2 ft. for every 5 ft. in height over 30 ft.
8. Maximum lot coverage	40%	45%	50%	50%
9. Maximum building and structure height, in ft.	50 feet			
10. Minimum dwelling size (sq. ft.)	See Note 1			
11. Minimum distance between buildings, in ft. (including main DUs and accessory structures)	20	20	20	20
12. Floor area ratio	.75	.75	.75	1.0

* The term “DUs” means dwelling units.

** Minimum lot size only applies to newly subdivided multi-family lots; existing lots can be developed under the multi-family development standards

E. Special Single-Family Residential Development Standards.

1. In any residential district, front yard setbacks in subdivision developments may be reduced by twenty (20) percent provided the mean of all such setbacks in the development is not less than the minimum required for the district.
2. In the R2, RA2, R3 and R5 districts, developments of five or more dwelling units shall include front and street side yard landscaping and shall consist predominantly of plant materials, except for necessary walks, drives and fences.
3. In the RS10 district, driveways and fire hydrants shall be designed and located to maximize on-street parking opportunities in front of each residence.
4. Within the RS10 district, small lot single-family subdivisions on less than fifteen (15) gross acres shall provide landscaping and decorative walls along the street side of corner lots and at least two of the following amenities throughout the project:
   a. Front porches;
   b. Automatic garage door openers;
   c. Electronic security systems.
5. Within the RS10 district, small lot single-family subdivisions on fifteen (15) gross acres or more shall include usable common open space encompassing a minimum of ten (10) percent of each development. Usable common open space does not include individually owned lots, parking areas, nor vehicular rights-of-way. Usable

common open space is open space and/or recreational amenities under joint (common) ownership, including, but not necessarily limited to, landscaped areas, trails, playgrounds, tennis courts, swimming pools and recreational buildings. A homeowners' association shall be established to provide continual maintenance of the commonly owned facilities.

6. For all developments within the R5 land use district, a buffer of lots held to the development standards of the R3 land use district shall be included for all portions of a subdivision located adjacent to lower density single-family residential land use districts, including the R1, R2, RA-2, and RR zones.
7. In all residential districts, air conditioners, heating, cooling and ventilating equipment and all other mechanical, lighting or electrical devices shall be operated so that noise levels do not exceed sixty (60) dBA (Ldn) at the property line. Additionally, such equipment, including roof-mounted installation, shall be screened from surrounding properties and streets and shall not be located in the required front yard or street side yard. All equipment shall be installed and operated in accordance with other applicable city ordinances.

F. Special Multiple-Family Residential Development Standards.

1. In the R10, R15, R20 and R30 districts, buildings exceeding one story in height shall maintain a minimum building setback of fifty (50) feet from any single-family district. Any single-story building within the R10, R15, R20 or R30 district shall maintain a minimum setback of twenty (20) feet from any single-family district.
2. In any residential district, front yard setbacks in subdivision developments may be reduced by twenty (20) percent provided the mean of all such setbacks in the development is not less than the minimum required for the district.
3. In all residential districts, air conditioners, heating, cooling and ventilating equipment and all other mechanical, lighting or electrical devices shall be operated so that noise levels do not exceed sixty (60) dBA (Ldn) at the property line. Additionally, such equipment, including roof-mounted installation, shall be screened from surrounding properties and streets and shall not be located in the required front yard or street side yard. All equipment shall be installed and operated in accordance with other applicable city ordinances.
4. In the RS10, R10, R15, R20 and R30 districts, developments of five or more dwelling units shall include front and street side yard landscaping and shall consist predominantly of plant materials, except for necessary walks, drives and fences.
5. In the RS10, R10, R15, R20 and R30 districts, a minimum of thirty-five (35) percent of the net site area, exclusive of private patio and yard areas, shall be landscaped. Turf shall not exceed fifty (50) percent of this area. Required setback areas and outdoor recreation areas may be counted toward this minimum. Landscaping shall consist predominately of plant materials to include water efficient native plants, except for necessary walks and fences. Landscape areas shall be designed to promote water retention and allow runoff from impervious surfaces. Hardscape areas are recommended to be constructed with pervious surfaces where feasible to reduce run off.
6. Where a multiple-family project abuts property in a single-family district, a decorative masonry wall at least six feet in height and screening landscaping within a planter of at least five-foot interior width shall be erected and maintained between

such uses and the single-family district. Decorative walls composed of block, brick, stone, stucco-treated masonry or concrete panels are acceptable. The community development director may approve alternative materials, provided that the materials are decorative and comparable to masonry walls or concrete panels in durability and ability to attenuate light and sound.

7. Parking for each use shall comply with the requirements of Chapter 9.11 of this title.
8. In the R30 District, Landscape Trees. One tree per twenty (20) linear feet of building dimension for the portions of building visible from parking lot or ROW and one tree per twenty (20) linear feet of perimeter planter areas.
9. In the R30 district, for a development of three acres or greater, up to sixty (60) percent of the units may be in buildings with three or four stories, fifty (50) feet maximum height subject to planning commission approval.

Table 9.03.040-8

Designation	Minimum Density*	Maximum Density
R10	8 units/acre	10 units/acre
R15	12 units/acre	15 units/acre
R20	16 units/acre	20 units/acre
R30	24 units/acre	30 units/acre

* Eighty (80) percent of allowable density must be achieved by all multiple-family residential developments.

G. General Multiple-Family Guidelines.

1. Opposing garages or carports should be turned to avoid the monotony of alley-like parking corridors.
2. Parking areas should be staggered and landscaped to add visual interest, and opportunities for accent treatments.
3. Parking spaces within multifamily areas shall be located within two hundred fifty (250) feet of the dwellings they serve.
4. Multifamily parking lots shall be limited to two double aisles of cars to help reduce expanses of paving. Parking lots shall provide openings in curbs to convey surface drainage into landscape areas for water quality, retention and absorption.
5. Open parking areas should be clustered and treated as landscaped plazas and courts.
6. Landscaping shall be used around the perimeter of the lot, as well as within the lot, reducing paved area and providing for a more pedestrian oriented site.
7. No more than four units for a two-story structure should be served by one entry.
8. Each multiple-family unit shall have at least one hundred and fifty (150) square feet of private open space per downstairs unit and a minimum of one hundred (100) square feet of private open space per upstairs unit. Private open space may consist of a fenced yard area, patio or balcony. Fenced yards and patios shall have a minimum dimension of at least eight feet. Balconies shall be at least five feet deep.
9. Common open space at a minimum of three hundred (300) square feet per each residential dwelling in the project is required.

10. Individual units should have a porch or porch-like space at the front door.
11. Trash enclosures shall be located to provide a maximum walking distance of two hundred fifty (250) feet from the units they serve.
12. Trash enclosures shall include solid roofs and be designed to be compatible with the project's architecture.
13. Trash enclosures shall not be located on dead end drive aisles, unless adequate turnaround is provided for collection vehicles.
14. There shall be at least one double-bin trash enclosure for every forty-eight (48) residential units.
15. Mail boxes should be located at various places on the site and treated to match the building's architecture, avoiding the institutional and monumental "gang box" appearance, while conforming to post office guidelines.
16. Drive aisles should be curved and should incorporate landscaping and paving treatments to reduce vehicle speed. Landscaping treatments may include pinched planters and a mix of canopy and vertical trees. Paving treatments may include interlocking paver bands or etchings across drives. Speed bumps or Botts' dots are not an acceptable alternative.
17. Freestanding structures, like gazebos or pergolas, should be located to define activity areas at pathway intersections or in secluded landscape areas.
18. Drive aisles shall be at least twenty-four (24) feet wide for two-way traffic and shall be at least twenty (20) feet wide for one-way traffic.
19. Buffer setbacks and landscaping shall be provided along all property lines. Buffers may also be appropriate within the complex, separating recreational areas from units and limiting lines of sight between balconies and into parking areas.
20. Multiple-family projects warrant special design considerations, including:
    a. Intimate, shaded outdoor seating areas;
    b. A network of pathways, providing interesting walking experiences;
    c. Gentle slopes for outdoor pathways and ramps to entry doors and between floors;
    d. Convenient and attractive access to transit, including porte cocheres, information kiosks, seating areas and water elements;
    e. Security;
    f. Direct ambulance access (senior housing projects);
    g. Parking close to units;
    h. Elevators (senior housing projects).
21. Buildings shall provide for a variety of colors and architectural features to break up the massing of buildings and provide visual interest.
22. Multifamily units shall be clustered to minimize grading and to help maintain the natural landscape.
23. Multifamily projects shall be designed for the needs of the intended residents. For example, children's needs would require open space, tot lots, handrails, and enclosed yards on ground floor units. Disabled or elderly needs would require ramps, parking close to units, minimum and gradual elevation changes and elevators.
24. Architectural features should be used to increase privacy from nearby units and common or public spaces.

25. Roof forms should be mixed and combined to vary the perception of building height, to differentiate units and to add interest to building mass. The long, straight roofline of a single gable is not permitted.
26. A diagram of the complex showing the location of the viewer and the building designations shall be positioned at each visitor entrance of a multiple-family development.
27. Buildings shall provide for a variety of colors and architectural features to break up the massing of buildings and provide visual interest.

9.03.050 Density bonus program for affordable housing.

A. Purpose and Intent. This section is adopted pursuant to the provisions of California Government Code Sections 65915 through 65918, as they now exist or may hereafter be amended. The purpose of adopting this section is to encourage affordable housing by providing the incentive of increased density and such other incentives provided in this chapter. The provisions of this chapter are intended to comply with California Government Code Sections 65915 through 65918. In the event that any provision of this chapter conflicts with California Government Code Sections 65915 through 65918, state law shall control over the conflicting provision.
B. Applicability. A housing development as defined in this section and Government Code section 65915 shall be eligible for a density bonus and other incentives that are provided by State Density Bonus Law when the applicant agrees to construct low, very-low, senior or moderate income housing units or units intended to serve transitional foster youth, disabled veterans, and lower income students as specified in this Section, and State Density Bonus Law.
C. Application Requirements. A density bonus may be approved pursuant to an application for approval of a density bonus, provided the request complies with the provisions of this chapter. An application for a density bonus incentive, concession, waiver, or modifications of development standards pursuant to this Chapter shall be submitted with the first application for approval of a housing development and processed concurrently with all other applications required for the housing development. The application shall be submitted on a form prescribed by the City and shall include at least the following information:
    1. A site plan that identifies all units in the project including the location of the affordable units and the bonus units.
    2. A narrative briefly describing the housing development and shall include information on:
        a. The number of units permitted under the General Plan;
        b. The total number of units proposed in the project including the floor area, and the number of bedrooms and bathrooms associated with each dwelling unit. Density bonus units shall have at least the same distribution of bedrooms as the market rate units in the development. Density bonus units shall be constructed concurrently with the construction of market rate units;
        c. Target income of affordable housing units and proposals for ensuring affordability;
        d. The number of bonus units requested based on Section E.3 of this Chapter

3. Description of any requested incentives, concessions, waivers or modifications of development standards. For all incentives and concessions that are not included within the menu of incentives/concessions set forth in Sections G and H, the application shall include a pro forma providing evidence that the requested incentives and concessions result in identifiable, financially sufficient, and actual cost reductions. The cost of reviewing any required pro forma or other financial data submitted as part of the application in support of a request for an incentive/concession or waiver/modification of developments standard, including, but not limited to, the cost to the City of hiring a consultant to review said financial data, shall be borne by the developer. The pro forma shall include all of the following items:
    a. The actual cost reduction achieved through the incentive;
    b. Evidence that the cost reduction allows the applicant to provide affordable units or affordable sales prices; and
    c. Other information requested by the Community Development Director. The Community Development Director may require any pro forma include information regarding capital costs, equity investment, debt service, projected revenues, operating expenses, and such other information as is required to evaluate the pro forma.
4. Any such additional information in support of a request for a density bonus as may be requested by the Community Development Director.

D. Eligibility for Bonus. A developer of a housing development containing five or more units may qualify for a density bonus and at least one other incentive as provided by this chapter if the developer does one of the following:
1. Agrees to construct and maintain at least five (5) percent of the units dedicated to very low income households;
2. Agrees to construct and maintain at least 10 percent of the units dedicated to lower income households;
3. Agrees to construct and maintain at least 10 percent of the units in a common interest development (as defined in Section 4100 of the California Civil Code) dedicated to moderate income households, provided that all units in the development are offered to the public for purchase;
4. Agrees to construct and maintain a senior citizen housing development, as defined in Section 9.09.150 of this chapter, or a mobile home park that limits residency based on age requirements for housing for older persons pursuant to Section 798.76 or 799.5 of the California Civil Code;
5. Land Donations. An applicant for a tentative subdivision map, parcel map, or other residential development approval that donates land to the City in accordance with Government Code Section 65915(g) shall be eligible for a density bonus in accordance with the terms and conditions of Government Code Section 65915(g);
6. Includes a qualifying child care facility as described in the “Child care facility requirements” Section J of this Section in addition to providing housing as described in subsections 1 through 3 of this section;
7. Agree to construct and maintain at least 10 percent of the units of a housing development for transitional foster youth, as defined in Section 66025.9 of the California Education Code; disabled veterans, as defined in Section 18541 of the

California Government Code; or homeless persons, as defined in the federal McKinney-Vento Homeless Assistance Act (42 U.S.C. Sec. 11301 et seq.), dedicated to very low income households;

8. Agrees to construct and maintain at least 20 percent of the units for lower income students in a student housing development dedicated for full-time students at accredited colleges pursuant to the "Student Housing" Section of this Section; or
9. Agrees to construct and maintain 100 percent of the units, including total units and density bonus units, but exclusive of a manager's unit or units, dedicated to lower income households, except that no more than 20 percent of the units, including total units and density bonus units, may be dedicated to moderate income households.
10. Religious institution affiliated housing development projects (RIAHD) may qualify for a density bonus under California Government Code section 65915. For RIAHD parking requirements, see Section 9.11.040.D.

E. Density Bonus Calculation and Allowance.
   1. State Law Preemption. Pursuant to state law, the granting of a density bonus or the granting of a density bonus together with an incentive(s) shall not be interpreted, in and of itself, to require a general plan amendment, specific plan amendment, rezone, or other discretionary approvals.
   2. Density Bonus Calculation. An applicant must choose a density bonus from only one applicable affordability category and may not combine categories with the exception of child care facilities or land donation, which may be combined with an affordable housing development. All density calculations resulting in fractional units will be rounded up to the next whole number.
   3. Density Bonus Allowance. In calculating the number of units required for very low, lower and moderate income households, the density bonus units shall not be included. The maximum bonus allowed for a 100 percent affordable project is 80 percent, unless it is located within a half-mile of a major transit stop and then there is no limit to density. A housing development that satisfies all applicable provisions of this section shall be allowed the following applicable density bonuses:
      a. Very Low Income per California Government Code §65915(f)(2)
      b. Lower Income per California Government Code §65915(f)(1)
      c. Moderate Income per California Government Code §65915(f)(4)

      The Community Development Department has on file a Density Bonus Chart consistent with the Government Code sections above.
   4. Senior Citizen Housing Development. The density bonus for a senior citizen housing development is addressed in Section 9.09.150 (Senior Housing) of Chapter 9.09 (Specific Use Development Standards).
   5. Child Care Facility. A project (whether a housing, commercial, or industrial project) is eligible for a density bonus for a child care facility when in compliance with Section 9.03.050 of this chapter and California Government Code Section 65917.5.
   6. Conversion of Apartments to Condominiums. A project is eligible for a 25 percent density bonus for the conversion of apartments to condominiums when in compliance with California Government Code Section 65915.5.
   7. Foster Youth, Disabled Veterans, and Homeless Persons. The density bonus for

a housing development for transitional foster youth, disabled veterans, or homeless persons shall be 20 percent.

8. Students. The density bonus for a student housing development that provides housing for students consistent with Section K of this section shall be 35 percent. Twenty percent of the units granted by the density bonus shall be used for lower income students.
9. One Hundred Percent Affordable. The density bonus for a 100 percent affordable housing development consistent with subsection D.9 (Eligible for Bonus) of this Section shall be 80 percent of the number of units for lower income households. Except that, if the affordable housing development is located within one-half mile of a major transit stop, maximum density requirements shall not apply.

F. Continued Affordability. Prior to issuance of a building permit, the developer/property owner must enter into a density bonus housing agreement with the city for at least 55 years by recorded document (Government Code 65915 (c)). Such agreement shall be recorded and shall be binding on the property owner and any successors-in-interest. In addition, a density bonus project must comply with specific requirements for any existing units that are to be demolished as outlined in Section 9.03.050 (P) Additional details regarding requirements for continued affordability and the density bonus housing agreement are included in Section 9.03.050 (O).

G. Incentives available to housing projects.
Incentives are available to a housing developer as follows:

Number of Incentives/Concessions	Very Low Income Percentage	Lower Income Percentage	Moderate Income Percentage
1	5%	10%	10%
2	10%	17%	20%
3	15%	24%	30%
4	100% Low/Very Low/Mod (20% Moderate allowed)	100% Low/Very Low/Mod (20% Moderate allowed)	100% Low/Very Low/Mod (20% Moderate allowed)

If the project is located within one-half mile of a major transit stop, the applicant shall also receive a height increase of up to three additional stories, or 33 feet.

H. Available Incentives/Concessions. A qualifying project may be entitled up to four incentives, depending on the percentage of affordable housing that will be included within the development.

1. A concession falls within three categories (Section 65915(k)(1, 2 &3)):
   a. Reduction in the site development standards of this Development Code (e.g., site coverage, off-street parking requirements, reduced lot dimensions, and/or setback requirements);
   b. Approval of mixed use zoning in conjunction with the housing project if commercial, office, industrial, or other land uses will reduce the cost of the housing development and if such uses are compatible with the housing project and the existing or planned development in the area.; and/or
   c. Other regulatory incentives or concessions proposed by the developer or the

City that will result in identifiable and actual cost reductions.

2. Additional Incentive/Concession. The developer may receive a fifty (50) percent reduction of the development impact fee and the park land impact mitigation fee for the units affordable to very low income households and a twenty-five (25) percent reduction for those units affordable to lower income households.

I. Parking Requirements. If an applicant qualifies for a density bonus pursuant to this chapter, reduced parking requirements are available for projects qualifying for a density bonus pursuant to this ChapterSection. The parking requirement is inclusive of accessible and guest parking for the entire housing development, but shall not include on-street parking spaces in the count towards the parking requirement. In calculating the number of parking spaces required for a development, if the total number of parking spaces is other than a whole number, the number shall be rounded up to the next whole number.

1. Except as otherwise provided in this subsection, the following parking requirements shall apply:
   a. Zero to one bedroom: one on-site parking space.
   b. Two to three bedrooms: one and one-half on-site parking spaces.
   c. Four or more bedrooms: two and one-half on-site parking spaces.
2. If the housing development includes at least 20 percent lower income units or at least 11 percent very low income units, is located within one-half mile of a major transit stop, and there is unobstructed access to the major transit stop from the development, then the parking requirement shall be reduced from one-half on-site parking space per bedroom to one-half on-site parking space per unit.
3. If a housing development consists solely of rental units, exclusive of a manager's unit or units, with an affordable housing cost to lower income families, as provided in Section 50052.5 of the California Health and Safety Code, then no parking spaces shall be required as long as the development meets either of the following criteria:
   a. The development is located within one-half mile of a major transit stop and there is unobstructed access to the major transit stop from the development; or
   b. The development is a for-rent housing development for individuals who are 62 years of age or older that complies with Sections 51.2 and 51.3 of the California Civil Code and the development has either paratransit service or unobstructed access, within one-half mile, to fixed bus route service that operates at least eight times per day.
4. If a housing development consists solely of rental units, exclusive of a manager's unit or units, with an affordable housing cost to lower income families, as provided in Section 50052.5 of the California Health and Safety Code, and the development is either a special needs housing development, as defined in Section 51312 of the California Health and Safety Code, or a supportive housing development, as defined in Section 50675.14 of the California Health and Safety Code, then no parking spaces shall be required. A development that is a special needs housing development shall have either paratransit service or unobstructed access, within one-half mile, to fixed bus route service that operates at least eight times per day.

Number of Bedrooms	Required Parking Spaces per Unit* **
0 to 1 bedroom	1
2 to 3 bedrooms	1.5
4 or more bedrooms	2.5
Projects with at least 20% low-income units, or at least 11% very low-income units***	0.5
100% affordable housing projects ****	No requirement
* If the total number of spaces required results in a fractional number, it shall be rounded up to the next whole number.	
** If a residential or mixed residential/commercial development project includes the required percentage of low, very low-income, or includes a minimum 10 percent transitional foster youth, veteran, or homeless persons units, or provides for-rent housing for individuals who are 62 years of age or older, or is a special needs housing development and is located within one-half mile of a major transit stop where there is unobstructed access to a major transit stop from the development, then, upon the request of the developer, a parking ratio not to exceed 0.5 spaces per bedroom shall apply to the residential portion of the development.	
*** Must be located within one-half mile of a major transit stop, with unobstructed access to the major transit stop from the development.	
**** Must be located within one-half mile of a major transit stop, with unobstructed access to the major transit spot from the development OR for individuals 62 years of age or older and has either paratransit service or unobstructed access within one-half mile, to fixed bus route service that operates at least eight times per day.	

J. Child Care Facilities.
   1. Child Care Facility Density Bonus. When an applicant proposes to construct a housing development that is eligible for a density bonus under subsection D. (Eligibility for bonus) of this Section and California Government Code Section 65917.5, and includes a child care facility that will be located on the premises or adjacent to the housing development, the City shall grant either:
      a. An additional density bonus that is an amount of square feet of residential space that is equal to or greater than the square footage of the child care facility or
      b. An additional incentive that contributes significantly to the economic feasibility of the construction of the child care facility.
   2. Child Care Facility Requirements. The City shall require, as a condition of approving the housing development, that the following occur:
      a. The child care facility shall remain in operation for a period of time that is as long as or longer than the period of time during which the affordable units are required to remain affordable per this chapter; and
      b. Of the children who attend the child care facility, the children of very low income households, lower income households or families of moderate income households shall equal a percentage that is equal to or greater than the percentage of affordable units in the housing development that are required for very low, lower or families of moderate income households.
   3. Child Care Facility Criteria. The City shall not be required to provide a density

bonus or incentive for a child care facility if it finds, based upon substantial evidence, that the community has adequate child care facilities.

K. Student Housing.
   1. Student Housing Density Bonus Requirements. In order for a student housing development to be eligible for a density bonus under subsection D.8 of this Section, the student housing development must meet the following requirements:
      a. All units in the student housing development shall be used exclusively for undergraduate, graduate, or professional students enrolled full time at an institution of higher education accredited by the Western Association of Schools and Colleges or the Accrediting Commission for Community and Junior Colleges. The developer shall, as a condition of receiving a certificate of occupancy, provide evidence to the City that the developer has entered into an operating agreement or master lease with one or more institutions of higher education for the institution or institutions to occupy all units of the student housing development with students from that institution or institutions.
      b. Twenty percent of the density bonus units will be used for lower income students. For purposes of this clause, “lower income students” means students who have a household income and asset level that does not exceed the level for Cal Grant A or Cal Grant B award recipients as set forth in paragraph (1) of subdivision (k) of Section 69432.7 of the California Education Code.
      c. The rent provided in the applicable units of the development for lower income students shall be calculated at 30 percent of 65 percent of the area median income for a single-room occupancy unit type.
      d. The development will provide priority for the applicable affordable units for lower income students experiencing homelessness.
   2. Definition of Units. For purposes of calculating a density bonus granted for a student housing development, the term “unit” means one rental bed and its pro rata share of associated common area facilities.

L. General Guidelines.
   1. Location of Bonus Units. As required by California Government Code Section 65915(i), the location of density bonus units within the qualifying housing development may be at the discretion of the developer, and need not be in the same area of the project where the units for the lower income households are located as long as the density bonus units are located within the same housing development.
   2. Preliminary Review. A developer may submit to the Community Development Director a preliminary proposal for the development of housing pursuant to this chapter prior to the submittal of any formal application for a density bonus. Within 90 days of receipt of a written proposal, the City will notify the housing developer in writing of either: (1) any specific requirements or procedures under this chapter, which the proposal has not met; or (2) the proposal is sufficient for preparation of an application for density bonus.
   3. Infrastructure and Supply Capacity. Criteria to be considered in analyzing the requested bonus will include the availability and capacity of infrastructure (water, sewer, road capacity, etc.) and water supply to accommodate the additional density.

M. Findings for Approval for Density Bonus and/or Incentive(s).
   1. Density Bonus Approval. The following finding shall be made by the Approving Authority in order to approve a density bonus request:
      a. The density bonus request meets the requirements of this chapter.
   2. Density Bonus Approval with Incentive(s). The following findings shall be made by the Approving Authority in order to approve a density bonus and incentive(s) request:
      a. The density bonus request meets the requirements of this chapter;
      b. The incentive is required in order to provide affordable housing; and
      c. Approval of the incentive(s) will have no specific adverse impacts upon health, safety, or the physical environment or on any real property that is listed in the California Register of Historical Resources and for which there is no feasible method to satisfactorily mitigate or avoid the specific adverse impact without rendering the development unaffordable to very low, low, and moderate income households.
   3. Denial of a Request for an Incentive(s). The Approving Authority shall make at least one of the following findings prior to disallowing an incentive (in the case where an accompanying density bonus may be approved, or in the case of where an incentive(s) is requested for senior housing or child care facility):
      a. That the incentive is not necessary in order to provide for affordable housing costs as defined in subsection Q (definitions) of this Section, or for rents for the targeted units to be set as specified in subsecton S (definitions) of this Section.
      b. That the incentive would result in specific adverse impacts upon health, safety, or the physical environment or on any real property that is listed in the California Register of Historical Resources and for which there is no feasible method to satisfactorily mitigate or avoid the specific adverse impact without rendering the development unaffordable to very low, low, and moderate income households.
      c. That the incentive would be contrary to state or federal law.

N. Affordability Requirements.
   1. The maximum monthly housing cost for density bonus units, including a monthly allowance for utilities plus rent for rental units or house payments for for-sale units, shall be set at or below the rates described below:
      a. Density bonus units affordable to very low income households: thirty (30) percent of fifty (50) percent of the area monthly median income for Riverside/San Bernardino Counties adjusted by the number of bedrooms according to regulations of the California Department of Housing and Community Development.
      b. Density bonus units affordable to lower income households: thirty (30) percent of sixty (60) percent of the area monthly median income for Riverside/San Bernardino Counties adjusted by the number of bedrooms according to regulations of the California Department of Housing and Community Development.
   2. The monthly allowance for utilities shall be the utility allowance calculated by the Department of Housing and Urban Development (HUD) for County Housing Authorities.
   3. The monthly house payments for for-sale units described in subsection (G)(1) of

this section includes the sum of principal and interest on a thirty (30) year fixed rate mortgage for ninety (90) percent of the sales price, loan insurance, property taxes and assessments, fire and casualty insurance, property maintenance and repairs, and the fair share cost for maintenance of amenities owned in common such as landscaping and swimming pools.

4. Housing costs, affordable sales prices, and occupancy requirements, will be governed by a deed restriction which shall take precedence over all other covenants, liens and encumbrances of the property on which the units are constructed.

O. Affordable Housing Agreement Required.

1. General Requirements. No density bonus pursuant to Section 9.03.050 shall be granted unless and until the affordable housing developer, or designee enters into an affordable housing agreement and, if applicable, an equity sharing agreement, with the City or its designee pursuant to and in compliance with this section (Government Code Section 65915(c)). The agreements shall be in the form provided by the City, which shall contain terms and conditions mandated by, or necessary to implement, state law and this chapter. The affordable housing agreement shall be recorded prior to issuance of a building permit for a rental project or prior to final map recordation for an ownership project which includes a map. The Community Development Director is hereby authorized to enter into the agreements authorized by this section on behalf of the City upon approval of the agreements by the City Attorney for legal form and sufficiency.
2. Low- or Very Low-Income Affordable Housing Component.
    a. The affordable housing developer of a qualified housing development based upon the inclusion of low-income and/or very low-income affordable units shall enter into an agreement with the City to maintain the continued affordability of the affordable units for 55 years (for rental units) or 30 years (for for-sale units), or a longer period if required by the construction or mortgage financing assistance program, mortgage insurance program or rental subsidy program (Government Code Section 65915(c)(1)). The agreement shall establish specific compliance standards and specific remedies available to the City if such compliance standards are not met. The agreement shall specify the number of lower-income affordable units by number of bedrooms; standards for qualifying household incomes or other qualifying criteria, such as age; standards for maximum rents or sales prices; the person responsible for certifying tenant or owner incomes; procedures by which vacancies will be filled and units sold; required annual report and monitoring fees; restrictions imposed on lower-income affordable units on sale or transfer; and methods of enforcing such restrictions, and any other information that may be required based on the City's review.
    b. Rental Units. Rents for the low-income and very low-income affordable units that qualified the housing development for the density bonus pursuant to Section 9.180.030 shall be set and maintained at an affordable rent (Government Code Section 65915(c)(1)). The agreement shall set rents for the lower-income density bonus units at an affordable rent as defined in California Health and Safety Code Section 50053, except for developments meeting the

criteria of Government Code Section 65915(b)(1)(G), for which rents for all units in the development, including both base density and density bonus units, shall be as follows:

i. The rent for at least 20 percent of the units in the development shall be set at an affordable rent, as defined in Section 50053 of the Health and Safety Code.

ii. The rent for the remaining units in the development shall be set at an amount consistent with the maximum rent levels for a housing development that receives an allocation of state or federal low-income housing tax credits from the California Tax Credit Allocation Committee.

c. The agreement shall require that owner-occupied units be made available at an affordable housing cost as defined in Health and Safety Code Section 50052.5.

d. For-Sale Units. Owner-occupied low-income and very low-income affordable units that qualified the housing development for the density bonus pursuant to Section 9.180.030 shall be available at an affordable housing cost (Government Code Section 65915(c)(2)). The affordable housing developer of a qualified housing development based upon a very low- or low-income minimum affordable component shall enter into an equity sharing agreement with the City or the master or non-affordable housing developer. The agreement shall be between the City and the buyer, or between developer and the buyer if the developer is the seller of the unit. The City shall enforce the equity sharing agreement unless it is in conflict with the requirements of another public funding source or law (Government Code Section 65915(c)(2)). The equity sharing agreement shall include at a minimum the following provisions:

i. Upon resale, the seller of the unit shall retain the value of any improvements, the down payment and the seller's proportionate share of appreciation. The City shall recapture any initial subsidy, as defined in subparagraph (b), and its proportionate share of appreciation, as defined in subparagraph (c), which amount shall be used within five years for any of the purposes described in subdivision (e) of Section 33334.2 of the Health and Safety Code that promote homeownership.

ii. For purposes of this section, the City's initial subsidy shall be equal to the fair market value of the home at the time of initial sale minus the initial sale price to the very low-income household, plus the amount of any down payment assistance or mortgage assistance. If upon resale the market value is lower than the initial market value, the value at the time of the resale shall be used as the initial market value.

iii. For purposes of this subdivision, the City's proportionate share of appreciation shall be equal to the ratio of the City's initial subsidy to the fair market value of the home at the time of initial sale.

3. Moderate Income Affordable Housing Component.

a. The affordable housing developer of a qualified housing development based upon the inclusion of moderate-income affordable units in a common interest development shall enter into an agreement with the City ensuring that:

i. The initial occupants of the moderate-income affordable units that are

directly related to the receipt of the density bonus are persons and families of a moderate-income household.

ii. The units are offered at an affordable housing cost (Government Code Section 65915(c)(2)).

iii. The affordable housing developer of a qualified housing development based upon a moderate-income minimum affordable component shall enter into an equity sharing agreement with the City or the master or non-affordable housing developer (Government Code Section 65915(c)(2)). The agreement shall be between the City and the buyer or between the developer and the buyer if the developer is the seller of the unit. The City shall enforce the equity sharing agreement unless it is in conflict with the requirements of another public funding source or law (Government Code Section 65915(c)(2)). The equity sharing agreement shall include at a minimum the following provisions:

iv. Upon resale, the seller of the unit shall retain the value of improvements, the down payment and the seller's proportionate share of appreciation. The City shall recapture any initial subsidy, as defined in subparagraph (b), and its proportionate share of appreciation, as defined in subparagraph (c), which amount shall be used within five years for any of the purposes described in Health and Safety Code Section 33334.2(e) that promote homeownership (Government Code Section 65915(c)(2)(A)).

v. The City's initial subsidy shall be equal to the fair market value of the unit at the time of initial sale minus the initial sale price to the moderate-income household, plus the amount of any down payment assistance or mortgage assistance. If upon resale the market value is lower than the initial market value, the value at the time of the resale shall be used as the initial market value (Government Code Section 65915(c)(2)(B)).

vi. The City's proportionate share of appreciation shall be equal to the ratio of the City's initial subsidy to the fair market value of the unit at the time of initial sale (Government Code Section 65915(c)(2)(C)).

P. Ineligible Projects - Required Replacement of Affordable Units.

1. An applicant shall be ineligible for a density bonus or any other incentives or concessions under this section if:

   a. The development is proposed on any property that includes any existing affordable rental dwelling units occupied by lower or very low income households; or

   b. If such affordable dwelling units have been vacated or demolished in the five-year period preceding the application, and

   c. Such affordable dwelling units have been subject to a recorded covenant, ordinance, or law that restricts rents to levels affordable to persons and families of lower or very low income. However, an applicant may establish eligibility if the proposed housing development replaces those units, and either of the following applies:

      i. The proposed housing development, in addition to the units replaced pursuant to this paragraph, contains affordable units at the percentages set forth in subsection E.

ii. Each unit in the development, exclusive of a manager's unit or units, is affordable to, and occupied by, either a lower or very low income household.

2. The number and type of required replacement units shall be determined as follows:
   a. For a development containing any occupied dwelling units, the development must contain at least the same number of replacement dwelling units, of equivalent size and bedrooms, and must be made affordable to and occupied by persons and families in the same or a lower income category as the occupied dwelling units. For unoccupied dwelling units in the development, the replacement dwelling units shall be made affordable to and occupied by persons and families in the same or lower income category as the last household in occupancy. If the income category of the last household is unknown, it is presumed, unless proven otherwise, that the dwelling units were occupied by lower income renter households in the same proportion of lower income renter households to all renter households within Riverside/San Bernardino Counties as determined by the California Department of Housing and Community Development, and replacement dwelling units shall be provided in that same percentage.
   b. If all of the dwelling units are vacant or have been demolished within the five years preceding the application, the development must contain at least the same number of replacement dwelling units, of equivalent size and bedrooms, as existed at the highpoint of those units in the five year period preceding the application, and must be made affordable to and occupied by persons and families in the same or a lower income category as those in occupancy at that same time. If the income categories are unknown for the highpoint, it is presumed, unless proven otherwise, that the dwelling units were occupied by very low income and low income renter households in the same proportion of very low income and low income renter households to all renter households within Riverside/San Bernardino Counties as determined by the California Department of Housing and Community Development, and replacement dwelling units shall be provided in that same percentage.

Q. Definitions. For the purpose of this section, the following definitions shall apply unless the context clearly indicates or requires a different meaning.
   1. "Approving authority" is as defined in the Moreno Valley Municipal Code Title 9, Zoning Section 9.02.030.
   2. "Child care facility" is defined as a child day care facility other than a family day care home, including, but not limited to, infant centers, preschools, extended day care facilities, and school-age child care centers.
   3. "Density bonus" is defined as an increase in density over the otherwise maximum allowable residential density under the applicable general plan designation as of the date of filing of an application for density bonus with the City or, if elected by the applicant, a lesser percentage of density increase. A density bonus request shall be considered as a component of a qualified housing development.
   4. "Housing development" is defined as a development project for five or more residential units, including mixed-use developments, constructed within a parcel. For the purposes of this chapter, "housing development" also includes a subdivision or common interest development as defined in Section 4100 of the

Civil Code and consists of residential units or unimproved residential lots. A density bonus shall be permitted in geographic areas of the housing development other than the areas where the affordable units are located, so long as the density bonus units are located on the same parcel.

5. “Incentive” is defined as a reduction in site development standards or a modification of zoning code requirements or architectural design requirements that exceed the minimum building standards approved by the California Building Standards Commission. An incentive can be requested by the applicant for purposes of reducing the cost of development to make the project financially feasible. The term “incentive” includes the term “concession” as that term is used in California Government Code Sections 65915 through 65918.
6. “Located within one-half mile of a major transit stop” means that any point on a proposed development, for which an applicant seeks a density bonus, other incentives or concessions, waivers or reductions of development standards, or a vehicular parking ratio pursuant to this section, is within one-half mile of any point on the property on which a major transit stop is located, including any parking lot owned by the transit authority or other local agency operating the major transit stop.
7. “Lower income” is defined as less than 80 percent of the area median income, as defined by Section 50079.5 of the California Health and Safety Code.
8. “Lower income unit” is defined as a unit with an affordable rent or payment that does not exceed 30 percent of 60 percent of area median income adjusted for family size appropriate for the unit.
9. “Major transit stop” is defined as a site containing any of the following: (1) an existing rail or bus rapid transit station; (2) a ferry terminal served by either a bus or rail transit service; or (3) the intersection of two or more major bus routes with a frequency of service interval of 15 minutes or less during the morning and afternoon peak commute periods.
10. “Moderate income” is defined as less than 120 percent of the area median income, as defined in Section 50093 of the California Health and Safety Code.
11. “Moderate income unit” is defined as a unit with an affordable rent or payment that does not exceed 35 percent of 120 percent of area median income adjusted for family size appropriate for the unit.
12. “Unobstructed access to a major transit stop” means a resident is able to access the major transit stop without encountering natural or constructed impediments. “Natural or constructed impediments” includes, but is not limited to, freeways, rivers, mountains, and bodies of water, but does not include residential structures, shopping centers, parking lots, or rails used for transit.
13. “Very low income” is defined as less than 50 percent of the area median income, as defined in Section 50105 of the California Health and Safety Code.
14. “Very low income unit” is defined as a unit with an affordable rent or payment that does not exceed 30 percent of 50 percent of the area median income, adjusted for family size appropriate for the unit.

R. Interpretation. If any portion of this subsection conflicts with State Density Bonus Law or other applicable state law, state law shall supersede this subsection. Any ambiguities in this section shall be interpreted to be consistent with State Density

Bonus Law.

9.05.040 Industrial site development standards.

A. General Requirements.
   1. The following table sets forth minimum property development standards for all land, buildings and structures constructed within the specified industrial districts. All sites shall conform to the dimensions set forth in this section. A development or center may, however, be a combination of many parcels totaling at least the required site size, but its design must be integrated and unified.
   2. In addition, projects must comply with the special requirements enumerated in subsection B, the performance standards included in Chapter 9.10 and any other applicable city ordinances, policies and programs.

Table 9.05.040-8
Industrial Site Development
Minimum Standards

Requirement	BP/LI[1]	BPX	I
Minimum site area (in acres)	1	1	5
Minimum site width (in feet)	200	200	300
Minimum site depth (in feet)	200	200	300
Minimum front building setback area (in feet)	20	20	20
Minimum interior side building setback area (in feet)*	*(see note below)	*(see note below)	—
Minimum street side building setback area (in feet)	20	20	20
Minimum rear building setback area (in feet)*	*(see note below)	*(see note below)	—
[1] See Special Site Development Standards Section 9.05.040(B)(9) for unique separation requirements for structures greater than 50,000 square feet in building area.			
* Structures shall be constructed on the property line or a minimum of three feet from the property line.			

B. Special Site Development Standards.
   1. When any industrial district abuts a property in any residential district, a minimum building setback equal to the building height, but not less than twenty (20) feet shall be required from such residential district. Further, the ten (10) feet of such setback nearest the district boundary line shall be landscaped.
   2. Where off-street parking areas industrial districts are visible from any street, screening in the form of a landscaped earthen berm, shrubs, or decorative wall three feet in height shall be erected between the required landscape area and the parking area.
   3. In all industrial districts, required front building setback areas shall be landscaped. The landscaping shall consist predominantly of plant materials except for necessary walks and drives.
   4. Except as otherwise permitted, a street side building setback area in any industrial district shall be used only for landscaping, pedestrian walkways, driveways or off-street parking. Where off-street parking in any industrial district is located within

building setback areas, a minimum landscaped area ten (10) feet in depth shall be provided between the property line and parking area, with an additional minimum landscaped area ten (10) feet in depth required between the parking area and the building.

5. Except as otherwise permitted, required rear and interior side building setback areas in any industrial district shall be used only for landscaping, pedestrian walkways, driveways, off-street parking or loading, recreational activities or facilities, and similar accessory activities.
6. Parking for each use shall comply with the requirements of Chapter 9.11 and this title.
7. The land uses planned for each development shall be specified on the approved site plans. No use shall be established unless the development where it is located has adequate parking facilities to accommodate such use and any planned uses that share parking facilities with such use.
8. In the BP, LI and I districts, the retail sales of goods produced or warehoused in connection with a manufacturing, assembly or warehouse use may be conducted, provided that no more than fifteen (15) percent of the gross floor area of the space occupied by such use is devoted to retail sales. Any merchandise storage or display areas to which the public has access shall be considered as committed to the percentage of building area used for retail purposes.
9. In the LI district, industrial and warehouse, structures greater than fifty thousand (50,000) square feet in building area shall be separated from any residential district as determined by an air quality and noise impact analysis. The minimum separation distance for such uses shall be two hundred fifty (250) feet between the residential district and the truck court or loading area.
10. The parcelization of a business complex for marketing, financing or other purpose shall not establish separate privileges with respect to the maximum percentage of floor area specified in this section with respect to the BPX district.
11. Industrial buildings larger than 50,000 square feet shall be designed and constructed to meet the equivalent level of LEED Silver.

9.07.080 Primary animal keeping overlay (PAKO).

A. Purpose and Intent. The primary purpose of the primary animal keeping overlay district is to maintain animal keeping and the rural character of the areas noted within the overlay district and designate a portion of the parcel for medium and large animal keeping.
B. Applicability. The primary animal keeping overlay (PAKO) district and standards shall apply to animal keeping activities in the RR (rural residential), R1 (residential-1) and RA2 (residential agricultural-2) land use districts only within an area bounded by Nason Street to the west, Theodore Street to the east, the city limit line to the north and Cottonwood Avenue to the south.
C. Zoning Map Designation. The primary animal keeping overlay district shall be designated on the zoning map by the symbol “PAKO.”
D. Development Standards.
    1. Lots within the designated animal keeping overlay district shall include a primary

animal keeping area (PAKA) of three thousand (3,000) square feet. The PAKA may be located in the rear, side or front yard, subject to the standards within this section. PAKAs within the front yard will only be allowed when the main habitable structure maintains a minimum setback of seventy-five (75) feet from the front property line. PAKAs on individual lots shall be grouped together and placed immediately adjacent to those located on an adjoining lot. If unique site constraints exist on a lot, the PAKA may be located on another portion of the lot as approved by the community development director.

2. No non-animal related structures shall be allowed in the PAKA. Animal-related structures located within the PAKA shall not exceed forty (40) percent of the PAKA.
3. A dedicated primary animal keeping area (PAKA) shall be recorded on each newly created lot and included within the project CC&Rs if applicable.
4. All PAKAs shall have a twenty (20) foot minimum setback from any habitable structure.
5. All PAKAs shall be located on flat usable land with a slope no greater than four percent.
6. A minimum width of fifteen (15) feet shall be provided for vehicle access on one side of the lot, with clear access to the PAKA.
7. PAKAs that are developed at a lower or higher grade than the residence pad shall include an access ramp with a slope no greater than twenty-five (25) percent, and a minimum travel width of twelve (12) feet.
8. Lots within the PAKO shall adhere to the minimum lot standards within the underlying zoning district, including planned unit developments (PUDs).
9. Developments within the PAKO shall include feeder trails on one side of the street.
10. The above standards only apply to newly created residential subdivisions within the primary animal keeping overlay (PAKO) district. Specific primary animal keeping areas (PAKAs) shall be designated on all tentative maps and recorded on all final subdivision maps.

9.08.260 Shopping cart containment and retrieval requirements.

A. General Provisions. The provisions in this chapter are applicable to new businesses with ten (10) or more shopping carts established after the adoption of the ordinance codified in this section and to existing businesses with ten (10) or more shopping carts which have experienced a change in ownership after the adoption of the ordinance codified in this section.
   1. A change of ownership shall include all sales, transfers, leases, assignments, mergers, consolidations, or other business transactions that result sale of a corporation, limited partnership to another corporate entity. Corporate name changes or minor reorganizations do not classify as a change in ownership and are therefore exempt from code provisions within this chapter.
   2. This chapter shall not apply to any conditions expressly allowed or authorized by federal or state law or any other provision of this code.
   3. Violations of this chapter shall be treated as strict liability offenses regardless of intent.

B. Cart Containment and Retrieval Plan. Except as otherwise provided in this chapter,

every business that provides shopping carts to customers for use on their premises shall develop, implement and comply with the provisions of a written plan approved by the city to prevent customers from removing shopping carts from the premises of such business without authorization of the owner and to provide for the retrieval of removed or abandoned shopping carts which have been removed from the premises of the retail establishment (the "plan"), and shall demonstrate compliance with all other purposes and provisions of this chapter. The plan, at a minimum, shall include the following elements:

1. Owner Information. The name of the owner; the physical address where the retail establishment is conducted; and the name, address, and telephone number(s) of the owner and all on-site managers, including any changes of such persons.
2. Cart Inventory. The number of carts to be used or located on the premises.
3. Signs Affixed to Carts. Every shopping cart made available for use by customers shall have a sign permanently affixed to it that identifies the owner of the cart; notifies the public that the unauthorized removal of the cart from the premises of the retail establishment, or the unauthorized possession of the cart, is a violation of state law, and lists a valid telephone number and address for returning the cart removed from the premises to the owner.
4. Notice to Customers. Conspicuous signs shall be placed and maintained on the premises near all customer entrances, exits and cart storage areas, warning customers that removal of shopping carts from the premises is prohibited by state law. All signs shall be in English and Spanish.
5. Prevention Measures. A description of the specific measures that the business owner will implement to prevent removal of any cart from the business premises. Permissible measures are identified in subsection G.
6. Mandatory Cart Retrieval Operations. The procedure by which the business owner or qualified cart retrieval service will search, find and return carts removed from the business premises. The cart retrieval operation must demonstrate that carts will be actively located within one mile of the business premises and respond to complaints from the public or notifications from city enforcement personnel in a manner which results in the retrieval of carts within twenty-four (24) hours of receiving the notification. If a business owner contracts with a cart retrieval service, the retrieval service must be a city licensed and approved service, and shall not place limits on daily loads or days per week to retrieve carts within the city. The owner shall provide written authorization to all retrieval personnel, which authorization shall be carried by each such person while performing cart retrieval services on behalf of the owner and shall be provided to any enforcement personnel upon request. Each vehicle used by retrieval personnel shall bear conspicuous signs on the vehicle identifying either the name of the business for which such retrieval service is being performed or, if applicable, the name of the cart retrieval service with which the business has contracted for such services.
7. Employee Training. The business owner shall implement and maintain a periodic training program for its new and existing employees designed to educate such employees concerning the requirements of the plan and the provisions of state law prohibiting the unauthorized removal of shopping carts from the premises of the retail establishment. The plan shall expressly describe the employee training

program.

8. Daily Cart Confinement. All shopping carts located on the premises of the business (other than a business open for business twenty-four (24) hours per day) shall be collected at the end of each business day by employees of the business and shall be collectively confined in a secure manner in the cart confinement area, as designated in the approved plan, until the commencement of the next business day. All shopping carts located on the premises of any business open for business twenty-four (24) hours per day, other than carts then currently in use by a customer or patron, shall be collected by employees of the business and returned to the cart confinement area, as designated in approved plan, at least once per calendar day between the hours of nine p.m. and midnight on each day the retail establishment is open for business. The provisions of this subsection shall not apply to any shopping carts located within an enclosed building.
9. Collaboration with Other Businesses. Two or more businesses located within the same shopping or retail center or sharing a common parking area may collaborate and submit a single plan.
10. Additional Information. Any other information deemed appropriate by the community development director to ensure compliance with this chapter and specified within the plan application.

C. Exemptions. The requirements of this chapter shall not apply to any business which provides a total of less than ten (10) shopping carts for use by the customers of such business.

D. Plan Submission and Approval. Unless otherwise expressly exempt by this chapter, each new business, any existing business relocating to a different location within the city, and any business with a change in ownership to an unrelated entity shall submit a proposed plan complying with the requirements of subsection B to the community development director, and obtain approval thereof by the city, prior to the commencement of business or issuance of a certificate of occupancy. Each proposed plan shall be accompanied by a processing and inspection fee in an amount as set by resolution of the city council.
   1. If approved, the plan shall be implemented no later than ninety (90) days from the date of notification to the owner of the approval. An inspection by enforcement personnel shall be made of the premises to confirm compliance at the conclusion of the ninety (90) day period.
   2. The decision of the community development director shall be made in writing and notice thereof shall be transmitted to the owner of the business by first-class mail, or by personal delivery. The owner may appeal the decision in the time and manner provided in Section 9.02.240.

E. Standards for Denials. The community development director may deny a plan based upon any of the following grounds:
   1. Implementation of the plan would violate provisions of the building, zoning, health, safety, fire, police or other municipal codes, or any county, state, or federal law that substantially affects public health, welfare or safety;
   2. The plan fails to include all the information required by this chapter;
   3. The plan is insufficient or inadequate to prevent removal of carts from the owner's premises;

4. The plan fails to address any special or unique conditions, due to the geographical location of the premises, as they relate to cart retention and prevention efforts;
5. Implementation of the plan would violate a term or condition of another city policy or requirement of this code;
6. The owner has knowingly made a false statement of fact, or omits a fact required to be revealed in an application for a plan, or in any addendum or report or other information required to be provided regarding the plan.
7. If the plan is rejected as incomplete or inadequate, the community development director shall indicate the areas of incompleteness or inadequacy.

F. Plan Modification. At any time subsequent to the approval of a plan, the owner may request a modification of a previously approved plan to address a change in circumstances, an unanticipated physical or economic impact of the plan, or a need to modify an ineffective plan. Each proposed amendment shall be accompanied by a processing fee in an amount as set by resolution of the city council.

G. Penalties. Any required business owner, property owner, and/or business representative that fails to submit a plan, implement plan measures or implement any required modifications to the plan by the city within the time frames specified within this chapter shall be subject to penalties including, but not limited to, criminal action, civil action or other judicial or administrative proceedings.

H. Containment Methods. All shopping carts shall be contained or controlled within the boundaries of the store premises, which refers to the lot area, maintained, managed and/or utilized by the business, which may include the building, parking lot and adjacent walkways where the business' shopping carts are permitted.
1. Bollards. Bollards or posts may be installed near exits to prevent the removal of carts from the business as long as they do not interfere with fire lanes, handicapped access, or conflict with federal, state and local laws, including municipal, building and zoning code.
2. Wheel Locking Mechanisms. Equipping shopping carts with a locking or stopping mechanism that is used in conjunction with an electronic or magnetic barrier along the perimeter of the store premises. The wheel locking or stopping mechanism must activate when the shopping cart crosses the electronic or magnetic barrier.
3. Coin Operated Machines. Businesses may opt to utilize coin operated machinery to charge patrons a deposit for the cart which is refunded upon return of the cart.
4. Customer Service Representative. The business may employ customer service representatives to assist customers by delivering merchandise to patrons' vehicles and thus not allowing carts to be removed from the premises.
5. Security. The business may employ security personnel to patrol the premises and prevent carts from being removed from the property.
6. Other Methods. The project may use other methods of containment as long as the systems or methods are approved by the community development director and effectively will contain or control shopping carts to the store premises.

I. Containment System Design. All structures, including bollards and wheel locking mechanisms, associated with the containment system must be harmonious and compatible with the project submittal and city design and development standards.

9.08.150 Screening requirements.

A. Screening of Commercial, Industrial, Public and Quasi-Public Uses. Whenever a building or structure is constructed or enlarged on any property zoned for commercial, industrial, public or quasi-public purposes, which abuts a residential zone, appropriate screening is erected and maintained along the property line of the parcel.
   1. Screening consists of a decorative masonry wall sufficient for sound attenuation with a minimum height of six feet, as measured from the commercial or industrial side of the wall at the property line. If the wall is either greater or less than six feet in height on the residential side, landscaping may be required on that side of the wall, as necessary. Decorative walls of block, brick, stone, stucco-treated masonry, or concrete panels are acceptable. The community development department director may approve alternative materials, provided that the materials are comparable to masonry walls or concrete panels in durability and ability to attenuate light and sound.

B. Screening and Storage Areas. Where permitted, all outdoor storage of materials, wares, crates, bottles or similar items necessary to, or part of a permitted use within an industrial, commercial or special district are screened from view on at least three sides by a solid, impact-resistant wall, not less than six feet in height, and on the fourth side by a similar gate, not less than five feet in height. Alternate materials or designs may be approved by the community development department director.

C. Screening of Refuse Storage Areas. Trash/waste enclosure design standards shall be designed to be consistent with all City applicable standards, and shall:
   1. Be located a minimum of thirty-five (35) feet from any residential structures or as otherwise approved by the community development department director;
   2. Provide a minimum planter dimension of three feet on three sides of the enclosure walls, and accommodate climbing vines and screening shrubs within the planter area;
   3. Be constructed to include a solid roof cover;
   4. Be designed using materials and colors aesthetically compatible with the project.

9.08.270. Security Plan and On-site Security Requirements

A. For newly constructed commercial centers larger than two (2) acres and multi-family projects of fifty-one (51) dwelling units or more, a detailed security plan shall be submitted to the City for review and approval prior to building permit.

B. At a minimum, the security plan shall include the following to ensure security of the site.
   1. Security surveillance cameras and a video recording system must be installed to monitor all doors into and out of the buildings on the site, the parking lot, loading areas, and all exterior sides of the property adjacent to the public rights-of-way. The cameras and recording system must be of adequate quality, color rendition, and resolution to allow the identification of any individual present on the site.
   2. Professionally and centrally monitored fire, sprinkler, robbery, and burglar alarm systems must be installed as required and maintained in good working condition. The alarm system must include a private security company that is required to

respond to every alarm.

C. Through the security plan, the City may require details regarding staffing and deployment of security for a commercial center larger than two (2) acres, and if deemed necessary for the purposes of security, the City may require that the property owner maintain the services of a private security company to monitor the buildings and parking areas based on the specific facts and circumstances associated with the site.

9.08.280 Maintenance of Parkways by Property Owners.

A. The owner of any lot fronting any portion of a parkway, or sidewalk, or other public right-of-way or City owned property, shall maintain such parkway, sidewalk and right-of-way including all landscaping in a condition that will not interfere with the public safety and convenience and the use of the parkway, sidewalk, and right-of-way.
B. In conjunction with all new development projects involving an entitlement on a Divided Major Arterial, Divided Arterial, Arterial, Minor Arterial or Industrial Collector, the City shall require an encroachment permit to require that developers maintain landscape areas per approved plans that are within the right-of-way, and also maintain any areas along their frontages (e.g. Caltrans right-of-way) (see Section 9.17.140 Freeway frontage) that are not required to be landscaped by the project conditions of approval. The encroachment permit shall be reviewed and approved by the City prior to issuance of a grading permit.
C. Landscape plans required by Title 9 shall show any areas along the project frontage, and shall identify either landscaping or maintenance responsibility within the Caltrans right-of-way if the project includes frontage along Caltrans right-of-way.

9.09.130 Accessory Dwelling Units (ADUs).

A. Purpose and Intent. The purpose of these standards is to ensure:
    1. Accessory dwelling units (ADU) and Junior Accessory dwelling units (JADU) as defined herein are a permitted accessory use. This chapter establishes standards for the construction and occupancy of ADUs and JADUs. The standards herein serve to ensure ADUs and JADUs are constructed in a manner that is consistent with the requirements and allowances of State law, and contribute to a suitable living environment for all.
    2. General Plan Consistency. ADUs and JADUs are a residential use consistent with the existing general plan and zoning designation. This section furthers the goals, objectives, and policies of the General Plan Housing Element.
    3. Applicability. Under State law, the City must allow for ADUs and JADUs. However, the approval of ADUs may be based on the adequacy of water and sewer services as well as impacts on traffic flow and public safety. A local homeowner's association cannot prohibit the construction of an ADU or a JADU. This section addresses all requirements of State law regarding ADUs.
B. Approval Authority. Approval of an ADU or JADU within a residential, mixed-use zone, or Specific Plan zone allowing residential or mixed use is considered a ministerial action and the approval authority is the community development director. Approval of

an accessory dwelling unit is subject to all applicable requirements established within this chapter as well as all building, fire, engineering, flood, water quality, environmental codes, standards, and permitting fees established by the city. Any limits on where ADUs are permitted may only be based on the adequacy of water and sewer service, and the impacts on traffic flow and public safety. If the proposal is not consistent with the requirements of State law and this section then the application does not qualify as an ADU and will be processed as a second unit either under an Administrative Plot Plan for a single-family dwelling unit, or through an Amended Plot Plan for additional multiple-family dwelling units. If a JADU has already been constructed within the primary dwelling, this will not preclude submittal of an application for an accessory dwelling unit that is consistent with all the standards of this section and State law. An application for a JADU may be submitted that meets all the requirement of this section even if an ADU already has been constructed.

C. Application and Processing.
   1. Applications for the following types of ADU's that meet all the requirements of this section shall be ministerial and reviewed and processed with a building permit subject to conditions of approval.
      a. Single-family Internal ADU within previously permitted existing space or within a new single family residence; or
      b. Single-family attached or detached ADU; or
      c. Junior ADU.

      The building plan check application will include all of the items in D.3 below.
   2. Applications for multiple family ADUs consistent with this section: Applications for multiple family ADUs either detached or within an existing permitted structure or dwelling, shall be made to the community development department and shall be permitted ministerially with approval of both an administrative plot plan and building permit. The Administrative Plot Plan will include all of the items in D.3 below.
   3. With regard to evaluating whether the ADU meets the standards of this section, the building permit application or Administrative Plot Plan application, as applicable, shall include the following:
      a. A detailed description and scaled, dimensioned floor plan of the proposed ADU, clearly illustrating the bedroom(s), bathroom(s), kitchen and other features or other proposed habitable areas;
      b. A detailed description and scaled, dimensioned elevation of the proposed ADU, clearly illustrating the exterior entrance of the ADU;
      c. A scaled, dimensioned site plan of the property clearly illustrating the location of all improvements on site (existing primary residence, garage, driveway(s), fences/walls, accessory structures, public right-of-way improvements, etc.) and where the ADU shall be located;
      d. The scaled, dimensioned site plan of the property shall note the use(s) of all buildings existing on site.
   4. Applications shall be permitted ministerially if there is an existing single-family or multifamily dwelling on the lot and all applicable requirements and development standards of this chapter are met and no variances are required. If the permit application to create an ADU or JADU is submitted with a permit application to create a new single-family dwelling on the lot, the City will not act on the permit

application for the ADU or JADU until the City acts on the permit application to create the new single-family dwelling. If the application has been deemed complete, the ADU or JADU shall be deemed approved if the city has not acted on the completed application within 60 days. If the applicant requests a delay, the 60-day time period shall be tolled for the period of the delay.

D. Development Standards and Requirements. Accessory dwelling units shall comply with the following development standards as described below and as shown in Tables 1 and 2:
   1. Permitted ADUs: An ADU is permitted if the lot is zoned for single-family, multifamily use, or mixed use allowing for residential use, and contains an existing, single-family structure or multi-family structure.
      a. Existing Single-family Structure/Primary Dwelling Unit - For an existing single-family structure, one ADU and one JADU is permitted. An ADU may be detached or attached. A JADU must be contained within the space of an existing single-family structure.
      b. Existing Multi-family Structure – Within an existing multi-family structure, up to 25 percent of the existing multi-family units may be ADUs, or one unit, whichever is greater; Two accessory dwelling units detached from the multifamily dwelling are permitted subject to a height limit of 16 feet and 4 foot rear and side setbacks.
   2. Lot Size: There is no minimum lot size required if the ADU meets the setbacks described in this section.
   3. ADU Size:
      a. Minimum: The minimum unit size for a JADU per State law is 150 SF. There is no minimum unit size for other ADU structures provided that the ADU is in compliance with State laws including building and health and safety codes.
      b. Maximum: For the conversion of an accessory building per State law, there is no maximum square footage, provided the ADU is within the walls of the existing accessory building. For these uses, up to 150 SF can be added for ingress/egress subject to State law.
      c. Detached ADUs for single-family or multi-family: The maximum unit size shall be 850 SF for an efficiency or one bedroom, and 1,000 square feet for two bedrooms.
      d. Attached ADUs: If there is an existing single-family dwelling on the site, the attached ADU shall be no larger in size than 850 SF for an efficiency or one bedroom, and no larger than 1,000 square feet for a two bedroom. For multi-family, the ADU shall be no more than 800 square feet.
      e. Lot Coverage/Floor area ratio/Open space – If all of the following standards are satisfied for an attached ADU or detached ADU, lot coverage, floor area ratio, and open space requirements would not apply. All other development standards as described in this section would apply. (See Tables 1 and 2)
      f. Up to 800 square foot accessory unit; and
      g. No more than 16 feet in height; and
      h. Four foot side, corner, and rear yard setbacks.
      i. For all other ADUs allowed by this section, lot coverage, floor area ratio, and open space requirements of the underlying zone would apply.

4. ADU/JADU height:
    a. Detached ADUs: For a detached primary dwelling unit on a site, the ADU is permitted to be at least 16 feet in height. Above 16 feet, the ADU may not exceed the height of the existing primary dwelling unit on the site. A detached multi-family ADU may not exceed 16 feet in height.
    b. Attached ADUs: For JADUs and Internal ADUs, the height limits are not applicable, except the height limit of residential zone would apply if constructed in conjunction with a new single-family residence. An attached multi-family unit would only be permitted within the walls of the existing structure; therefore, a height limit would not apply.
5. Setbacks:
    a. Front setbacks: ADUs shall comply with the front setback requirement of the underlying zone; the front setback does not apply to an internal ADU or JADU.
    b. Side and Rear Yard Setbacks: Setbacks for ADUs are summarized in Tables 1 and 2. Setbacks would generally not apply to JADUs or internal ADUs entirely contained within an existing dwelling unit; however, if constructed in conjunction with a new single-family residence then the setbacks for the underlying zone would apply. Setbacks would not apply to an existing accessory building converted into an ADU.
    c. Corner (Street Side) Setbacks: The corner setback for a new detached ADU is 10 feet except that the corner setback may be as little as four feet if satisfying a 10 foot setback would not allow for construction of an ADU on the site. If the required setback is less than 10 feet, then the height of the detached ADU may not exceed 16 feet.
    d. If constructed in conjunction with a single-family residence, the street side setbacks for the underlying zone would apply. The street side setback requirement is not applicable to a JADU, an attached ADU entirely contained within an existing dwelling unit, or an attached ADU which may be constructed at a setback equal to that of the primary dwelling, but no less than four feet.
6. Distance between Structures: The standard for distance between structures of the underlying residential zone will apply where feasible, but if necessary, will be adjusted to accommodate an ADU that is 800 square feet or less, 16 feet in height, and with rear and side setbacks of no less than four feet. Any accommodation for the distance between structures will need to be evaluated for consistency with building codes for protection of public safety and approved by the Community Development Director or designee.
7. The ADU shall include permanent provisions for living, sleeping, eating, cooking, and sanitation, and shall include a kitchen and bathroom.

E. Design Requirements:
1. ADUs shall be located at the rear or the side of the existing single-family dwelling unless it is demonstrated that the only feasible location is to place the ADU in front of the single-family dwelling due to extraordinary or physical constraints of the lot.
2. The entrance to an attached ADU shall be separate from the entrance to the primary dwelling unit and shall be located and designed in a manner as to eliminate an obvious indication of two or three units in the same structure.
3. All exterior changes shall be architecturally compatible with existing structures with

regard to wall covering material, wall texture, and colors. When a garage is converted, the garage door shall be removed, and framed-in wall shall include architectural details and finishes compatible with the residence(s) on the site.

4. When a garage is converted into an ADU, a landscaped area with a depth of at least two feet shall be provided for the area adjacent to where the garage door with some exceptions. If the application can demonstrate that this is infeasible, the requirement can be waived by the Community Development Director.
5. Plans that demonstrate an unobstructed pathway extending from a street to one entrance of the ADU are desirable prior to approval of an ADU application; however, is not a mandatory requirement for an ADU.
6. If a manufactured home is the proposed structure for the ADU, at a minimum, it should still be compatible with the primary dwelling unit on the site with regard to wall covering material, wall texture, and colors.
7. ADUs, when converted from existing accessory buildings, are permitted without additional restrictions provided the structure has independent exterior access and side and rear setbacks sufficient for fire safety, provided that no more than 150 square feet is added for ingress/egress subject to the requirements of State law.
8. Outside stairways serving ADUs should not be located on any building elevation facing a public street; and when unavoidable, the design of the stairway shall mute/mitigate any potential negative aesthetic impact and maintain the character of the existing single-family residence.

Table 1: Accessory Dwelling Units - New construction and conversion of accessory buildings

	Conversion of Accessory Building per State law	**New construction**	
		Detached ADU (single-family)	Detached ADU (multi-family)
Required Main Use on the Lot	Existing single-family dwelling	Existing or proposed single-family dwelling	Existing multi-family dwelling
Minimum dwelling size	None	Determined based on compliance with building and health and safety codes	Determined based on compliance with building and health and safety codes
Unit size maximum	None, plus 150 SF maximum addition for ingress/egress subject to all this section	No greater than 850 SF for an efficiency or one bedroom; For two or more bedrooms: No greater than 1,000 square feet.	For multi-family, no greater than 850 SF for an efficiency or one bedroom; For two or more bedrooms: No greater than 1,000 square feet.
ADU Height/Story Limit	None	At least 16 feet is permitted, but above 16 feet the ADU may not exceed the height of the existing primary dwelling on the site.	16 feet
ADU Front setback	Not applicable	Front setback standard of the underlying zone applies.	Front setback standard of the underlying zone applies.
ADU Minimum Side and Rear Yard Setbacks	Not applicable	If ADU is 16 feet or less in height: 4 feet for interior side yard and rear	4 feet for interior side yard and rear
		If ADU is more than 16 feet in height: Interior side and rear yard	

		setbacks of the underlying zone would apply.	
Corner setback (Street side)	Not applicable	10 feet*	10 feet*
Minimum Distance between Structures (Primary Dwelling and ADU)	Not applicable	The standard of the underlying zone will apply where feasible, however, the City must still accommodate an ADU of up to at least 800 square foot or less, 16 feet in height, and with four foot rear and/or side yard setbacks	
Parking	None	See parking requirements under this section, Item H.	

* The setback may be as little as four feet if necessary to accommodate an ADU that satisfies the State's requirements. If the required setback is less than 10 feet, then the height of the ADU may not be more than 16 feet.

Table 2: Junior and Attached Accessory Dwelling Units

	Junior ADU per State law	**Internal ADU (Proposed ADU contained within Existing SFD)**	**Attached ADU (addition to residence)**	**Attached Multiple family ADUs per State law**
Minimum Unit size	150 SF	Determined based on compliance with building and health and safety codes		
Unit Size maximum	500 SF	No greater than 850 SF for an efficiency or one bedroom; For two or more bedrooms: No greater than 1,000 square feet.		No more than 800 square feet.
ADU/JADU height limit	Not applicable, except height limit of the underlying zone would apply if constructed in conjunction with new single-family residence	Not applicable, except height limit of residential zone would apply if constructed in conjunction with new single-family residence	For an addition, height can be equal to the existing height of the single-family residence, or 16 feet whichever is greater; building height of the underlying zone would apply if constructed in conjunction with a new single-family residence	16 feet
Front Setback	Not applicable; JADU must be within walls of primary dwelling unit	Front setback standard of the underlying zone applies.		
ADU/JADU min. Side and Rear Yard Setbacks	Not applicable, setbacks of the underlying zone would apply if constructed in conjunction with new single-family residence	Not applicable, setbacks of the underlying zone would apply if constructed in conjunction with new single-family residence	An attached ADU shall meet the requirements of the underlying zone, except that if the attached ADU is 800 square feet or less and no taller than 16 feet, the side setbacks may be four feet.	4 feet for ADU portion if new building or addition
Corner (Street side setback)	Not applicable, except setbacks of the underlying zone would apply if constructed in conjunction with a new	Not applicable, except setbacks would apply if constructed in conjunction with new single-family residence	10 feet*	10 feet*

	single-family residence			
Parking	Parking is not required for a JADU constructed within the existing area of the primary dwelling, but may be required if the garage is converted to a JADU subject to the requirements in H. of this section.	See parking requirements under this section, Item H.		

* The setback may be as little as four feet if necessary to accommodate an ADU that satisfies the State's requirements. If the required setback is less than 10 feet, then the height of the ADU may not be more than 16 feet.

F. Parking Requirements
   1. Parking requirements, consistent with Chapter 9.11 of this title:
      a. Unless the JADU or ADU is exempt from parking requirements as described in F.2, one parking space is required per accessory dwelling unit or per bedroom of an accessory dwelling unit, whichever is less, and may be provided through tandem parking on a driveway unless specific findings are made that parking in setback areas or tandem parking is not feasible based upon specific site or regional topographical or fire and life safety conditions.
      b. Parking is allowed in rear and side setback areas, and in a paved driveway in the front setback area if parking in the rear and side setback areas is not possible, provided that all other development standards are satisfied including minimum front yard landscaping standards.
      c. When a garage, carport, or covered parking structure is demolished in conjunction with the construction of an accessory dwelling unit, the off-street parking spaces will not be required to be replaced.
   2. Parking Exemptions. Additional parking spaces are not required for ADUs, nor for JADUs in any of the instances listed in a. thorough e. below. Further, JADUs within the living area of the primary dwelling unit are exempt from all parking requirements, but the standards in F.1 would apply if a garage is converted to a JADU.
      a. The ADU is located within one-half mile of a public transportation stop along a prescribed route according to a fixed schedule; or
      b. The ADU is located within one block of a car share parking spot; or
      c. The ADU is located in a historic district listed in or formally determined eligible for listing in the National Register of Historic Places and the California Register of Historical Resources or as a city historic preservation overlay zone; or
      d. When on-street parking permits are required but not offered to the occupant of the accessory dwelling unit; or
      e. The accessory dwelling unit is part of the existing dwelling unit or an existing accessory structure.

G. JADU Requirements - As specified in State law, there are specific requirements that apply only to Junior Accessory Dwelling Units. The development standards for JADUs are summarized in Table 2. The standards and requirements for JADUs are as follows.

1. JADUs must be constructed entirely within the walls of the primary structure and have their own entrance
2. The JADU cannot exceed 500 square feet.
3. JADUs are limited to one per residential lot if a single-family residence is already constructed on a lot.
4. The owner must record a deed restriction stating that the JADU cannot be sold separately from the single-family residence.
5. The owner shall execute a Covenant and Agreement in a form acceptable to the City to document that either the primary dwelling unit or accessory dwelling unit will be owner occupied.
6. The JADU must include an efficiency kitchen which includes a sink, cooking appliance, counter surface, and storage cabinets that meet minimum building code standards; no gas or 220V circuits are allowed.
7. The JADU may share a bath with the primary residence or may have its own bath.
8. An interior entry into the single-family residence is not required.
9. The JADU is to be considered part of the single-family residence for purposes of fire and life protection ordinances and regulations, such as sprinklers and smoke alarms.
10. Additional parking may only be required if a garage is converted into a JADU as described in F above.
11. Water, sewer and power connection fees may not be required.

H. Fees – ADUs shall be subject to all development fees specified by city ordinances or resolutions for ADUs. Impact fees may not be imposed on JADUs and ADUs smaller than 750 square feet. For ADUs greater than 750 square feet, local agencies must assess an impact fee that correlates to square footage of primary residence. ADUs shall not be considered new residential uses for purpose of calculating utility connection fees or capacity charges, including water or sewer service.

I. Enforcement – Upon application and approval, the City must delay enforcement against a qualifying substandard ADU for five years to allow the owner to address the violation, so long as the violation is not a health and safety issue, as determined by the Community Development Department.

J. ADUs cannot be sold or otherwise conveyed separately from the primary dwelling, except if a qualified nonprofit corporation whose mission is to provide units to low-income households, completes a deed restricted sale consistent with State law.

K. An accessory dwelling unit created pursuant to this Municipal Code section shall only be rented for a period of longer than 30 days as specified in State law.

9.11.040 Off-street parking requirements.

A. Automobile Parking Requirements. Off-street automobile parking shall be provided in accordance with the requirements of this chapter. The following tables set forth the required off-street parking requirements and certain notations for various residential, commercial, industrial, public and quasi-public uses. Parking provided above required off-street must be constructed with permeable surfaces and/or enhanced landscaped retention and absorption areas.

Table 9.11.040A-12
Off-Street Parking Requirements

Residential Uses	Requirement	Covered Parking	Notes
Single-family	2/unit	Within an enclosed garage	
Accessory dwelling unit	1/bedroom		The accessory dwelling unit shall provide a minimum of one parking space per bedroom in addition to the parking required for the main dwelling, except as exempted by state law (refer to Section 9.09.130 Accessory dwelling units). Spaces may be provided as uncovered and/or tandem parking on a driveway.
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.

Residential Uses	Requirement	Covered Parking	Notes
Senior housing: Studio 1 bedroom + 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 pursuant to Section 9.11.070(A) of this chapter.
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.		
Live-work units (residential component)	2/unit	2 covered/unit	Guest parking is required for all units at 0.25 spaces/unit. Guest parking is NOT included in the minimum required parking standard and can be shared with the business aspect of the “live-work” parking standard.
Residential component of mixed-use project	See multiple-family requirements in this table	See multiple-family requirements in this table	Guest parking is required for all units at 0.25 spaces/unit. Guest parking is included in the minimum required parking standard and may be shared with the nonresidential component. Alternate parking requirements may be permitted subject to approval of a parking study pursuant to Section 9.11.070(A) of this chapter.

Table 9.11.040B-12
Off-Street Parking Requirements

Commercial Uses	Requirement	Notes
General retail (unless specified elsewhere)	1/225 sq. ft. of gross floor area	
Automobile, boat, mobile home, or trailer sales, retail nurseries, or other similar outdoor commercial activities	1/2,000 sq. ft. of display area	1. Display area shall include all office, service and repair, or other related activities and areas that are accessible to the public. 2. No required off-street parking spaces shall be used for display, sales, service or repair of vehicles.
Automobile service stations, repair and service facilities	2 spaces + 4/service bay for 4 or less bays and 2/service bay for 5 or more bays	Any related retail activities shall be subject to the general retail parking standards (mini-markets, tire sales, and the like).
Automobile washing and waxing establishments: Self-serve Automated	 2 spaces + 2/washing stall 10 + 1 per 2 employees	
Business and professional offices	1/250 sq. ft. of gross floor area	
Banks, savings and loans and medical/dental offices	1/225 sq. ft. of gross floor area	
Day care center	1/employee + 1/500 sq. ft. of gross floor area	Special design requirements shall apply for bus loading or parent drop-off points.

Commercial Uses	Requirement	Notes
Eating and drinking establishments	1/100 sq. ft. of gross floor area up to 6,000 sq. ft. 1/75 sq. ft. of gross floor area over 6,000 sq. ft.	A minimum of 10 spaces required for stand-alone use. No additional parking required if outdoor dining area comprises no more than 15% of the interior gross floor area of the primary food service use; if outdoor dining area is over 15%, 1 space for every 60 sq. ft. or 1 space for every 3 seats, whichever is greater.
Eating and drinking establishments within shopping centers of 25,000 sq. ft. of building area or greater	1/225 sq. ft. of gross floor area up to 15% of the shopping center gross building square footage	
Hotel/motel	1/guest room	
Kennels	2 spaces/1,000 sq. ft.	2 spaces/1,000 sq. ft. of indoor animal enclosure.
Veterinary hospital and clinic	1/200 sq. ft. of gross floor area	
Mortuaries	1/4 seats + funeral procession queue capacity for 5 cars	
Nail salons	1 space/2 work stations	
Schools, private: Business and trade College Elementary/junior high Senior high	 10 spaces + 24/classroom 10 spaces + 30/classroom 10 spaces + 2/classroom 10 spaces + 10/classroom	
Storage lots and mini-warehouses	1/100 storage spaces and 2/caretaker residence	2 spaces minimum.

Commercial Uses	Requirement	Notes
Medical and health services: Convalescent and nursing homes Homeless shelter Hospitals Residential care facilities	 1/3 beds 1/4 beds 1/bed see Residential Uses, Section 9.11.040 Table 9.11.040A-12	
Recreation: Arcades Bowling and billiards Commercial stables Golf course Golf driving range Golf, miniature Health club Parks—public and private Skating rink Tennis, handball and racquetball facilities	 1/75 sq. ft. of gross floor area 5/alley + 2/billiard table 1/5 horse capacity for boarding on-site 6/hole 1/tee 3/hole 1/100 sq. ft. of gross floor area To be determined by the approval authority based upon an approved parking study. 1/100 sq. ft. of gross floor area 3/court	
Theaters	1/3 fixed seats	

Table 9.11.040C-12
Off-Street Parking Requirements

Industrial Uses	Requirement	Notes
Manufacturing	1/500 sq. ft. of gross floor area	Trailer parking: parking stalls for trailers shall be provided at a ratio of 1 stall per truck loading dock door. This is in addition to the loading parking stall already provided at the dock door.
Research and development	1/350 sq. ft. of gross floor area	
Warehouse and distribution	1/1,000 sq. ft. of gross floor area for the first 20,000 sq. ft.; 1/ea. 2,000 sq. ft. of gross floor area for the second 20,000 sq. ft.; 1/ea. 4,000 sq. ft. of gross floor area for areas in excess of the initial 40,000 sq. ft.	

Table 9.11.040D-12
Off-Street Parking Requirements

Public and Quasi-Public Uses	Requirement	Notes
Libraries, museums and galleries	1/300 sq. ft. of gross floor area	
Public utility facilities without an office on-site	2/employee on the largest shift + 1/company vehicle	A minimum of 2 spaces shall be required.
Auditorium, places of public assembly and places of worship	1/3 fixed seats or 1/35 sq. ft. of gross floor area of the assembly area or 1 space for every 4.5 lineal feet of benches/pews, whichever is greater	

Public and Quasi-Public Uses	Requirement	Notes
Government offices	To be determined by a parking study approved by the community development director	

B. Schedule of Accessible Parking Requirements. The following requirements for accessible parking are intended to be consistent with the state requirements. Any conflicting provisions or future changes in state or federal requirements shall preempt the standards for provision of accessible parking spaces contained in this title.

1. Accessible parking for residential uses shall be provided at a rate of one space for each dwelling unit that is designed for accessibility and occupancy by the disabled, unless an adjustment is allowed, based on a parking study approved by the community development director.
2. Accessible parking for outpatient units and facilities providing medical care and other services for persons with mobility impairments shall be provided at a rate of ten (10) percent of the total number of parking spaces provided serving such outpatient unit or facility. Accessible parking for units and facilities that specialize in treatment or services for persons with mobility impairments shall be provided at a rate of twenty (20) percent of the total number of parking spaces provided serving each such unit or facility.
3. Accessible parking spaces for other uses shall be provided at the following rates:

No. of Automobile Spaces Provided	No. of Accessible Spaces Provided
1—25	1
26—50	2
51—75	3
76—100	4
101—150	5
151—200	6
201—300	7
301—400	8
401—500	9
501—1,000	2% of total spaces
1,001 and over	20 plus 1 for each 100 spaces or fraction thereof over 1,001

4. Each accessible parking space shall be fourteen (14) feet wide, striped to provide a nine-foot wide parking area and a five-foot wide loading area (access aisle) and shall be a minimum of eighteen (18) feet in length. If two accessible spaces are located adjacent to each other, they may share the five-foot wide loading area, resulting in a width of twenty-three (23) feet for the two spaces. One in every eight handicapped spaces, but not less than one, shall be van accessible; served by a loading area not less than eight feet wide. If two van accessible parking spaces are located adjacent to each other, they may share a common eight-foot wide loading area.
5. When less than five parking spaces are provided, at least one shall be fourteen (14) feet wide, striped to provide a nine-foot parking area and a five-foot loading area. Such space shall not be required to be reserved or identified exclusively for

use by persons with disabilities.

6. Accessible parking spaces serving a particular building shall be located on the shortest accessible route of travel from adjacent parking to an accessible entrance. In parking facilities that do not serve a particular building, accessible parking shall be located on the shortest accessible route of travel to an accessible pedestrian entrance of the parking facility. In buildings with multiple accessible entrances with adjacent parking, accessible parking spaces shall be dispersed and located closest to the accessible entrances.
7. In each parking area, a bumper or curb shall be provided and located to prevent encroachment of cars over the required width of walkways. The space shall be so located that persons with disabilities are not compelled to wheel or walk behind cars other than their own. Pedestrian ways that are accessible to people with disabilities shall be provided from each such parking space to the related facilities, including curb cuts or ramps as needed. Ramps shall not encroach into any parking space, with the exception that ramps located at the front of accessible parking spaces may encroach into the length of such spaces when such encroachment does not limit the capability of a person with a disability to leave or enter their vehicle, thus providing equivalent facilitation. Where the building official determines that compliance with any regulation of this subsection would create an unreasonable hardship, a waiver may be granted when equivalent facilitation is provided.
8. The slope of an accessible parking stall shall be the minimum possible and shall not exceed one-quarter inch per foot (2.083% gradient) in any direction.
9. Notwithstanding the off-street parking requirements of subsection A of this section, the number of parking spaces that are not accessible may be reduced to the extent necessary for modification of an existing facility to comply with the requirements described in this subsection.
10. Where provided, one passenger drop-off and loading zone shall provide an access aisle at least five feet wide and twenty (20) feet long adjacent and parallel to the vehicle pull up space. Such zones shall be located on a surface with a slope not exceeding one vertical in fifty (50) horizontal and shall be located on an accessible route of travel to the entrance of the facility. If there are curbs between the access aisle and the vehicle pull-up space, then a curb ramp shall be provided. Valet parking facilities shall provide a passenger loading zone, as described herein.

C. Low Emitting Fuel Efficient Carpool/Vanpool Vehicle Parking. Eight percent of required parking shall be designated for any combination of low-emitting, fuel efficient and carpool/vanpool vehicles for all new nonresidential development.

D. Parking requirements for religious institution affiliated housing development projects (RIAHD).
   1. Notwithstanding any provisions of this Title or any adopted specific plan to the contrary, the parking requirements for a religious institution affiliated housing development project are subject to the provisions of Government Code section 65913.6, as amended.
   2. “Religious institution affiliated housing development project” (RIAHD) is defined as a housing development project that meets all of the following requirements:
      a. The housing development project is located on one or more contiguous parcels

that are each owned, entirely, whether directly or through a wholly owned company or corporation, by a religious institution.

b. The housing development project qualifies as being near collocated religious-use parking by being on or adjacent to a parcel with religious-use parking or by being located within one-tenth of a mile of a parcel that contains religious-use parking.

c. Qualifies for a density bonus under Government Code section 65915.

3. Allows up to 50 percent elimination of total religious-use parking spaces available for a Religious Institution Affiliated Housing Development project.
4. No replacement requirement of religious-use parking spaces for a Religious Institution Affiliated Housing Development project proposes to eliminate, provided the reduction does not exceed 50 percent.
5. Allows the remaining religious-use parking spaces to count toward number of parking spaces required for the Religious Institution Affiliated Housing Development project.
6. Prohibits the reduction in parking spaces from reducing the minimum parking standards below one space per unit unless the Religious Institution Affiliated Housing Development project is within one-half mile of a high-quality transit corridor or a major transit stop, or a car share vehicle within one block of parcel.
   a. High-quality transit corridor means a corridor with fixed route bus service with service intervals no longer than 15 minutes during peak commute hours.
   b. Major transit stop includes existing rail or bus rapid transit station, ferry terminal served by either bus or rail transit service, or the intersection of two or more major bus routes with a frequency of service interval of 15 minutes or less during the morning and afternoon peak commute periods.
   c. Car sharing means a model of vehicle rental where users can rent vehicles for short periods of time and users are members that have been preapproved to drive.

9.14.050 Processing of tentative maps.

A. Filing of Tentative Map.
   1. Action Following Filing. For purposes of this section, the fifty (50) day limitation for action after filing of the tentative map shall commence after certification of the environmental impact report, adoption of a negative declaration, or a determination that the project is exempt from the requirements of Division 13 (commencing with Section 21,000) of the Public Resources Code.
   2. Submittal Requirements. All tentative maps shall be submitted to the community development department and shall be accompanied by the appropriate fee as set by the city council and shall comply with this chapter.
   3. Additional Information. Within thirty (30) days of the date on which the map is submitted, the community development department shall determine whether any additional information is required, and the applicant or representative shall be so notified. Once the information required to complete the review of the tentative map is provided, the community development department shall accept the map as complete for filing. Additional information which may be required shall include, but

is not limited to, data necessary to complete environmental review, flood and drainage studies, sewage disposal information, and circulation studies.

B. Fee for Flood Protection Study.
   1. A flood protection study fee as set forth by city council shall be paid upon the submittal of the tentative map if required by the city engineer.
   2. No charge shall be made for a flood protection study on a revised tentative map filed within two years of the original filing.
   3. There shall be no flood protection study fee for reverting subdivided lands to acreage.

C. Map Distribution. Upon the submittal of the tentative map to the community development department, one copy thereof shall be forwarded to each member of the appropriate advisory agency and to each of the following:
   1. City engineer/public works department;
   2. Fire department;
   3. School district(s);
   4. California Department of Transportation (if applicable);
   5. Flood control district (if applicable);
   6. Eastern municipal water district and local sewer/water servers as applicable to the property involved;
   7. Riverside County health department;
   8. Police department;
   9. Parks and recreation department;
   10. Any other public agency, as appropriate.

D. Review by Project Review Committee.
   1. All tentative maps shall be reviewed by the project review committee (PRC). The land divider and any representative shall be notified of the date and time of the meeting, at which time the land divider shall review the proposed map with the committee.
   2. Upon completion of its review, the PRC shall prepare minutes and transmit a copy thereof to the land divider and his representative.

E. Consideration by the Advisory Agency.
   1. Tract Maps and Parcel Maps. Except as described herein, a public hearing shall be held before the planning commission and its report thereon shall be made. Notice of the hearing shall be given, as provided in Section 9.02.200 of this title, and shall be subject to the major development review process contained in Section 9.02.030(B) of this title. After closing the hearing, the planning commission shall approve, conditionally approve or disapprove the proposed tentative map. The community development director may approve, conditionally approve or disapprove a tentative parcel map without a public hearing on land zoned and developed for residential, mixed use, commercial or industrial purposes. Notice shall be given, as provided in Section 9.02.200(C) of this title.
   2. Notice of the decision shall be filed with the city clerk and a copy thereof mailed to the land divider or authorized agent and any interested party requesting a copy.

F. Consideration of Tentative Maps by the City Council. The decision of the planning commission is final eleven (11) days after the planning commission decision is required unless:

1. An appeal is filed within ten (10) days of the planning commission action;
2. A member of the city council requests that the city council assume jurisdiction of the matter within ten (10) days of the planning commission action; or
3. The tentative map requires prior approval of a general plan amendment, zone change, or other approval vested solely with the city council. If the planning commission decision is appealed or the city council assumes jurisdiction, a public hearing on the matter shall be held not more than thirty (30) days thereafter.

G. Appeal of Actions of Advisory Agency.
   1. Appeal of Action of the Planning Commission.
      a. The land divider or any interested party may appeal the decision of the planning commission on a tentative subdivision or parcel map to the city council. Any such appeal shall be filed with the city clerk within ten (10) days after the decision of the planning commission. The appeal shall be filed in writing, stating the basis for the appeal, and shall be accompanied by the applicable fee, as required by the city.
      b. Upon filing of the appeal, the city clerk shall set the matter for a public hearing on a date within thirty (30) days after the date of the filing of the appeal and shall give notice of the public hearing, as required by law. Upon conclusion of the hearing, the city council shall render its decision on the appeal within seven days, declaring its findings therefore, and it may sustain, modify, reject or overrule any actions or rulings of the planning commission.
   2. Appeal of Action of the Community Development Director.
      a. The land divider or any interested party may appeal the decision of the community development director to the planning commission. Any such appeal shall be filed with the community development director within ten (10) days after the decision. The appeal shall be filed in writing, stating the basis for the appeal, and shall be accompanied by the applicable fee, as required by the city.
      b. Upon filing of the appeal, the community development director shall set the matter for a public hearing on a date within thirty (30) days after the date of the filing of the appeal and shall give notice of the public hearing in the same manner, as required by law. Upon conclusion of the hearing, the planning commission shall render its decision on the appeal within seven days.

H. Extension of Time for Processing. All time limits specified in this title for reporting and acting on tentative maps may be extended by the mutual consent of the land divider and the advisory agency or city council, but in no event may the extensions exceed the maximum applicable period permitted by state law.

I. Failure to Receive Notice. Failure to receive notice of a hearing shall not invalidate the action taken by the advisory agency, or the city council.

J. Waiver of Final Parcel Map. Upon request of the land divider, the city engineer may waive the requirement that a final parcel map be prepared if the city engineer finds that the proposed land division complies with the requirements as to:
   1. Area;
   2. Improvement and design;
   3. Flood water drainage control;
   4. Appropriate improved public roads;
   5. Sanitary disposal facilities;

6. Water supply availability;
7. Environmental protection;
8. Adequate existing survey control; and
9. All other provisions of this and other applicable ordinances of the city and the Subdivision Map Act."

9.15.030 Definitions.

"Abutting" means having district boundaries or lot lines in common.
"Access corridor" means a portion of the lot providing access from a street and having a minimum dimension less than the required lot width.
"Access rights" mean the right, claims, title or privilege of access, by pedestrians or vehicles, to a public road or way.
"Access road" means a graded road with such improvements and of such width, as required in Chapter 9.14 of this title, which provides access from a division of land to an existing maintained street or highway.
"Accessory building" means any subordinate building or portions of the main building, the use of which is incidental to that of the main building on the same lot or premises, and which is used exclusively by the occupants of the main building.
"Accessory dwelling unit" means an attached or a detached residential dwelling unit, which provides complete independent living facilities for one or more persons and is located on a lot with a proposed or existing primary residence. It shall include permanent provisions for living, sleeping, eating, cooking, and sanitation on the same parcel that the existing single-family or multifamily dwelling is or will be situated.
"Accessory structure" means a structure that is accessory or incidental to a dwelling on the same lot.
"Accessory structure used for living purposes" means an accessory structure which is habitable space, as defined by the International Building Code.
"Accessory use" means any use customarily incidental to, related and clearly subordinate to a principal use established on the same lot or premises.
Acreage (Adjusted Net). "Adjusted net acreage" means the land area which remains after dedication of ultimate rights-of-way for: (1) exterior boundary streets; (2) flood control rights-of-way; and (3) public parks developed to meet minimum standards. Major utility easements and rights-of-way may not be counted as adjusted net acreage. Areas devoted to park land or active recreational uses may be counted as adjusted net acreage only if such public facilities are proposed over and above the minimum park land requirements.
"Active recreational uses" mean facilities occurring on level or gently sloping land to a maximum slope of ten (10) percent which are designed to provide individual or group activities of an active nature, including, but not limited to, sports fields, court games, swimming pools, children's play areas, picnic areas, golf courses, and recreational community gardening. Active recreational uses do not include natural open space, nature study areas, open space for buffer areas, slopes greater than ten (10) percent, riding and hiking trails, scenic overlooks, water courses, drainage areas or water bodies.
"Adjoining" means district boundaries or lot lines in common.

“Advisory agency” means the city of Moreno Valley planning commission for all tentative Schedule “A,” “B,” “C,” “D,” “E,” “F,” “G,” “H” and “I” maps, and for such other purposes as the context so indicates.

“Alley” means a secondary means of access to property and is located at the rear or side of the property. Minimum right-of-way width shall be twenty (20) feet.

“Alter” means to make a change in the supporting members of a structure, such as bearing walls, columns, beams or girders, which will prolong the life of the structure. In case of a sign, “alter” means a change of all or a portion of the copy, message or sign legend or face, except on signs designed to advertise changing messages.

“Ambient level” means the general noise level one finds in a certain area at a given time.

Animal (Exotic or Wild). “Exotic” or “wild animals” mean and include lions, tigers, bears, simians, cougars, badgers, wolves, coyotes, foxes, lynx, peacock, monkey or any venomous or otherwise dangerous reptile or any other dangerous or carnivorous wild animal, or any wild animal, as defined in Section 2116 of the Fish and Game Code of the state of California, or any other animal determined to be dangerous or potentially dangerous by the city community development director.

Animal (Large). “Large animals” mean and include equine, bovine and similar sized animals, as determined by the city community development director.

Animal (Medium). “Medium animals” mean and include sheep, goats and similar sized animals, as determined by the city community development director.

Animal (Small). “Small animals” mean and include rabbits, chinchillas, guinea pigs and other similar sized animals, as determined by the city community development director.

“Antenna” means a device used to transmit and/or receive radio or electromagnetic waves between terrestrially and orbitally based structures.

Antenna, Commercial. “Commercial antenna” means an antenna or satellite dish used in conjunction with a business, commercial enterprise, trade, calling, vocation, profession, occupation, or other means of livelihood, whether or not carried on for gain or profit, including, but not limited to, public utilities, wireless telephone communications or private-owned or publicly supported AM or FM radio stations, cable television operations or television broadcast stations, but excluding standard television receive only antennas.

Antenna, Noncommercial. “Noncommercial antenna” means an antenna or satellite dish not used in conjunction with a business, or commercial enterprise.

Antenna, Satellite Dish. “Satellite dish antenna” means a transmitting and receiving antenna, typically parabolic, disc or double convex shaped with an active element external to the disc that communicates by line of sight with another similar antenna or an orbiting satellite.

“Apartment” means one or more rooms with private bath and kitchen facilities comprising an independent self-contained dwelling unit in a building containing more than two dwelling units.

“Applicant” means an owner applying for a city permit pursuant to this title.

“Approved access” means one of the following:

1. A dedicated right-of-way;

2. An offer to dedicate to the city of Moreno Valley, or an offer to dedicate to the county of Riverside for which the city of Moreno Valley is a successor in interest, a width as established by the circulation element of the Moreno Valley general plan or any adopted specific plan or highway right-of-way standards and a strip of land at least twelve

(12) feet in width which expressly grants to the owner of the subdivision or development and any successors in interest the right to use the easement without limit as to the quantity of vehicular traffic from each lot or use created by the owners or successors in interest to improved roadways in the city road system, both of which abut or connect to a publicly maintained roadway or connect to existing traveled roads where a prescriptive right by user exists for public use;

3. An offer to dedicate to the city of Moreno Valley, or an offer to dedicate to the county of Riverside for which the city of Moreno Valley is a successor in interest, or to the public in general, an easement for public road, highway and public utility purposes, of a width as established by the circulation element. The offer to dedicate to the public in general can be accepted by public use, but the easement for road construction thereon shall not become a city roadway until and unless the city council, by appropriate resolution, has caused such roadway to be accepted into the city road system; or

4. An existing traveled way where a prescriptive right by user has been established for public use by a court decree.

“Approved fire hydrant” means an appliance meeting city of Moreno Valley standards and approved by the water company and fire department having jurisdiction for use as a fire hydrant.

“Arcades” mean a place of business where more than four electronic, video or coin-operated games are operated for compensation.

“Architectural features” mean any portion of the outer surface of a structure, including, but not limited to, the kind, color and texture of the building material, the type and style of all windows, doors, lights, signs, walls, fences, awnings and canopies, screens, sculptures, decoration, roof shape and materials, and other fixtures appurtenant to a structure.

“Architectural projection” means a marquee, fireplace chimney, porch, canopy or similar projection of a building.

“Arterial” means a highway intended to serve through traffic, where access rights are restricted and intersections with other streets or highways may be limited. Minimum right-of-way width shall be one hundred (100) feet.

“Attendant parking” means parking facilities where a lot attendant parks vehicles for drivers. This term is used interchangeably with “valet parking.”

“Authorized agent” means a person bearing written authority from the property owner to act on behalf of and to bind the property owner.

“Automobile service station” or “gasoline service station” means a retail place of business engaged in supplying goods and services essential to the normal operation of automobiles, whose primary use is the dispensing of automotive fuel and motor oil.

Automotive and Light Truck Repair (Major). “Major automotive and light truck repair” means activities typically including, but not necessarily limited to, automotive and light truck repair, heavy automobile and truck repair, such as transmission and engine repair, automotive painting and body work, and the installation of major accessories.

Automotive and Light Truck Repair (Minor). “Minor automotive and light truck repair” means activities, including, but not necessarily limited to, automotive and light truck repair, the retail sale of goods and services for automotive vehicles and light trucks (less than six thousand (6,000) pounds), and the cleaning and washing of automotive vehicles. Uses typically include, but are not necessarily limited to, brake, muffler and tire shops and

automotive drive-through car washes. Heavier automobile repair such as transmission and engine repair and auto body shops shall not be included in this land use type.
“Aviary” means an outside enclosure within which small birds (excluding poultry or fowl, as defined) are kept and raised.
“Awning” means a permanent or temporary structure attached to and wholly supported by a building, and installed over or in front of openings or windows in a building, and consisting of a fixed or movable frame and a top of canvas or other similar material covering the entire space enclosed between the frame and the building.
“Banner,” “flag,” “pennant” or “balloon” means any cloth, bunting, plastic, paper or similar material used for advertising purposes attached to, pinned on, or hung from any structure, staff, pole, line, framing, vehicle or other object.
“Barrier strip” means a strip of land one foot or more in width dedicated to the city of Moreno Valley for street purposes and access control at the end of a dead end street or along the side of a part-width dedicated street or other public right-of-way.
“Bars” means an establishment serving alcoholic beverages for on-site consumption as the primary use, including bars, cocktail lounges, pubs, saloons, and taverns and in which the service of food is only incidental to the consumption of such beverages.
“Bars, with Limited Live Entertainment” means a bar or tavern that provides incidental entertainment, such as musical performances, where the performance area does not exceed seventy-five (75) square feet and customer dancing does not occur. The use shall instead be classified as a nightclub if the performance area exceeds seventy-five (75) square feet or customer dancing occurs. Live entertainment does not include a sexually oriented business.
“Base flood” means the flood having a one percent chance of being equaled or exceeded in any given year; this is sometimes referred to as a one hundred-year flood.
“Bicycle check-in parking system” means a parking system wherein the bicycle is delivered to, and left with, attendant(s) with provision for identifying the bicycle’s owner. The stored bicycles are accessible only to the attendant(s).
“Bicycle locker” means a fully enclosed space accessible only to the owner or operator of the bicycle.
“Bicycle-monitored parking” means an area for the parking of bicycles which is under constant surveillance.
“Bicycle-restricted access parking” means Class 3 facilities within a locked room or locked enclosure accessible only to the owners or operators of bicycles parked within, or Class 2 facilities within the common locked garage area(s) of a multiple-family residential development which is accessible only to residents of the units for which the garage is provided.
“Bicycle way” means an area either within or outside the right-of-way of a dedicated street where bicycle travel is the designated use.
Billboard. See “Outdoor advertising display.”
“Block” means the aggregate of lots, pedestrian passages, and rear alleys, circumscribed on all sides by streets.
“Block length” means the linear dimension of a block along one of its street frontages.
“Block perimeter” means the aggregate dimension of a block along all of its street frontages.

“Boarding or rooming house” means a building containing a dwelling unit where lodging is provided with or without meals for compensation. Notwithstanding this definition, no single-family residence lawfully operating pursuant to a state license under the California Health and Safety Code, that is otherwise exempt from local zoning regulations, shall be considered a boarding or rooming house for purposes of this code.

“Bridge” means the construction of or addition to a bridge identified in the circulation element of the general plan or is part of a major thoroughfare and spans a waterway, railway, freeway or canyon.

“Building façade line” means the vertical plane along a lot where the building’s front façade is actually located. See Figure 9.15.030-1 (Build-to-Zone).

“Building face” means the area of a building elevation, front, rear or side, in which a business is located.

“Building frontage” means the side of a building which contains the main entrance for pedestrian ingress and egress. If more than one main entrance exists, the one that more nearly faces or is oriented to the street of highest classification as portrayed on the current general plan of circulation shall be considered the building frontage. If all streets are of the same classification, the side of the building with the smallest lineal dimension containing a main entrance shall be considered the building frontage.

“Building height” means the vertical distance from the grade to the highest point of the coping of a flat roof or to the deck line of a mansard roof or to the highest point of the highest gable of a pitch or hip roof, but exclusive of vents, air conditioners, chimneys or other such incidental appurtenances.

“Building site” means a legally created parcel or contiguous parcels of land in single or joint ownership, which provides the area and the open spaces required by this title for location of a building or structure, exclusive of all vehicular and pedestrian rights-of-way and all other easements that prohibit the surface use of the property by the owner thereof.

“Building space” means a building or portion of a building used by one business or other user interest without direct interior connections to other business interests.

“Build-to-zone” means the area between the minimum and maximum setbacks within which the principal building’s front façade (building façade line) is to be located. See Figure 9.15.030-1 (Build-to-Zone).

Figure 9.15.030-1
Build-to-Zone

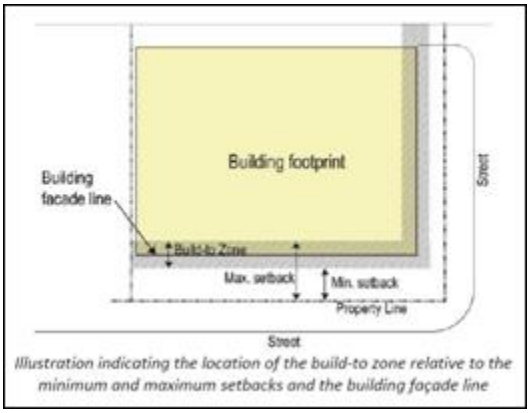


Illustration indicating the location of the build-to zone relative to the minimum and maximum setbacks and the building façade line

“Business complex” means a group of buildings and/or parcels planned or constructed as an integrated entity, with shared access and internal circulation.
“Business directory sign” means a sign located in a multitenant complex which lists each business and address located therein.
“Business identification sign” means an on-site sign which identifies the business located therein.
“Cabana” means any portable, demountable or permanent cabin, small house, room, enclosure, or other building or structure erected, constructed or placed on a mobilehome space and used in conjunction with a mobilehome. Such structure shall not be used for sleeping purposes.
“Cannabis” means all parts of the Cannabis sativa Linnaeus, Cannabis indica, or Cannabis ruderalis, whether growing or not; the seeds thereof; the resin, whether crude or purified, extracted from any part of the plant; and every compound, manufacture, salt, derivative, mixture, or preparation of the plant, its seeds, or resin. “Cannabis” also means the separated resin, whether crude or purified, obtained from cannabis. “Cannabis” does not include the mature stalks of the plant, fiber produced from the stalks, oil or cake made from the seeds of the plant, any other compound, manufacture, salt, derivative, mixture, or preparation of the mature stalks (except the resin extracted therefrom), fiber, oil, or cake, or the sterilized seed of the plant which is incapable of germination. For the purpose of this title, “cannabis” does not mean “industrial hemp” as defined by Section 11018.5 of the Health and Safety Code.
“Cannabis cultivation” means any activity involving the planting, growing, harvesting, drying, curing, grading, or trimming of cannabis.
“Cannabis dispensary” means any activity involving the retail sale of cannabis or cannabis products from a retailer.
“Cannabis distribution” means the procurement, sale, and transport of cannabis and cannabis products between licensees.
“Cannabis distribution center” means a location that provides the procurement, sale, and transport of cannabis and cannabis products between entities licensed by the state of California.
“Cannabis manufacturing” means a location that produces, prepares, propagates, or compounds cannabis or cannabis products, directly or indirectly, by extraction methods, independently by means of chemical synthesis, or by a combination of extraction and chemical synthesis, and is owned and operated by a person issued a valid commercial cannabis business permit for manufacturing from the city of Moreno Valley and, a valid state license as required for manufacturing of cannabis products.
“Cannabis microbusiness” means a location with a combination of at least three of the following four commercial cannabis activities: manufacturing, cultivation (limited to ten thousand (10,000) square feet), distribution, and dispensary.
“Cannabis testing” means a laboratory, facility, or entity that offers or performs tests of cannabis or cannabis products and that is both: (1) accredited by an accrediting body that is independent from all other persons involved in commercial cannabis activity in the state; and (2) licensed by the Bureau of Cannabis Control.
“Can sign” means an internally illuminated sign consisting of a metal cabinet and a sign face(s) made, in part, of a translucent material such as plexiglass.

“Canopy” means all areas occupied by any portion of a cannabis plant, inclusive of all vertical planes, whether contiguous or noncontiguous on any one site.
“Canopy” means a small roof or awning attached to and supported by the wall of a structure.
“Canopy or awning sign” means a sign painted, placed or installed on any awning or canopy.
“Carport” means a permanently roofed structure with not more than three enclosed sides used for means automobile shelter and storage.
Catteries.
1. “Commercial catteries” mean any building, structure, enclosure or premises whereupon, or within which five or more cats are kept or maintained primarily for financial profit for the purpose of boarding, breeding, training, marketing, hire or any other similar purpose.
2. “Noncommercial catteries” mean any building, structure, enclosure or premises whereupon, or within which, five or more cats are kept or maintained, but not primarily for financial profit.
“Child day care facility” means a facility, licensed by the state of California, which provides nonmedical care to children under eighteen (18) years of age in need of personal services, supervision or assistance essential for sustaining the activities of daily living or for the protection of the individual on less than a twenty-four (24) hour basis. Child day care facility includes day care centers and family day care homes.
“City” means the city of Moreno Valley.
“City council” means the city council of the city of Moreno Valley.
“City standards” mean standard drawings as prepared or adopted by the public works director/city engineer, showing the nature of various items of improvement work to be constructed and/or made a part of the improvement agreement.
“Collection facility” means a center for the acceptance, by donation, redemption, or purchase, of recyclable materials from the public. Collection facilities may include the following:
1. Reverse vending machine(s);
2. Small collection facilities which occupy an area of not more than five hundred (500) square feet, and may include:
a. A mobile recycling unit,
b. Bulk reverse vending machines or a grouping of reverse vending machines occupying more than fifty (50) square feet,
c. Kiosk type units, which may include permanent structures,
d. Unattended containers placed for the donation of recyclable materials;
3. Large collection facilities which may occupy an area of more than five hundred (500) square feet and may include permanent structures.
“Collector street” means a street which is intended to serve intensive residential land use, multiple-family dwellings, or to convey traffic through a subdivision to roads of equal capacity or greater. It may also serve as a cul-de-sac in industrial or commercial use areas but shall not exceed six hundred sixty (660) feet in length when so used. Minimum right-of-way width shall be sixty-six (66) feet.
“Commercial-ready space” means ground floor interior space constructed with a minimum height as established in Section 9.07.096 (Building frontage type standards) that may be

used for either residential or nonresidential uses. The intent of commercial-ready space is to provide flexibility so that a space can be converted between residential and nonresidential uses in response to market demand.

“Communication and telecommunication facilities” mean and include cable television reception facilities, cellular telephone facilities, centers for employee telecommuting, communication receiving and broadcasting facilities and the like.

“Communication facilities” mean communication towers, equipment structures, mono-poles, and the necessary appurtenances.

“Community development director” means the community development director of the city of Moreno Valley.

“Community noise equivalent level (CNEL)” means the average noise level during a twenty-four (24) hour day, in decibels, weighted to account for the lower tolerance of people to noise during evening (seven p.m. to ten p.m.) and night (ten p.m. to seven a.m.) hours relative to daytime hours, and shall be computed as prescribed by Title 25 of the Administrative Code of the state of California.

“Community services district” means a community services district which has the power to construct and maintain streets, landscaping, or other public improvements as appropriate with the context used.

Compatible.

1. The term “compatible” means capable of coexisting in harmony or without significant conflict. A compatible land use will not cause a significant detriment to the use, economic value, habitability and enjoyment of residents, owners, workers, and/or patrons of any land uses in the surrounding and adjacent area. In terms of building design, compatible means consistent or in harmony with existing and planned development.
2. Elements to be considered in the evaluation of compatibility include, without limitation by this enumeration, style, mass, bulk, size, use, occupancy, improvements, character, scale, texture, color and other principles of design described in the city of Moreno Valley design guidelines.

“Comprehensive general plan” means the comprehensive general plan of the city of Moreno Valley, including all elements thereof, as adopted by the city of Moreno Valley.

“Condominium” means an estate in real property consisting of an undivided interest in common in portion of real property, coupled with a separate interest in space called a unit, the boundaries of which are described on a recorded final map, parcel map or condominium plan in sufficient detail to locate all boundaries thereof, and as more specifically defined by California Civil Code Section 1351(f).

“Construction sign” means a temporary sign announcing a future use or a project under construction and identifying parties participating in the project.

“Contractor’s storage yard” means a use providing for storage and/or distribution of supplies or construction of materials required in connection with a business activity, public utility service, transportation service, or similar activity.

“Contractor’s storage yard with office” means a use providing for storage and/or distribution of supplies or construction of materials required in connection with a business activity, public utility service, transportation service, or similar activity. The use shall also include a permanent structure on a foundation for office use on the site.

“Convalescent home” means a facility licensed by the State Department of Public Health, the State Department of Social Welfare, or the county of Riverside, which provides bed

and ambulatory care for patients with postoperative convalescent, chronically ill or dietary problems, and persons aged or infirm unable to care for themselves; but not including alcoholics, drug addicts, or persons with mental or contagious diseases or afflictions.

“Convenience sign” means a sign which conveys information such as “restrooms,” “no parking,” “entrance,” or minor business identification for directional purposes, and is designed to be viewed on site by pedestrians and/or motorists.

“Convenience store” means any retail establishment offering for sale prepackaged food products, household items, and other goods commonly associated with the same and having a gross floor area of less than five thousand (5,000) square feet.

“Copy” means any words, letters, numbers, figures, designs or other symbolic representations incorporated into a sign.

Copy Area. See “Sign copy area.”

“Cul-de-sac street” means a road open at one end only, with special provisions for turning around, and the further extension of which is precluded by the land division design.

“Day care center” means any child day care facility, licensed by the state of California, other than a family day care home, and includes infant care centers, preschools, and extended day care facilities.

“dBA” means a number in decibels read from a sound level meter with the meter using the “A” weighting filter. The “A” weighting filter de-emphasizes very low and very high frequency sounds in a manner similar to the response of the human ear.

“Dead end street” means a street open at one end only, without provisions for turning around and which may be further extended into adjoining property.

“Density” means the number of dwelling units per net acre.

“Department of Transportation” means the Department of Transportation of the state of California.

Design (Land Divisions). For purposes of Chapter 9.14 of this title, “design” means:

1. Street alignments, grades and widths;
2. Drainage and sanitary facilities and utilities, including alignments and grades thereof;
3. Location and size of all required easements and rights-of-way;
4. Fire roads and firebreaks;
5. Lot size and configuration;
6. Traffic access;
7. Grading;
8. Land to be dedicated for park or recreational purposes; and
9. Such other specific physical requirements in the plan and configuration of the entire land division as may be necessary to insure consistency with or implementation of the comprehensive general plan and any applicable specific plan.

“Directional sign” means a sign used to direct and control vehicular or pedestrian traffic and is located upon the same parcel of land as the use that it is intended to serve. A subdivision directional sign shall not be included in this category.

“Discontinued use” means a business or activity that has ceased operation at any given location for a continuous period of at least sixty (60) days.

“District” means a portion of the city within which the use of land and structures and the location, height and bulk of structures are governed by this title.

“Divided arterial” means a divided highway primarily for through traffic to which access from abutting property shall be kept at a minimum. Intersections with other streets or highways shall be limited to approximately one-quarter mile intervals. Minimum right-of-way width shall be one hundred ten (110) feet.
“Divided highway” means a roadway with two roadbeds.
“Divided major arterial” means a six-lane divided highway primarily for through traffic serving property zoned for major industrial, commercial and multiple residential uses where anticipated traffic volumes exceed four-lane capacity. Access from other streets or highways shall be limited to approximately one-quarter mile intervals. Minimum right-of-way width shall be one hundred thirty-four (134) feet.
“Dormitory” means a building intended or used principally for housing students, where such building is related to an educational institution.
Dwelling (Multifamily Attached). “Attached multifamily dwelling” means a building containing two or more dwelling units.
Dwelling (Single-family). “Single-family dwelling” means a building containing one dwelling unit.
“Dwelling unit” means a building or mobile home or portion thereof, which contains living facilities for not more than one family, within which one family has interior access to all parts of the dwelling. In the case of residential care facilities with shared eating, cooking or sanitation facilities, a dwelling unit is a building or portion thereof that contains living facilities for ten (10) or less persons.
“Edge of a right-of-way” means a measurement from the limit of the public right-of-way measured along a line equidistant from and parallel to the centerline of the freeway or highway.
“Educational institutions” means public and other institutions conducting regular academic instruction at kindergarten, elementary, secondary or collegiate levels, and including graduate schools, universities, research institutions and religious institutions. Such institutions must either offer general academic instruction equivalent to the standards prescribed by the State Board of Education, or confer degrees as a college or university of undergraduate or graduate standing, or conduct academic or scientific research, or give religious instruction. The definition does not include commercial or trade schools.
“Efficiency unit” means an attached unit for occupancy by no more than two persons which have a minimum floor area of one hundred fifty (150) square feet and which may also have partial kitchen or bathroom facilities, as allowed in Section 17958.1 of the Health and Safety Code.
“Emergency shelters” (California Health and Safety Code Section 50801(e)) means 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.
Entertainment (Live). “Live entertainment,” when used in this title in connection with the performing arts and other methods of live performances by entertainers, shall apply to the following activities where they occur on a scheduled basis three or more days during a calendar year on the site of a use other than a public or semi-public use:
1. A musical, theatrical or dance recital performed by one or more persons, regardless of whether performers are compensated;

2. Any form of dancing by patrons or guests at a business establishment; or
3. A fashion show, except when conducted within an enclosed building used primarily for manufacture or sale of clothing.

“Environmental constraint note” means any note or notes required by the conditions of approval to be shown on an environmental constraint sheet and reference made thereto on the final map. This shall be required when constraints involving (but not limited to) any of the following are conditioned by the advisory agency or city council: archaeological sites, geologic mapping, grading, building, building setback lines, flood hazard zones, seismic lines and setbacks, fire protection, water availability or sewage disposal, and signalization mitigation.

“Environmental constraint sheet” means a duplicate of the final map on which are shown the environmental constraint notes. This sheet shall be filed simultaneously with the final map, with the city engineer and labeled “ENVIRONMENTAL CONSTRAINT SHEET” in the top margin. Applicable items will be shown under a heading labeled environmental constraint notes. The environmental constraint sheet shall contain the statement:

THE ENVIRONMENTAL CONSTRAINT INFORMATION SHOWN ON THIS MAP SHEET IS FOR INFORMATIONAL PURPOSES DESCRIBING CONDITIONS AS OF THE DATE OF FILING, AND DERIVED FROM PUBLIC RECORDS OR REPORTS AND DOES NOT IMPLY THE CORRECTNESS OR SUFFICIENCY OF THOSE RECORDS OR REPORTS BY THE PREPARER OF THIS MAP SHEET.

“Environmental impact report (EIR)” means a report complying with the requirements of and as defined by the California Environmental Quality Act (CEQA) and its implementing state guidelines. This term is synonymous with an environmental impact statement (EIS) as defined in federal law.

“Exploration” means the search for minerals by geological, geophysical, geochemical or other recognized techniques. These include, but are not limited to, sampling, assaying, drilling or any surface or underground works needed to determine the type, extent or quantity of minerals present.

“Expressway” means a highway for through traffic to which access from abutting property is restricted. Intersections with other streets or highways shall be limited to approximately one-half mile intervals.

Fascia Sign. See “Wall sign.”

“Family” means one or more individuals occupying a dwelling unit and living as a single household unit.

“Family day care home” means a home, licensed by the state of California, which regularly provides care, protection and supervision of children, in the provider’s own home, for periods of less than twenty-four (24) hours per day, while the parents or guardians are away, and includes the following:

1. “Large family day care home” which means a home which provides family day care to seven to twelve (12) children, including children who reside at the home;
2. “Small family day care home” means a home which provides family day care to six or fewer children, including children who reside at the home.

Farm Projects (Future Farmers, 4-H or Similar Projects). “Farm projects” means not more than two cattle, horses, sheep, goats or similar farm animals on parcels not less than twenty thousand (20,000) square feet in size, and other small animals on smaller lots as

specified in this title, being fattened or trained in connection with the education of a person as a member of a recognized farm education organization.

“Farmworker housing” means housing that is occupied by farmworkers or farmworkers and their households. Farmworker housing is allowed in all multiple-family zones (R-10, R-15, R-20, and R-30).

“Finance and conveyance map” means a map used to parcelize undivided land, parcel maps, or tract maps for non-build reasons.

“Fire chief” means the chief of the fire protection agency or of any other applicable district, agency or department of the city or designee having jurisdiction for fire protection purposes in the area in which a land division is located.

“Flood” or “flooding” means a general and temporary condition of partial or complete inundation of normally dry land areas from:

1. The overflow of inland or tidal waters; or
2. The unusual and rapid accumulation of run-off of surface waters from any source.

“Flood control engineer” means the person as determined by the area in which a land division is located, as follows:

1. Within the boundaries of the Riverside County flood control and water conservation district, it means the chief engineer of that district.
2. In other instances, it means the city engineer or designee.

“Flood hazard area” means an area having special flood, mudslide (i.e., mudflow) and/or flood-related erosion hazards, as shown on a sectional district map, flood insurance rate map (FIRM) or flood boundary and floodway map.

“Flood insurance rate map (FIRM)” and “flood boundary and floodway map” mean the official maps on which the Federal Insurance Administration has delineated both the areas of special flood hazards and the risk premium zones applicable to the community.

“Flood insurance study” means the official report provided in which the Federal Insurance Administration has provided flood profiles, as well as the boundaries and the water surface elevations of the base floods.

“Flood related erosion” means the collapse or subsidence of land along the shore of a lake or other body of water or adjacent to a stream as a result of erosion or undermining, caused by waves or currents of water exceeding anticipated cyclical levels or suddenly caused by an unusually high water unanticipated force of nature, such as a flash flood or by an abnormal tidal surge, or by some similarly unusual and unforeseeable event which results in flooding.

“Floodplain” means the land area adjacent to a watercourse, and/or other land areas susceptible to being inundated by water from any source (see definition of “Flood” or “flooding”).

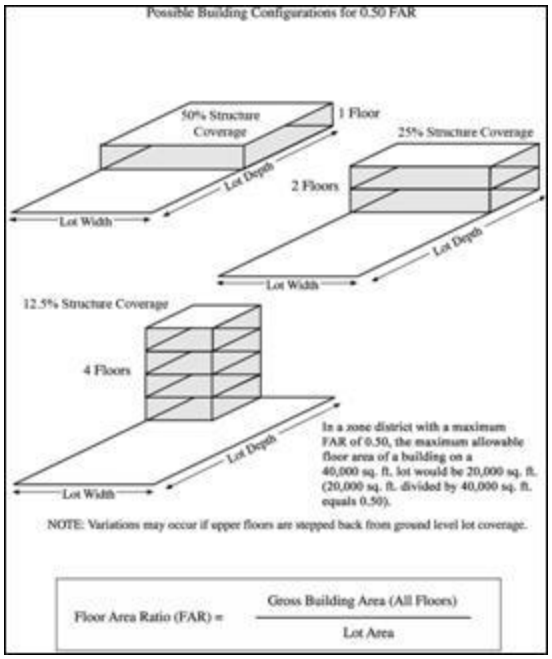
“Floodway” means the channel of a river or other watercourse and that part of the floodplain reasonably required to discharge the design flood without cumulatively increasing the water surface elevation more than one foot at any point assuming equal conveyance reduction outside the channel from the two sides of the floodplain.

Floor Area (Gross). “Gross floor area” means the total enclosed area of all floors of a building measured to the inside face of the exterior walls but excluding area used exclusively for vehicle parking or loading.

Floor Area (Net). “Net floor area” means the total building floor area excluding garages, hallways, lobbies, elevators and other common spaces.

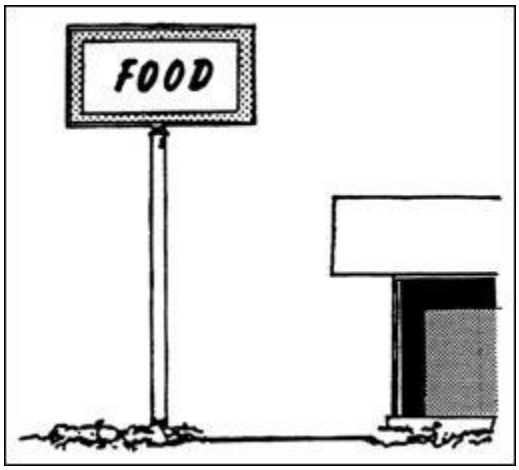
“Floor area ratio (FAR)” means the mathematical relation between volume of building and unit of land expressed as the ratio of gross floor area of all structures on a lot to total lot area. See Table 9.07.095-10 (Mixed-Use Overlay District Development Standards) for FAR figures applicable to the mixed-use overlay districts. See Figure 9.15.030-2 (Floor Area Ratio).

Figure 9.15.030-2
Floor Area Ratio



“Freestanding sign” means any sign which is supported by one or more columns or uprights embedded in the ground, and which is not attached to any building or structure. Freestanding sign shall be architecturally integrated with the primary use on-site.

Figure 9.15.030-3
Freestanding Sign



“Freeway” means a highway upon which there are no abutter’s rights of access, and which provides separated grades at intersecting streets.
Frontage Road (Major, Secondary and Residential). “Major, secondary and/or residential frontage road” mean an auxiliary street adjacent to freeways, expressways, and flood control channels and other rights-of-way which is used primarily to provide public access to adjacent property. Minimum right-of-way width shall be in accordance with the appropriate city standards.
“Future tenant identification sign” means a temporary sign for an approved project which identifies a future use of a site or building.
“Garage” means a permanently roofed and enclosed structure with a garage door which is intended to be used for automobile shelter and storage.
Garage (Subterranean). “Subterranean garage” means a visually enclosed structure or portion of a structure intended to be used for the storage of automobiles, the maximum height of which is no greater than two and one-half feet measured from the existing grade.
“General local street” means a through street serving fifty (50) or more single-family lots or lot sizes of less than seven thousand two hundred (7,200) square feet. It may also serve as a private interior street in an industrial park. Minimum right-of-way width shall be sixty (60) feet.
Grade (Existing). “Existing grade” means the surface of the ground or pavement at a stated location as it exists prior to disturbance in preparation for a project regulated by this title.
Grade (Finish). “Finish grade” means the final grade of the site which conforms to the approved plan.
“Grand opening sign” means a temporary sign for a promotional activity used for the original opening of a business at a particular location, within thirty (30) days after occupancy, to inform the public of its location and contribution to the community. Existing businesses may qualify for an original opening if the ownership and the name of the business is changed. “Grand opening” does not mean an annual or occasional promotion of retail sales by a business or opening of a related store at another location.
“Guest room” means any rented or leased room which is used or designed to provide sleeping accommodations for one or more guests in apartments, hotels, motels, private clubs, lodges and fraternal organizations. In a suite of rooms, each room that provides access to a common hall or direct access to the outside area shall be considered as one guest room.
“Handicapped housing” means multiple-family housing in which all of the dwelling units serve physically handicapped persons. Handicapped housing is characterized by doors, elevators, bathroom and kitchen facilities designed to accommodate physically handicapped persons. Handicapped housing does not include residential care facilities licensed by the state of California.
“Hardscape” refers to the solid, hard elements in landscape design that stay the same for years. Examples of hardscape designs include patios, decks, driveways, walkways, stairs, water features, retaining or garden walls and outdoor kitchens. Many different materials are used in hardscape designs including concrete, brick, slate and flagstone.
“Hazardous fire area” means any land which is covered with grass, grain, brush or forest, whether privately or publicly owned, which is so situated or is of such inaccessible location

that a fire originating upon such land would present an abnormally difficult job of suppression or would result in great and unusual damage through fire or resulting erosion.
“Health officer” means the health officer of Riverside County.
“Height” means a vertical dimension measured from existing grade unless otherwise specified.
“Highway” or “street” means a right-of-way within which improvements are constructed for the conveyance of vehicular, pedestrian and other permitted traffic and includes all highways, streets, roads and alleys. Such rights-of-way and improvements shall be in conformity with city of Moreno Valley standards and specifications.
“Homeless shelter” means a facility operated by a provider, other than a “community care facility,” as defined in the California Health and Safety Code Section 1502, which provides temporary emergency shelter and/or an intake office for homeless persons. An intake office is a facility where homeless persons contact the provider and make arrangements for obtaining shelter. A provider is a government agency or a private nonprofit organization which provides temporary emergency shelter for the homeless and that meets all of the applicable requirements contained in the California Health and Safety Code and the California Administrative Code.
“Home occupation” means an occupation conducted in a dwelling unit, in a residential district that is incidental to the principal residential use of a lot or site.
Hot Tub. See “Swimming pools, hot tubs and spas.”
“Hotel” means any structure, or any portion of any structure, which is occupied or intended or designed for use or occupancy by transients, including but not limited to dwelling, lodging or sleeping purposes, and includes any hotel, inn, tourist home or house, motel, studio hotel, bachelor hotel, lodging house, rooming house, apartment house, time-share project or facility, dormitory, public or private club, mobilehome or house trailer at a fixed location, or other similar structure or portion thereof, duplex, triplex, single-family dwelling units except any private dwelling house or other individually owned single-family dwelling house unit rented only occasionally (infrequently) and incidentally to the normal occupancy by the owner or his family; provided, that the burden of establishing that the housing or facility is a hotel as defined herein shall be upon the owner or operator thereof who shall file with the tax administrator such information as the tax administrator may require, to establish and maintain such status.
“Household pet” means animals which are kept exclusively inside the residence, except dogs and cats, and for which no outside cages or shelters are required. These include, but are not limited to snakes, birds (other than fowls), guinea pigs, and other animals which are not offensive to a residential neighborhood by nature of noise, odor or other objectionable features.
Illumination (Direct). “Direct illumination” means illumination by means of light that travels directly from its source to the viewer’s eye.
Illumination (Indirect). “Indirect illumination” means illumination by means only of light cast upon a surface from a source from which the light does not travel directly to the viewer’s eye.
“Impound yard” means any property used for the temporary storage of vehicles which have been legally removed or impounded at the direction of a peace officer or by judicial order, as prescribed by law. This definition shall not be construed to include vehicle repair, dismantling, salvage or wrecking activities, nor the sale of vehicles or parts.

“Improvement” means any street work surveys and monuments and utilities to be installed, or agreed to be installed, by the land divider on the land to be used for public or private streets, highways, and easements as are necessary for the general use of the lot owners in the subdivision and local neighborhood traffic and drainage needs as a condition precedent to the approval and acceptance of the final map thereof. Improvement also means such other specific improvements or types of improvements, the installation of which, either by the land divider, public agencies, private utilities, by any other entity approved by the city of Moreno Valley or its designated officer or entity, or by any combination thereof, is necessary to insure consistency with, or implementation of, the general plan and any applicable specific plan.

“Improvement agreement,” as herein referred to, means the formal subdivision improvement agreements entered into with the city council of the city of Moreno Valley by the subdivider or developer, as completed and executed by both parties. Such agreements to set forth all requirements for improvement of the subject subdivision, including roads, water supply systems, drainage systems and devices, sewers, monuments or other work as set forth therein.

“Improvement standards” mean the standards set forth in this and other city ordinances or regulations related to the development of land as a subdivision or parcel map division.

“Industrial collector” means a three-lane interior, circulatory street with a continuous left turn lane with at least one end connecting to a road of greater capacity. Minimum right-of-way width shall be seventy-eight (78) feet.

Integration of Uses. Potential ways to integrate uses allowed in mixed-use development include:

1. Vertical Integration. A mix of nonresidential uses (i.e., commercial, retail, and/or office) located on the ground floor with residential dwelling units located above.
2. Horizontal Integration. A mix of nonresidential uses located on the primary street frontage of a lot and residential uses located at the rear of a lot.

“Interior sign” means a sign inside any business that cannot be seen from outside of the building in which the business is located or located more than three feet of the window.

“Internal ADU” is fully contained within the existing space of the primary structure or an accessory dwelling unit.

“Junior Accessory dwelling unit (JADU)” means a residential dwelling unit of no more than 500 square feet that is completely contained within the space of an existing residential structure. A junior accessory dwelling unit may include separate sanitation facilities, or may share sanitation facilities with the existing structure.

“Junk” means an article in poor condition due to deterioration or disrepair.

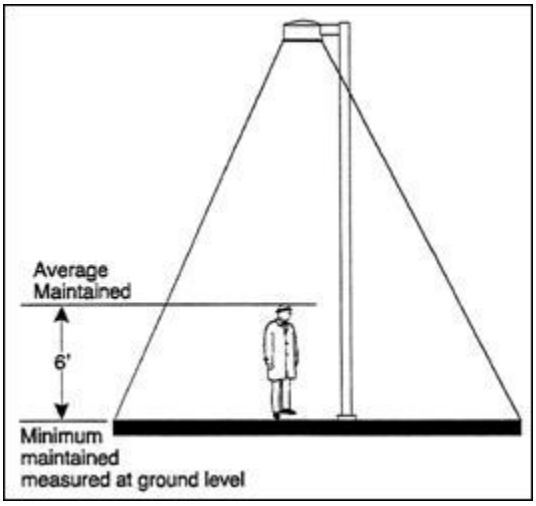
Kennel (Commercial). “Commercial kennel” means any property maintained for the purpose of boarding, breeding, raising or training dogs or cats over the age of four months for a fee or for sale.

Kennel (Noncommercial). “Noncommercial kennel” means any property where four or more dogs or cats, over the age of four months, are kept or maintained for the use and enjoyment of the occupant for noncommercial purposes.

“Land divisions” shall be as defined by California Government Code Sections 66410 et seq., commonly known as the Subdivision Map Act, Division 2, Subdivision, Article 2, Definitions.

“Land project” means a land division, as defined in Section 11000.5 of the Business and Professions Code.
“Land use approval” means an approval granted at the discretion of the community development director in connection with a building plan, landscape plan or other requested approval certifying that the proposal complies with applicable city ordinances, regulations and any applicable project conditions and where the findings are made by the community development director pursuant to Section 9.02.170(C) of this title.
“Land use ordinance” means the city of Moreno Valley development code as amended.
“License” means a state license issued under this title, and includes an A-license and an M-license, as well as a testing laboratory license.
“Licensee” means any person holding a license under this title, regardless of whether the license held is an A-license, M-license, or a testing laboratory license.
Lighting (Minimum Maintained). “Minimum maintained lighting” means a method of measuring light at the ground level.

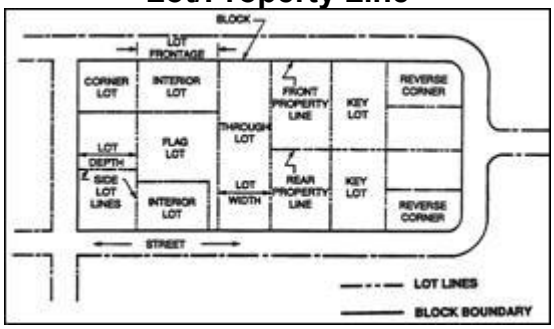
Figure 9.15.030-4
Lighting (Minimum Maintained)



“Light trespass” means any artificial light or glare from a light fixture onto neighboring property that interferes with viewing of the night sky, or eliminates the ability to have darkness on the adjacent property, or shines into neighboring windows, properties or structures.
“Livestock” means and includes cows, bulls, calves and heifers, except pigs.
“Live-work” means a structure or complex of structures that integrates space for both residential and nonresidential uses within individual units.
“Live-work unit” means a unit with both residential and nonresidential uses and where neither use is subordinate to the other.
Lodge Hall. A “lodge hall” consists of a building where a nonprofit fraternal organization holds meetings and social gatherings. A fraternal organization is a group of people formally organized for a common interest and generally characterized by membership qualifications, payment of fees or dues, a constitution and by-laws.

“Lot” means a designated parcel, tract or area of land established by plot, subdivision or as otherwise permitted by law, to be used, developed or built upon as a unit.
“Lot area” means the area within the lot lines after dedication. See “Acreage (adjusted net).”
Lot (Corner). “Corner lot” means a site bounded by two or more streets that have an angle of intersection of not more than one hundred thirty-five (135) degrees. The front yard of a corner lot shall adjoin the narrowest street property line.
“Lot coverage” means the ratio between the ground floor area of the building or buildings and the lot area. Lot coverage shall be exclusive of steps, chimneys, unenclosed and unroofed terraces and patios.
“Lot depth” means the horizontal distance between the midpoint of the front lot line and midpoint of the rear lot line.
Lot (Double Frontage). “Double frontage lot” means a lot having frontage on two parallel streets, or which fronts upon two streets which do not intersect at the boundaries of the lot.
Lot (Flag). “Flag lot” means a lot with access to a street by a portion of the lot not meeting the requirement of the code for lot width, but having a dimension of at least thirty-five (35) feet at its narrowest point.
Lot (Interior). “Interior lot” means a lot other than a corner lot.
Lot (Key). “Key lot” means the first interior lot to the rear of a reversed corner lot.
Lot (Reversed Corner). “Reversed corner lot” means a corner lot having a side lot line which is substantially a continuation of the front lot line of a lot to its rear.
Lot or Property Line (Front). “Front lot line” or “front property line” means, in the case of an interior lot, a line separating the lot from the street. In the case of a corner lot, the front lot line shall be the narrowest frontage separating the lot from the street.
Lot or Property Line (Rear). “Rear lot line” or “rear property line” means any lot line that is not a front lot line or a side lot line. In the case of a triangular or otherwise irregularly shaped lot, a line or lines ten (10) feet in length entirely within the lot, parallel to and a maximum distance from the front lot line.
Lot or Property Line (Side). The side property line shall be determined as those two lines which intersect the rear line of the required front yard setback and extend to the rear property line(s) of the lot. In the case of an irregularly shaped lot, only the two lines which intersect the rear line of the required front yard setback line shall be side property lines.

Figure 9.15.030-5
Lot/Property Line



“Lot line adjustment” means a minor alteration, as approved by the city engineer, to adjust a lot line or lot lines. It is not a subdivision or resubdivision procedure and is intended to be used only in those situations where the provisions of the Subdivision Map Act and this title applicable to subdivisions and resubdivisions do not apply.

“Lot width” means the average horizontal distance between the side lot lines, measured at right angles to the lot depth at a point midway between the front and rear lot lines.

“Major thoroughfare” means those roads designated as an expressway, divided major arterial, modified divided major arterial, divided arterial, arterial and minor arterial as described in this title and reflected in the circulation element of the general plan and whose primary purpose is to carry the through traffic and provide a network connecting to or which is part of the state highway system.

“Manufactured home” means a factory built home as permitted by California law.

Manufacturing (Custom).

1. “Custom manufacturing” activities include, but are not limited to assembly, manufacturing, processing, packaging, treatment or fabrication of custom made products. These types of businesses do not utilize raw materials for their finished products, but rather, may utilize semi-finished types of manufactured materials for their custom made-to-order products. The finished products are ready for use or consumption and may include on-site wholesale and warehousing of the goods produced. Uses may include, but are not limited to manufacturing and warehousing of apparel products; art objects; jewelry; household furniture; small instruments (musical, electrical or photographic); stationery and related products; signs and advertising displays; stained glass products; leather products; and assembly of bicycle parts.
2. “Custom manufacturing” activities do not produce odors, noise, vibration, hazardous waste material or particulates which would adversely affect other uses in the structures or on the same site.

Manufacturing (General). “General manufacturing” activities include, but are not limited to assembly, manufacturing, compounding of materials, packaging, treatment or fabrication of materials and products which require frequent large container truck traffic or the transport of heavy, bulky items. Products are semi-finished to become a component for further manufacturing, fabrication and/or assembly. These types of businesses are usually directed to interplant transfer, or to order from industrial uses, rather than direct sale to the end consumer. Uses may include, but not be limited to canned foods, furniture and fixtures, converted paper and paper board products, textile products, plastic products made from purchased plastic, resin or rubber products, fabricated metal products made from sheet metals, electrical and electronic machinery, equipment and supplies, accounting, computing and office machines. Activities may only produce noise, odors, vibrations, illumination or particulates that have been mitigated so as not to affect the persons residing in or conducting business in the vicinity.

Manufacturing (Light). “Light manufacturing” activities include, but are not limited to assembly, labor intensive manufacturing, fabrication or repair processes which do not involve large container truck traffic or transport of large scale bulky products. New products may be finished in that the product is ready for use or consumption or it may be semi-finished to become a component for further assembly and packaging. These types of businesses are usually directed to the wholesale market, inter-plant transfer rather than direct sale to the consumer. Uses may include, but not be limited to electronic microchip

assembly; printing, publishing and allied industries; candy and other confectionery products; bottle, canned soft drinks and carbonated water; apparel and other finished products; paper board containers and boxes; drugs; small, fabricated metal products such as hand tools, general hardware, architectural and ornamental metal works; amusement, toys, sports and athletic goods. These activities do not produce odors, noise, vibration, hazardous waste material or particulates which would adversely affect other uses in the structure or on the same site.

“Median” means the portion of a divided highway separating the traveled way for traffic in opposite directions.

“Mezzanine” means an intermediate floor between main floors of a building. The floor often projects from the walls and does not completely close the view of the ceiling from the floor immediately below. A mezzanine floor and the floor below it shares the same ceiling.

“Mined lands” means the surface, subsurface and groundwater of an area where surface mining operations will be, are being, or have been conducted. This includes private ways and roads appurtenant to any such land excavations, workings, mining waste, and areas where structures, facilities, equipment, machines, tools or other materials or property which result from, or are used in, surface mining operations are located.

“Minerals” means any naturally occurring chemical element or compound, or groups of elements and compounds, formed from inorganic processes and organic substances. These include, but are not limited to, sand, gravel, coal, peat and bituminous rock, but exclude geothermal resources, natural gas and petroleum.

“Mining waste” means the residual of soil, rock, mineral, liquid, vegetation, equipment, machines, tools, or other materials or property directly resulting from, or displaced by, surface mining operations.

Mini-Warehouse (Self-Storage Warehouse). A “mini-warehouse” means a facility containing separate storage spaces leased or rented to individual tenants who have access to such space for the purpose of storing and removing personal property. Mini-warehouses are also known as self-storage warehouses and self-service storage facilities. A mini-warehouse is not to be construed as a small, conventional warehouse.

“Minor arterial” means a highway intended to serve through traffic and where access rights are restricted. Minimum right-of-way width shall be eighty-eight (88) feet. Intersections with other streets and highways shall be as approved by the city engineer.

“Mixed-use horizontal development” means development that combines two or more types of land uses (e.g., residential, commercial, office, industrial, institutional, or recreation) on a single development site, but not necessarily in the same building, typically nonresidential uses are located adjacent to the street and residential uses are located away from major streets behind nonresidential uses.

“Mixed-use overlay district” means a land use designation (zoning district) that allows a combination of uses, which may include residential, commercial, office, industrial, institutional, or recreational uses.

“Mixed-use vertical development” means development that combines two or more types of land uses (e.g., residential, commercial, office, industrial, institutional, or recreation) in a single building in a vertical configuration, typically with residential uses located above nonresidential uses.

“Mobile home” means a structure that is transportable in one or more sections, built on a permanent chassis, and designed to be used with or without a permanent foundation when connected to the required utilities. It does not include recreational vehicles or travel trailers.
“Mobile home park” means a development where spaces are provided for rent or lease to accommodate mobile homes that are used for residential purposes.
“Mobile recycling unit” means an automobile, truck, trailer or van, licensed by the Department of Motor Vehicles, which is used for the collection of recyclable materials. A mobile recycling center also means the bins, boxes or containers transported by trucks, vans or trailers, and used for the collection of recyclable materials.
“Modified divided major arterial” means a six-lane divided highway primarily for through traffic where anticipated traffic volumes exceed four-lane capacity and where access rights are restricted. Access from other streets or highways shall be limited to approximately one-quarter mile intervals. Minimum right-of-way width shall be one hundred two (102) feet.
“Monument sign” means a sign supported permanently on the ground by columns, pilasters, or similar details to provide design interest and complement their surroundings. Monument signs shall incorporate landscaping to screen the base. Landscaping around monument signs should be designed to ensure the long-term readability of the sign.

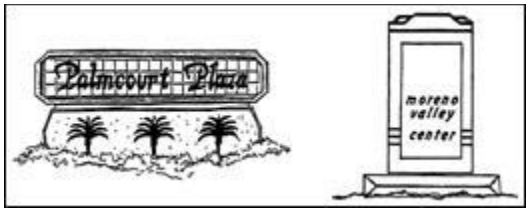


Figure 9.15.030-6
Modified Monument Sign

“Moving sign” means a sign, of which all or a portion, may move either on an intermittent or constant basis.
“Mulch” means any organic material such as leaves, bark, straw, compost, or inorganic mineral materials such as rocks, gravel, and decomposed granite left loose and applied to the soil surface for the beneficial purposes of reducing evaporation, suppressing weeds, moderating soil temperature, and preventing soil erosion. In mulched planting areas, the use of low volume irrigation is required to maximize water infiltration into the root zone.
“Multifamily ADU” is an ADU consistent with State law that is proposed on the same parcel with a multifamily structure in a residential, mixed use zone, or Specific Plan zone that allows for residential or mixed use.
“Multifamily dwelling structure” means, for the purposes of ADU law, a structure with two or more attached dwellings on a single lot.
“Multi-lane demand” means projected traffic volume which will exceed the nominal capacity of a two-lane street section when such projected traffic volume is determined by a rational method of traffic generation employing land use techniques and traffic engineering principles.

Net Acre. See “Acreage (adjusted net).”
“Nightclubs” means a bar, tavern, restaurant or similar establishment that provides live entertainment (music, comedy, etc.) that may serve alcoholic beverage for sale, where the performance area exceeds seventy-five (75) square feet, or customer dancing occurs.
“Nonconforming lot” means a lot which when lawfully created or established, complied with the area requirements of the district where located, but which does not conform to the presently existing area regulations of the district where located, or which does not conform to the presently existing requirements of the subdivision regulations governing lot standards.
“Nonconforming outdoor advertising display” means an existing and lawfully constructed and maintained outdoor advertising display not in conformance with Ordinance No. 133 as of July 9, 1987, and any legally constructed and maintained outdoor advertising display established after July 9, 1987 which is not in conformance with Chapter 9 of the Moreno Valley Municipal Code as of the date said chapter became effective.
“Nonconforming sign” means all existing and lawfully constructed and maintained signs: (1) which did not comply with Interim Ordinance 348 (the zoning ordinance in effect prior to adoption of this title) immediately prior to the adoption of this title and which still do not comply with the provision of Chapter 9.12 of this title, or (2) which do not now comply with the provisions of this title.
“Nonconforming structure” means a structure which was lawfully erected, but which does not conform with the standards for the district in which the structure is located by reason of adoption or amendment of a prior zoning or land use ordinance or this title.
“Nonconforming use” means a lawfully established and maintained use which does not conform with the use standards for the district in which the use is located by reason of adoption or amendment of a prior zoning or land use ordinance or this title.
“Offices, business and professional” means offices of firms or organizations providing professional, executive management or administrative services such as architectural, engineering, real estate, insurance, investment, legal and medical/dental offices. This classification includes medical/dental laboratories incidental to an office use, but excludes banks and savings and loan associations.
“Off-site sign” means a sign that directs attention to a business, commodity, service, entertainment or attraction sold, offered or existing other than upon the same lot where the sign is displayed.
“Off-site subdivision sign” means a sign which directs traffic to an off-site subdivision within the city.
“Off-street loading facilities” means a site or portion of a site devoted to the loading or unloading of motor vehicles or trailers, including loading berths, aisles, access drives and landscaped areas.
“Off-street parking facilities” means a site or portion of a site devoted to the off-street parking of motor vehicles, including parking spaces, aisles, access drives and landscaped areas.
“On-site advertising structure or sign” means a structure or sign that is erected or maintained to advertise goods sold, business conducted, or services rendered on the site upon which the sign is located.
“On-site subdivision sign” means a sign which identifies the subdivision upon which the sign is located.

Open Space (Common). “Common open space” means usable open space within a residential development reserved for the exclusive use of residents of the development and their guests.
Open Space (Private). “Private open space” means a usable open space adjoining and directly accessible to a dwelling unit, reserved for the exclusive use of residents of the dwelling unit and their guests.
Open Space (Usable). “Usable open space” means outdoor space unobstructed from ground to sky, which serves a recreational function or provides visual relief from the building mass, the minimum dimension of which shall be six feet excluding required front yard.
“Outdoor recreational facility” means a facility designed and equipped for the conduct of outdoor sports, leisure time activities and other customary and usual recreational activities, and which includes public and private facilities.
“Outer separation” means the area between the traveled way of a highway for through traffic and a frontage road or service road.
“Overburden” means the soil, rock or other materials that lie above a natural mineral deposit or in between deposits, before or after their removal by surface mining operations.
“Owner” means any of the following:
1. A person with an aggregate ownership interest of twenty (20) percent or more in the person applying for a license or a licensee, unless the interest is solely a security, lien, or encumbrance.
2. The executive officer of a nonprofit or other entity.
3. A member of the board of directors of a nonprofit.
4. An individual who will be participating in the direction, control, or management of the person applying for a license or who has a financial interest in the business other than a fixed lease of real property.
Parcel Map Division. See “Land divisions.”
“Park,” as used herein, means a parcel or parcels of land, which is open and available for use by the general public, and which serves recreational needs of the public.
“Parkway” means the area adjoining the outer edge of the roadbed, extending to the right-of-way line in which sidewalks, plantings, utilities, bank slopes and related facilities may be located.
“Part-width street” means any street in which the improved width is less than the width necessary for a normal full-width street.
“Pedestrian traffic sign” means a sign other than the main business identification sign and which is oriented to pedestrian traffic. Such sign shall not include any business related advertising information.
“Pedestrian way or sidewalk” means a right-of-way designed for use by pedestrians and not intended for use by motor vehicles. A pedestrian way or sidewalk may be located within or outside a street right-of-way, at grade, or grade separated from vehicular traffic.
“Permeable paving/surfaces” means any paving or surfaces that allow stormwater to infiltrate the underlying soils. Permeable paving/surfaces are required to be contained so neither sediment nor the permeable surface discharges off the site. Materials allowed include, but are not limited to porous asphalt, porous concrete, single-sized aggregate, planting beds, open-jointed blocks, stone, pavers or brick that are loosely set without mortar.

“Podium parking” means parking spaces that are covered by the ground floor of a building and are completely enclosed by walls. Podium parking may occur at or below the grade of the adjacent sidewalk.

“Political sign” means a temporary sign relating to a candidate or ballot measure to be voted upon or signs which express a point of view on an issue of public debate or controversy which may or may not necessarily be the subject of an upcoming election.

“Pool hall” means a building or portion thereof having within its premises four or more pool tables or billiard tables, or combination thereof, regardless of size, and whether activated manually or by the insertion of a coin, token or other mechanical device.

“Portable sign” means any sign not permanently affixed either to land or a structure.

“Poultry” or “fowl” means and includes all commonly domesticated birds kept for eggs or meat, and shall not include roosters, guinea fowl or peafowl. Pigeons shall be classified as fowl.

“Pre-existing” means in existence prior to the effective date of the ordinance enacting this title.

“Premises” means the designated structure or structures and land specified in the application that is owned, leased, or otherwise held under the control of the applicant or licensee where the commercial cannabis activity will be or is conducted. The premises shall be a contiguous area and shall only be occupied by one licensee unless the operator is granted an M-license and an A-license for the same type of activity and such operation is lawful under state and local laws, rules and regulations.

“Prime agricultural land” means and includes any of the following:

1. Land which qualifies for rating as Class I or Class II in the soil conservation service land use capability classifications;
2. Land which qualifies for rating 80 through 100 in the Storie Index Rating;
3. Land which supports livestock used for production of food and fiber and which has an annual carrying capacity equivalent to at least one animal unit per acre as defined by the United States Department of Agriculture;
4. Land planted with fruit or nut-bearing trees, vines, bushes or crops which have a nonbearing period of less than five years and which will normally return during the commercial bearing period on an annual basis from the production of unprocessed agricultural plant production not less than two hundred dollars ($200.00) per acre; or
5. Land which has returned from the production of unprocessed agricultural plant products and annual gross value of not less than two hundred dollars ($200.00) per acre for three of the previous five years.

“Primary dwelling unit” means, for the purposes of ADU law, a structure with a single dwelling on a single lot.

Private Interior Street (Short, Local or Circulatory). “Private interior street” means a residential street limited by subdivision design to serve less than fifty (50) single-family dwellings or a circulatory private street in a planned residential development. Minimum right-of-way width shall be fifty (50) feet.

“Private realm” means any privately-owned property.

“Private street” means a street within a private development or a planned residential development, which is not a public street, and where the street requirements are regulated by this title.

“Production units” means single-family residential dwelling units which are constructed in accordance with approved model home plans.
“Projecting sign” means a sign that is wholly or partly dependent upon a building for support and which projects more than eight inches from such building.
“Promotional sales sign” means a sign erected on a temporary basis to promote the sale of new products, new management, new hours of operation, a new service, or to promote a special sale at that location or address.
“Prospecting” has the same meaning as “exploration.”
“Public access” means where public access rights between a parcel of property and an adjacent public street or highway have been legally established by dedication or conveyance and acceptance or otherwise expressly established and approved by the city engineer.
“Public improvements” means traffic controls, streets, roads, highways, freeways, bridges, overcrossings, street interchanges, flood control or storm drain facilities, sewer facilities, reclaimed water facilities, lighting facilities, parks and equestrian trails.
“Public realm” means any publicly owned streets, roadways, sidewalks, parks, plazas, and other open spaces that comprise the shared space of a city for its visitors, employees and residents. It is the space between buildings where civic interaction occurs and is defined in contrast to private property.
“Public use” means a use operated or maintained exclusively by a public body for the benefit of the public, such use having the purpose of serving the public health, safety or general welfare; this term includes uses by or for the benefit of the public such as (but not limited to) public schools, parks, streets and ways, playgrounds, hospitals, and administrative and service facilities.
“Pump island” means a raised concrete area upon which fuel dispensing pumps are situated to allow for the dispensing of fuel to a vehicle.
“Quasi-public use” means a use owned or operated by a nonprofit, religious or eleemosynary institution and providing educational, cultural, recreational, religious or similar types of public programs.
“Real estate sign” means a temporary sign advertising real property for sale, rent or lease.
“Reclamation” means the combined process of land treatment that minimizes water degradation, air pollution, damage to aquatic or wildlife habitat, flooding, erosion, and other adverse effects from surface mining operations, including adverse surface effects incidental to underground mines. Mined lands are reclaimed to a usable condition which is readily adaptable for alternate land uses, and creates no danger to public health or safety. The process may extend to affected lands surrounding mined lands, and may require backfilling, grading, resoiling, revegetation, soil compaction, stabilization or other measures.
“Recorder” means the recorder of Riverside County.
“Recyclable material” means reusable material, including, but not limited to metals, glass, plastic and paper, which are intended for reuse, remanufacture or recycling for the purpose of using the altered form. Recyclable material does not include refuse or hazardous materials.
“Recycling facility” means a center for the collection and/or processing of recyclable materials. A certified recycling facility or certified processor means a recycling facility certified by the California Department of Conservation as meeting the requirements of the

California Beverage Container Recycling and Litter Reduction Act of 1986. A recycling facility does not include storage containers or processing activity located on the premises of a residential, commercial or manufacturing use and used solely for the recycling of material generated by that residential property, business or manufacturer. Recycling facilities may include the following:

1. Reverse vending machine(s);
2. Small collection facilities which occupy an area of not more than five hundred (500) square feet, and may include:

a. A mobile recycling unit,
b. Bulk reverse vending machines or a grouping of reverse vending machines occupying more than fifty (50) square feet,
c. Kiosk type units, which may include permanent structures,
d. Unattended containers placed for the donation of recyclable materials;

3. Large collection facilities which may occupy an area of more than five hundred (500) square feet and may include permanent structures.

“Recycling processing facility” means a building or enclosed space used for the collection and processing of recycling materials. Processing means the preparation of material for efficient shipment, or to an end-user’s specifications, by such means as baling, briquetting, compacting, flattening, grinding, crushing, mechanical sorting, shredding, cleaning, and manufacturing. Recycling processing facilities include the following:

1. A light processing facility occupies an area of under forty-five thousand (45,000) square feet of gross collection, processing and storage area and has up to an average of two outbound truck shipments per day. Light processing facilities are limited to baling, briquetting, crushing, compacting, grinding, shredding and sorting of source-separated recyclable materials and repairing of reusable materials sufficient to qualify as a certified processing facility. A light processing facility shall not shred, compact or bale ferrous metals other than food and beverage containers.
2. A heavy processing facility is any processing facility other than a light processing facility.

“Residential building identification sign” means a sign which identifies the residential occupants, such as, “The Smiths.”

“Residential name plate” means a sign which identifies the name of a residential complex, such as, “Moreno Arms.”

“Restaurant” means a place of business which sells or serves food products and beverages for consumption on the premises within a building consisting of a permanent structure that is fully enclosed with a roof and walls, and where incidental dining may be permitted out-of-doors on a patio, deck or terrace that is integrated into the building design.

Restaurant (Drive-through). “Drive-through restaurant” means a place of business which sells food products or beverages, and which delivers such food products or beverages to customers outside of the building in which they are prepared by means of a service window, counter, or similar method or device.

Restaurant (Fast Food). “Fast food restaurant” means any establishment whose principal business is the sale of foods, frozen desserts or beverages in ready-to-consume individual servings, for consumption either within the restaurant building or for carry-out, and where either: (1) foods, frozen desserts or beverages are usually served in paper,

plastic, or other disposable containers, and where customers are not served their food, frozen desserts or beverages by a restaurant employee at the same table or counter where the items are consumed; or (2) the establishment includes a drive-up or drive-through service facility or offers curb service.

“Restaurant with limited live entertainment” means a restaurant that provides incidental entertainment, such as musical performances, where the performance area does not exceed seventy-five (75) square feet, and customer dancing does not occur. The use shall be classified as a nightclub (commercial entertainment) if the performance area exceeds seventy-five (75) square feet or customer dancing is provided. Live entertainment does not include a sexually oriented business.

“Restricted parking” means a situation where no on-street parking is permitted along the street frontage, or where on-street parking is prohibited during specified hours on certain days or on all days.

“Retail sales” are classified as establishments primarily engaged in selling goods or merchandise to the general public for personal, business, or household consumption and rendering services incidental to the sale of such goods. Some characteristics of retail sales establishments include places of business that engage in activities to attract the general public to buy, receive, sell merchandise and may process, repair, or manufacture some of the products, such as but not limited to jewelry, baked goods, apparel, pottery, or consumer electronics, where such processing, repair, or manufacturing is incidental or subordinate to sale activities. Uses considered objectionable or a nuisance may be denied by the community development director. Uses requiring an adult business use permit are not included under “retail sales.”

Reverse Vending Machine—Bulk Reverse Vending Machine.

1. A “reverse vending machine” means an automated mechanical device which accepts at least one or more types of empty beverage containers including, but not limited to aluminum cans, glass and plastic bottles, and issues a cash refund or a redeemable credit slip with a value not less than the container’s redemption value as determined by the state. A reverse vending machine may sort and process containers mechanically, provided that the entire process is enclosed within the machine. In order to accept and temporarily store all three container types in a proportion commensurate with their relative redemption rates, and to meet the requirements of certification as a recycling facility, multiple grouping of reverse vending machines may be necessary.
2. A “bulk reverse vending machine” refers to a reverse vending machine that is larger than fifty (50) square feet; is designed to accept more than one container at a time; and will pay by weight instead of by container.

“Revised tentative map” means a modification of an approved tentative map wherein the design of the land division is changed from the approved tentative map, but there is no substantial change in concept from the original approved map.

“Right-of-way” means the entire width of property for the use of highways, flood and drainage works, overhead and underground utilities or any related or consistent improvements.

“Roadbed” means that portion of the roadway extending from curb-face to curb-face or from curb-face to the outside line of improved shoulder, or between the outside line of improved shoulders.

“Roadway” means that portion of the highway including roadbed, all slopes, side ditches, channels, waterways and all other related facilities which are located within a road right-of-way.
“Roof sign” means any sign or a portion thereof located on or extending over or above the roof of a building and either supported by the roof or by an independent structural frame.
“Sculpted can sign” means a can sign constructed in such a manner that the shape of the cabinet conforms to the outline of the letters or other characters to be displayed.
“Service bay” means an area inside a building designed for the maintenance, repair or servicing of a vehicle.
Service Road. See “Frontage road.”
“Shared parking” means where certain parking spaces can be utilized by two or more different uses.
Shopping Center, Integrated. “Integrated shopping center” means two or more parcels of land that are visually designed to operate as a single center containing cross easements, shared parking facilities and shared access.
“Sign” means a device, fixture, surface or structure of any kind or character, made of any material whatsoever, displaying letters, numbers, words, text, illustrations, symbols, forms, patterns, colors, textures, shadows or lights; or any other illustrative or graphic display designed, constructed or placed on the ground, on a building, canopy, wall, post or structure of any kind, in a window, or on any other object for the purpose of advertising, identifying or calling visual attention to any place, structure, firm, enterprise, profession, business, service, product, commodity, person, idea, activity or other message. “Sign” shall include any portable sign. The term does not include a religious symbol on a church or other place of worship.
Sign Area. The area of a sign shall be the entire area that encloses the outside limits of the sign, including the sign copy area and any frame, border, background area, structural trim, or other material forming an integral part of the sign.
Sign Copy Area. The “sign copy area” shall be the area that encloses the extreme limits of the area available for displaying the desired message. The sign copy area includes both the written message and the background against which the message can be displayed.
“Sign copy height” means the vertical dimension measured from the average finished grade level under the sign to the highest point of the sign copy area.
“Sign face” means that area of a sign which contains the advertising copy or conveys a message.
“Sign height” means the vertical dimension measured from the top of curb or curb design, at the property line nearest to the sign, to the highest point of the sign.
“Single ownership” means holding record title, possession under a contract to purchase or possession under a lease, by a person, firm, corporation or partnership, individually, jointly, in common or in any other manner where the property is or will be under unitary or unified control.
“Single family ADU” is an ADU consistent with State law that is proposed on the same parcel with a single family structure in a residential, mixed use zone, or a Specific Plan zone that allow for residential or mixed use.

“Single family dwelling structure” means, for the purposes of ADU law, a structure with a single dwelling on a single lot.

“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, which 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.

“Site” means a lot or group of contiguous lots not divided by an alley, street, other right-of-way or city boundary line that is proposed for development in accordance with the provisions of this title, and is in a single ownership or has multiple owners, all of whom join in an application for development.

“Smoke shop” shall mean a retail establishment, commonly known as a smoking shop, smoking lounge, vape shop, hookah bar, cigar bar, cigar shop, or headshop, which provides or sells products intended or designed for use in ingesting, inhaling, or otherwise introducing tobacco into the human body, including but not limited to tobacco products, electronic cigarettes which contain nicotine and emit smoke or vapor, smoking accessories, including but not limited to rolling papers, rolling machines, herb grinders, scales, glass pipes, hookah pipes, bongs, bubblers, or other paraphernalia.

Spa. See “Swimming pools, hot tubs and spas.”

“Spa facility” means an establishment in a fixed location where massage is performed for compensation pursuant to all applicable state and local laws, rules and regulations as well as meeting all the requirements of Chapter 11.96 (Spa Facilities). Spa facilities may include additional services such as full service hair salons, make-up consultation and application and manicure and pedicure services, and therapeutic treatments such as body packs and wraps, exfoliation, cellulite and heat treatments, electrolysis, body toning, waxing, aromatherapy, cleansing facials, medical facials, non-surgical face lifts, electrical toning and electrolysis. Hydrotherapy and steam and sauna facilities, nutrition and weight management, spa cuisine and exercise facilities and instruction may also be provided as additional services.

“Special event sign” means a temporary sign which advertises special events and activities such as charitable events, Christmas tree sales, and firework displays.

“Specific plan” means a plan adopted by the city council of the city of Moreno Valley that is based upon and implements the general plan of the city of Moreno Valley, as provided in Section 65450 et seq., of the California Government Code.

Stable (Commercial). “Commercial stable” means a stable for horses, mules or ponies which are rented, used or boarded on a commercial basis for compensation.

“Staff” means and includes the employees of the city of Moreno Valley public works and community development departments and fire prevention bureau.

Storm, One Hundred-Year Frequency. “One hundred-year frequency storm” means a storm that has a one percent chance of occurring in any given year. It does not follow, however, that such a storm will be equaled or exceeded once in every one hundred-year period, or that having occurred once, it will not occur again for one hundred (100) years. It may occur several times in a one hundred-year period, but over a sufficient length of time the average is expected to be once in one hundred (100) years.

“Story” means that portion of a building included between the upper surface of any floor and the upper surface of the floor next above, except that the topmost story shall be that portion of a building included between the upper surface of the topmost floor and the ceiling above. The basement or cellar shall not be considered a story unless the upper surface of the floor above is more than six feet above the average level of the highest and lowest points of the ground surface immediately adjacent to the exterior walls of the building.

Street. See “Highway or street.”

“Structural alteration” means any change in or alteration to a structure involving change in or alteration to a bearing wall, column, beam or girder, floor or ceiling joists, roof rafters, roof diaphragms, foundations, piles, retaining walls, or similar components.

“Structure” means anything constructed or erected that requires a location on the ground, including a building or a swimming pool, but not including a fence or a wall used as a fence if the height does not exceed six feet, or access drives or walks.

Structure (Accessory). “Accessory structure” means a structure that is accessory or incidental to a dwelling on the same lot.

Structure (Main). “Main structure” means a structure housing a principal use of a site or functioning as a principal use.

“Subdivider” means a person, firm, corporation, partnership or association who proposes to divide, divides or causes to be divided real property into a subdivision for himself or for others, except that employees, agents and consultants of such persons or entities, acting in such capacity, are not “subdividers.”

Subdivision. See “Land divisions.”

“Subdivision design” means and includes: street alignments, grades and widths; drainage and sanitary facilities and utilities, including alignments and grades thereof; location and size of all required easements and rights-of-way; fire roads and firebreaks; lot size and configuration; traffic access; grading; land to be dedicated for park or recreational purposes; and such other specific physical requirements in the plan and configuration of the entire subdivision as may be necessary to ensure consistency with, or implementation of, the general plan or any applicable specific plan.

Subdivision Improvement. See “Improvement.”

“Substantial improvement” or “substantial construction” means any repair, reconstruction or improvement of a structure, the cost of which equals or exceeds fifty (50) percent of the market value of the structure either:

1. Before the improvement or repair is started; or
2. If the structure has been damaged and is being restored, before the damage occurred.

For the purposes of this definition, “substantial improvement” is considered to occur when the first alteration of any wall, ceiling, floor, or other structural part of the building commences, whether or not that alteration affects the external dimensions of the structure.

“Support retail sales” are classified as establishments primarily engaged in retail services that support major business, corporate, and administrative office rather than general community retail needs. These uses include art galleries, art studios, art supply shops, assayer, and florist shops and similar uses. Uses requiring an adult business use permit are not included under “support retail sales.”

“Surface mining operations” mean all, or any part of, the process involved in the mining of minerals on mined lands by removing overburden and mining directly from the mineral deposits, open-pit mining of minerals naturally exposed, mining by the auger method, dredging and quarrying, or surface work incidental to an underground mine. Surface mining operations shall include, but are not limited to:

1. In-place distillation, retorting or leaching;
2. Production and disposal of mining waste; and
3. Prospecting and exploratory activities.

“Surface parking” means parking spaces that are not covered by a building and are not enclosed by walls. Surface parking is also known as a “parking lot.”

“Swimming pools” and “hot tubs” or “spas” mean water-filled enclosures having a depth of eighteen (18) inches or more used for swimming or recreation.

“Tandem parking” means parking space configuration where two or more parking spaces are lined up one behind the other.

“Temporary sign” means a sign erected for a temporary purpose attracting attention to an activity, product or other idea or message as provided for in this title.

“Tenant improvements” mean improvements to existing structures installed for the benefit of the proposed occupant and user of an office, commercial or industrial property. The occupant and user may be the property owner, a tenant or lessee. The improvements may involve the interior or exterior of the structure.

“Tentative map” means a map made for the purpose of showing the design and improvement of a proposed land division and the existing conditions in and around it and need not be based upon an accurate or detailed final survey of the property.

Tentative Map, Revised. “Revised tentative map” means a modification of an approved tentative map wherein the design of the subdivision is changed from the approved tentative map, but there is no substantial change in concept from the original approved map.

“Traveled way” means that portion of the roadway for the movement of vehicles, exclusive of shoulders and auxiliary lanes.

Truck (Large). “Large truck” means a truck weighing ten thousand (10,000) pounds or more unloaded.

“Tuck-under parking” means parking spaces that are covered by the upper floor of a building, but are otherwise open.

“Underground level” means that portion of a structure between the floor and ceiling which is wholly or partly below grade and having more than one half of its height below grade.

“Vehicle sign” means a sign which is placed, attached or mounted to a vehicle which is parked on or adjacent to any property, the principal purpose of which is to attract attention to a product or service sold or an activity or business located on such property or to an idea or other message.

“Vehicle storage yard” means any property used for the storage of vehicles. This classification does not include vehicle repair, dismantling, salvage or wrecking activities, nor the sale of vehicles or parts.

“Vesting tentative map” means a map which meets the requirements of a tentative map that has printed conspicuously on its face the words “Vesting Tentative Map” and is processed in accordance with Section 9.14.060 of this title.

“Visible” means likely to be noticed by a person of average height walking on an adjacent street or sidewalk or traveling in a vehicle on an adjacent street or highway two years after installation of any planting screening material intended to screen a view.
“Wall sign” means any sign affixed to a building facing in such a manner that the face of the sign is substantially parallel to the plane of the building facing.

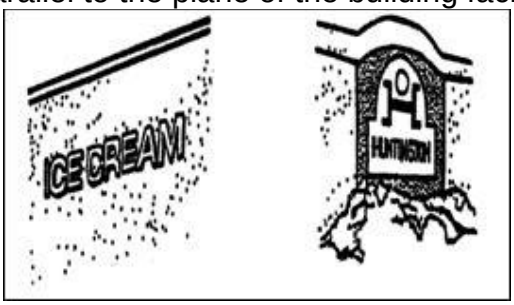


Figure 9.15.030-7
Wall Sign

“Wholesaling” means the selling of any type of goods for purpose of resale.
“Window sign” means any sign, exposed to public view, which is attached, painted, or pasted, or is located within three feet, either permanently or temporarily, on or of the interior or exterior of a window.
“Wrecking yard” means any facility used for the dismantling of vehicles. Activities normally include the buying and selling of inoperative vehicles, their parts or component materials and the storage thereof.
“Yard” or “court” means an open space on the same site as a structure, unoccupied and unobstructed from the ground upward, except as otherwise provided in this title, including a front yard, side yard, rear yard or court between structures.
Yard (Front). “Front yard” means a yard extending across the full width of a site, the depth of which is the minimum horizontal distance between the front property line and a line parallel thereto on the site.
Yard (Rear). “Rear yard” means a yard of the required width extending the full width across the site, from side yard to side yard measured parallel from the rear property line, the depth of which is the minimum horizontal distance between the rear property line and a line parallel thereto on the site.
Yard (Side). “Side yard” means a yard of the required width extending from the rear line of the required front yard measured parallel from the side property line of the lot extending to the rear property line.

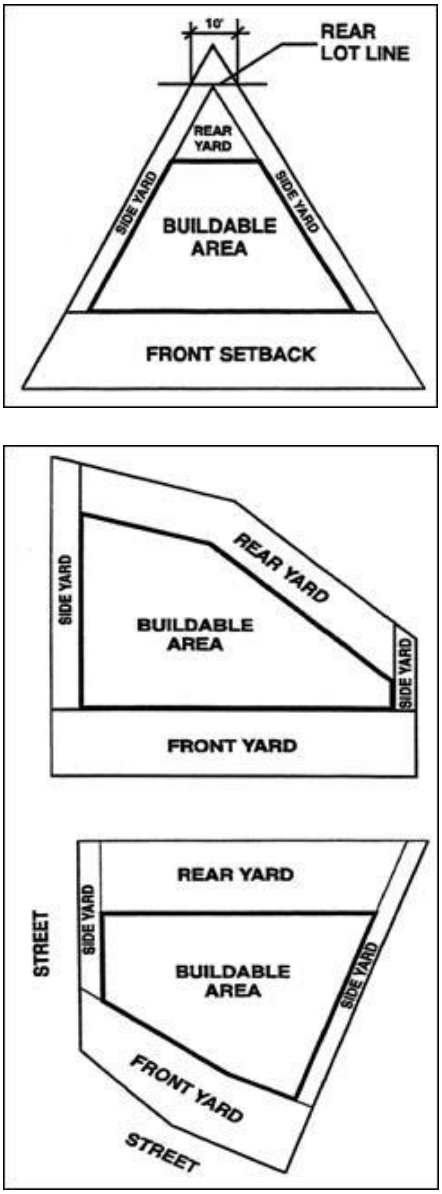


Figure 9.15.030-8
Setbacks and Yard Areas"

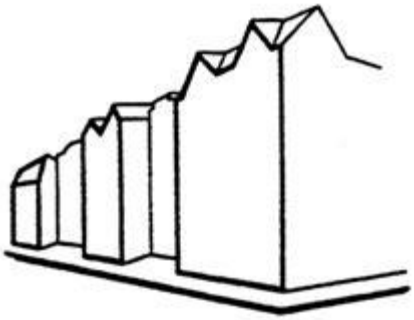
9.16.150 Commercial (retail, office, mixed use).

A. Commercial design guidelines address the various types and intensities of commercial uses allowed for in the general plan. They include neighborhood commercial, community commercial, tourist recreational commercial, village commercial, office commercial and office.
   1. Neighborhood Commercial: provides for the daily shopping needs of area residents with a wide range of common retail and personal service needs.
   2. Community Commercial: more intense than neighborhood commercial, provides for the general shopping needs of area residents and workers with a wide variety of retail and personal services.

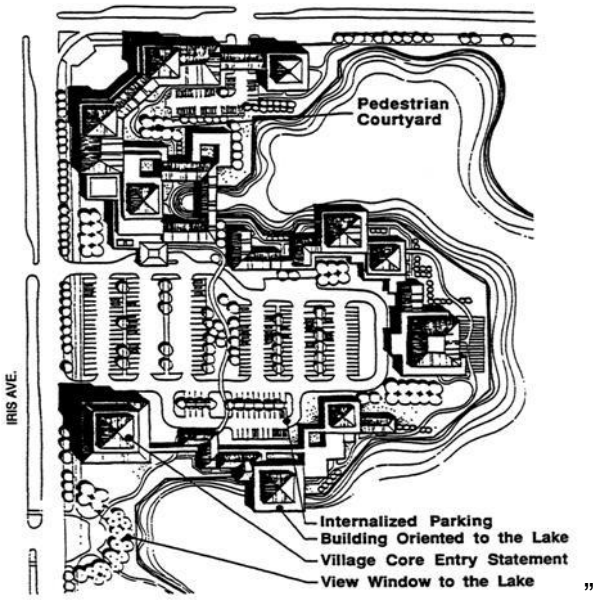
3. Tourist Recreational Commercial: provides those commercial support activities that are necessary or incidental to recreation uses while meeting the personal service needs of both tourists and city residents alike.
4. Village Commercial: provides for office-related and commercial development within the Moreno townsite. It is the further intent of this designation to promote development which recognizes the historic significance of the site and projects a "turn-of-the-century" architectural atmosphere, yet provides limited retail commercial services that are compatible with the surrounding residential community.

B. General Guidelines.
1. Commercial development shall be compatible with adjacent residential areas by incorporating landscape buffers planted with a mix of flowering, screening and spreading plants, by using low mass, low height building elements, by locating loading and trash collection areas away from residential property lines and by directing circulation away from residential neighborhoods.
2. Commercial development shall have a central place, main focal feature or point-of-emphasis, including pedestrian seating, shade structures, sculpture, water elements, centralized outdoor dining or any combination of these elements.
3. New development should respect pedestrian needs by incorporating pedestrian ways and plazas that provide visual interest at the street level, shelter from the elements and adequate street furniture. This guideline is intended to enhance pedestrian related features in concert with quality architecture that would not require variance approval if incorporated as a feature of design.
4. The development of new, small convenience centers on sites less than eight acres is discouraged.
5. Architectural elements shall be an integral part of the façade design, avoiding the "pasted-on" look.
6. Building façades should relate to overhangs, awnings, trellises and porticoes, incorporating these elements into building massing.
7. Pedestrian covered walks should have a clear walking width of seven feet along retail storefronts. Walkway width may be up to twelve (12) feet to accommodate columns, furniture or building articulation.
8. Large structures shall incorporate varied setbacks and variations in massing of building bulk.
9. Continuous, blank building elevations shall be avoided, particularly when visible from public rights-of-way.
10. Continuous building mass should be divided into smaller units, providing both variety and scale.
11. Loading areas shall be oriented away from street side elevations whenever possible and shall be screened from public view with a combination of walls and landscaping.
12. Building placement within office developments shall occur at or near the street setback line to bring the architectural image to the street and to remove parking lots to the extent possible from the streetscape.
13. Vehicular and pedestrian travel shall be separated to the best possible extent, providing for a safe pedestrian environment and smooth traffic flow.

14. Pedestrian walkways shall be provided in larger parking lots, encouraging foot travel out of vehicular drive lanes.
15. Freestanding or clustered retail, restaurant and office pads are encouraged, helping to add variety to the site plan and to introduce interesting architectural elements.
16. Interparcel access shall be provided between commercial centers, reducing the number of drive approaches from the street and encouraging commercial "crossover."
17. Entry drive throats shall be at least sixty (60) feet long from property line for major commercial projects, providing adequate queuing for outbound traffic and smoothing inbound traffic flow.
18. Each commercial center of five acres or more shall have at least one major entry containing a median.
19. The "strip" commercial image is discouraged. New development should provide variety and articulation in storefront footprints, elevations and roofline.
20. There shall be landscaped strip equal to the building height where a commercial use is located adjacent to residentially zoned property.
21. Office developments shall provide courtyards for each building convenient to office users, incorporating seating, sculpture, accent landscaping and shelter. These shelters will allow for small lunch gatherings or relaxation.
22. Office developments shall have decentralized parking. Parking shall be oriented to the building it is intended to serve and shall be spread throughout the site, lessening the impact of an expansive parking lot.
23. Office developments shall offer interesting site plans by providing several detached or clustered buildings.
24. Access to service bays of automotive uses shall be from the interior of the site.
25. Service stations, mini markets and other automobile-related uses shall have architectural details consistent with the overall project design. Access to service bays will be from the interior of the service station site. Window placement should be sensitive to casual police surveillance.
26. Hotels over 4 stories shall include rooftop amenities (e.g., restaurant, bar, swimming pool or other amenities as accepted by the Community Development Director).
27. Freestanding buildings should incorporate distinctive massing, adding interest to the site and vicinity.
28. Intimate scale in building design and materials selection is encouraged, emphasizing comfort and warmth.
29. All rooftop equipment shall be part of the project design or be screened and located out of view from the pedestrian level, public rights-of-way, adjacent freeways and neighboring structures. Flat-roof drainage pipes shall be integrated into the project design and drain into a landscape area for water quality, retention and absorption to reduce water run-off.
30. Architectural design of new projects shall be mindful of the surrounding district's urban fabric, providing a design statement to enhance the context and to upgrade the overall image.



Continuous Mass Divided to Provide Scale



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9.17.140 Freeway frontage.

Development projects adjacent to the Moreno Valley Freeway (California State Highway 60) shall be landscaped within the freeway right-of-way and maintained by the property owner, as prescribed in the landscape guidelines established by the city of Moreno Valley. If the freeway right-of-way is not landscaped, the property owner shall maintain the right-of-way along their frontage in a manner that is free of weeds, vegetative debris, and refuse. An encroachment permit shall be reviewed and approved by the City, and Caltrans if applicable, prior to issuance of a grading permit.

Section 4. CEQA COMPLIANCE:

The proposed Municipal Code Amendments are exempt from the California Environmental Quality Act in that the proposed updates addressing accessory dwelling units qualify as a statutory exemption under Section 15282(h) of the California Environmental Quality Act Guidelines, and all of the other proposed amendments are exempt from the California Environmental Quality Act in accordance with Section

15061(b)(3) of the CEQA Guidelines in that the amendments involve general policy and procedure making, and it can be seen with certainty that there is no possibility that the amendments will have a significant effect on the environment

Section 5. SEVERABILITY

That the City Council declares that, should any provision, section, paragraph, sentence or word of this Ordinance be rendered or declared invalid by any final court action in a court of competent jurisdiction or by reason of any preemptive legislation, the remaining provisions, sections, paragraphs, sentences or words of this ordinance as hereby adopted shall remain in full force and effect.

Section 6. REPEAL OF CONFLICTING PROVISIONS

That all the provisions of the Municipal Code as heretofore adopted by the City of Moreno Valley that are in conflict with the provisions of this Ordinance are hereby repealed.

Section 7. EFFECTIVE DATE

That this Ordinance shall take effect thirty (30) days after its second reading.

Section 8. CERTIFICATION

That the City Clerk shall certify to the passage of this Ordinance and shall cause the same to be published according to law.

INTRODUCED at a regular meeting of the City Council on January 4, 2022, and PASSED, APPROVED, and ADOPTED by the City Council on _____ _____, 2022, by the following roll call vote, to wit:

_____
Dr. Yxstian A. Gutierrez
Mayor
City of Moreno Valley

ATTEST:

_____
Pat Jacquez-Nares, City Clerk

APPROVED AS TO FORM:

_____

Steven B. Quintanilla, Interim City Attorney

Exhibits:
Exhibit A: Density Bonus Chart

ORDINANCE JURAT

STATE OF CALIFORNIA)

COUNTY OF RIVERSIDE) ss.

CITY OF MORENO VALLEY)

I, Pat Jacquez-Nares, City Clerk of the City of Moreno Valley, California, do hereby certify that Ordinance No. YYYY-___ was duly and regularly adopted by the City Council of the City of Moreno Valley at a regular meeting thereof held on the _____ day of_____, YYYY, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

(Council Members, Mayor Pro Tem and Mayor)

_____

CITY CLERK

(SEAL)

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MORENO VALLEY
WHERE DREAMS SOAR

DYETT & BHATIA
Urban and Regional Planners