

## CITY MANAGER'S OFFICE

### *Administration*

#### City E-Newsletter Launches

On July 6 the City Manager's Office launched the first City e-newsletter which was e-mailed directly to over 800 residents and businesses. The *City Link* newsletter, which has previously been mailed out within the Parks and Recreation Guide *Soaring*, will now be distributed via e-mail subscription and posted online. People can sign up to automatically receive the e-newsletter by clicking the "Join our E-Mail List" button on the City's web site. The compilation of a database of residents' and businesses' e-mail addresses and the creation of an e-newsletter were both action items identified as part of the City Council's goal setting workshop in May.

#### Council Connection Town Hall Meetings

An action item from the recent City Council Goal Setting Workshop included the establishment of Town Hall meetings in each Council district. These meetings were recommended as part of the prioritized goal to enhance the City's image. The "Council Connection" meetings are scheduled as follows:

- District 4 Council Member Co  
Thursday, August 11  
Badger Springs Middle School Multipurpose Room
- District 2 Mayor Stewart  
Thursday, August 25, Sunnymead Ranch HOA
- District 3 Council Member Hastings  
Wednesday, September 21, Vista Del Lago High School "Commons" Multi-Purpose Room
- District 5 Council Member Batey  
Thursday, October 6, Conf. and Rec. Center
- District 1 Mayor Pro Tem Molina  
Monday, November 14 - Senior Center

The *Council Connection* meetings will be scheduled from 5:30 – 7:00 p.m. and will include meet and greet with City Department Heads, welcome remarks and Council District information provided by the Mayor/Council Member, a City Manager Update, Department Presentation, and Question and Answer session. The department presentation for this first round of meetings will focus on public safety.

#### July 4<sup>th</sup> Advisory Committee

The City Council created a July 4<sup>th</sup> Subcommittee which recommended that an Advisory Committee be established to fund raise and make recommendations to the City regarding the annual July 4<sup>th</sup> festivities. The Advisory Committee will consist of 10 Moreno Valley residents, with five members being appointed to one-year terms by the City Council and five members being appointed through the City's application process by the Parks and Community Services Director. The appointments made by the Director will be for two-year terms.

#### State of the City Event

Staff from the City Manager's Office is working with Mayor Stewart in preparation of the address for the annual State of the City luncheon scheduled for August 18. With a focus on the positive economic development efforts of the City, the speech is entitled "Soaring Opportunities." Co-sponsored by the Moreno Valley Chamber of Commerce, the State of the City luncheon will again be held at the Conference and Recreation Center and will include catering by Max's Deli. The Chamber is currently accepting RSVPs as this event always sells out.

#### Pre Production

"No Need to Speed" – In conjunction with the Moreno Valley Police Department, MVTV-3 is producing a public service announcement to make drivers aware of the dangers of speeding and the consequences of this bad habit.

"Safe City" – In a coordinated effort with the public safety departments of Moreno Valley, MVTV-3 is working to create a series dedicated to increasing overall public safety, updating the public as to current safety conditions, and addressing public safety concerns in Moreno Valley. This new series will replace the outdated "Safety First" series.

## COMMUNITY & ECONOMIC DEVELOPMENT DEPARTMENT

### *Administration*

#### Ross Stores Distribution Center

Ross Stores Inc. continues to expand its business operation in the South Moreno Valley Industrial area. Besides nearly doubling the size of its Distribution

Center (DC) on Perris Boulevard, Ross has increased its workforce in Moreno Valley to more than 1,400 employees and is continuing to hire additional workers to expand its 3<sup>rd</sup> work shift. Up to 150 more employees will be hired for this fall and the 'peak' season for Ross Stores, which operates Ross Dress for Less and dd's Discount stores nationwide.

#### i-Herb Distribution Center Expansion

Work continues on a major expansion for the iHerb Distribution Center (DC) which opened in September 2010 in the South Moreno Valley Industrial area, near the SW corner of Indian and Grove View. Plans for iHerb to occupy the entire 360,440 S.F. building it purchased have been approved by Planning, Building & Safety and Fire Prevention. With the expansion, iHerb anticipates adding 50 to 75 employees and moving towards a workforce in Moreno Valley of more than 350.

#### Westech College Expansion

Work is progressing for the expansion of Westech College in Moreno Valley. Tenant improvement work is underway for Westech College to occupy a 12,560 S.F. building at the SW corner of Alessandro Boulevard and Veterans Way. Occupying this new building in the Moreno Valley Professional Village will allow Westech College to expand its medical assistant training program, as well as a planned nursing program presently being pursued for State certification. Currently, Westech College operates its Moreno Valley campus at 22515 Alessandro, out of a 12,500 S.F. building at the SE corner of Alessandro Boulevard and Elsworth Street.

#### Village Café Opens

The Village Café opened for business on Wednesday July 6. The new restaurant operation is located in the former Red Robin facility, situated at the NE corner of TownGate Avenue and Heritage Way, at the rear of TownGate Center. The Village Café is open for breakfast, lunch and dinner.

#### Family Dollar

Family Dollar, founded in 1953 and one of the largest discount retailers in the U.S. is poised to finally move into the California marketplace. Family Dollar, based in Charlotte North Carolina, has more than 6,800 stores in 44 states. Family Dollar stores are similar in concept to 99 Cents Only and offer a range of quality national brand products including food & grocery items, health & beauty supplies, pet food & supplies, home décor and clothing for the entire family.

Family Dollar has targeted the Inland Region and specifically Moreno Valley, Riverside and San Bernardino for the roll out of its initial wave of new

stores in California. Presently, Family Dollar is looking at opening stores in Moreno Valley Plaza at the SW corner of Sunnymead/Heacock, Moreno Valley Village at the NE corner of Perris/Hemlock), Hometown Square at the SW corner of Perris/Dracea and next to CVS at the SW corner of Perris/JFK. Eventually, Family Dollar envisions having up to eight stores in Moreno Valley.

#### Medical Overlay Zone

As part of the adopted Economic Development Action Plan, the City is moving to advance the development of the City's medical overlay zone in the City Center area of the community. City staff continues to work with Highland Fairview on the idea of developing a new major medical, health and wellness campus on approximately 200 acres of the Aqua Bella property. Once the extension of Nason Street to connect Cactus Avenue with Iris Avenue is constructed, it will create the approximately 200 acre property on the east side of the Nason Street extension. The idea of creating a new medical-health care campus will serve to connect the Kaiser Permanente-Moreno Valley Community Hospital to the south with the Riverside County Regional Medical Center (RCRMC) to the north. In fact in 2007, the City adopted a medical overlay zone for this area of the community. Creating a major medical and health care corridor with RCRMC and Kaiser's Community Hospital, along with a new Highland Fairview project makes great sense by creating new employment opportunities, but also by developing new quality medical and health care facilities for Moreno Valley and the entire Inland Region. It is also important to note that the planned UCR medical school will partner with RCRMC and the Moreno Valley College, with its School of Allied Health Sciences just down the street.

Highland Fairview has busy talking to a number of prospective medical users, along with working with consulting teams on preliminary development concepts for their new project. Highland Fairview is also working with Kaiser to make sure that their new 75,000 S.F. expansion project at the Community Hospital will be able to connect with the planned Highland Fairview project to the north. City staff is also working quickly to refine plans for the Nason and Cactus infrastructure improvement projects, with a goal of moving forward with the bid process by the end of the summer.

#### Spotlight on Moreno Valley Business

The Spotlight on Moreno Valley Business program seeks to increase the community's awareness of the many and diverse businesses that operate in Moreno Valley. The businesses showcased at the June 28 City Council meeting were 24 Hour Fitness and Marinello School of Beauty. The July 12 participants for Spotlight on Moreno

Valley Business were the Family Services Association and Molina Medical.

The Spotlight program also wishes to alert the City to some of the new businesses having just opened in the community. Recent openings include:

- **Beat for Cheap**—In late May, Moreno Valley resident Edward Johnson opened Beat for Cheap at 24594 Sunnymead Boulevard. The new operation sells and installs car stereos, custom rims, TV's, and alarm systems.
- **Café Gossip**—A 2<sup>nd</sup> location for Café Gossip opened June 27 at Lakeside Terrace, a neighborhood shopping center at the NE corner of Iris Avenue and Lasselle Street. The restaurant is a family run operation that follows up after the success of their 1<sup>st</sup> Café Gossip restaurant location in Moreno Valley Plaza, situated at the SW corner of Sunnymead Boulevard and Heacock Street.
- **Muscle House**—In early May, Matthew Sheire opened Muscle House, a retail store that specializes in sports supplements and nutrition products for body building and weight loss. Muscle House is located next door to 24 Hour Fitness at 23750 Alessandro Boulevard in Elsworth Plaza.

#### March JPA

Work continues at March JPA on a number of projects aimed producing new jobs for the area.

- **Meridian Business Park**—Grading is underway for the new 45-acre Sysco Distribution Center (DC). When completed the 515,000 S.F. DC for Sysco is expected to employ 280 people.
- **I-215/Van Buren Interchange Upgrade**—March JPA and Riverside County have secured the necessary funding commitments for the new Van Buren Interchange project. Riverside County and RCTC will be the lead agencies for this estimated \$65 million project.
- **March LifeCare**—Demolition work is complete for 20 buildings required for much of the area for the proposed 200-acre March LifeCare project. In May, the Developer submitted a Master Plot Plan and Specific Plan Amendment. The tentative schedule calls for consideration by the JPA's Planning Commission in July and by the March JPA Board in August.

- **AMRO Fabricating Corporation**—Negotiations are nearly complete for AMRO to sublease about 1/3 of the former DHL facility at March. The March JPA Commission has approved the Sub-Lease document between AMRO and DHL that will allow AMRO to occupy 100,322 S.F. of the 315,000 S.F. DHL building that is situated between Heacock Street and the March airport runway. AMRO Fabricating Corp. is based in South El Monte and is major supplier to a number of aviation & aerospace companies—including the Boeing Company. The new AMRO facility at March will be used to fabricate products for the new Boeing 787-Dreamliner aircraft. After fabricating the specially designed product for new 787's, Boeing and AMRO will use specially constructed Boeing 747's to transport items to 9 locations around the world where Boeing is building the new 787 aircraft. As part of the JPA Commission action it also approved an operating agreement that will allow the air transporting of product from the new AMRO facility via the March airport. AMRO will initially employ 30 employees for Phase I, 82 employees for Phase II and eventually will have a workforce of 115 when it moves to two shifts. JPA staff report that the salary range for the new AMRO jobs will be \$65,000 to \$120,000.
- **March Logistics Center**—CT Realty Investors has acquired the former 225,000 S.F. Phillips building at 16875 Heacock Street. CT Realty has already made improvements to the distribution facility and is busy marketing the lease opportunity to a variety of prospective users. CT Realty is based in Orange County, but has made a significant investment recently in the Inland Region with the purchase of a number of industrial properties in Chino, Ontario, Riverside and San Bernardino.

#### Industrial Vacancy - 3<sup>rd</sup> Qt. 2011

Moreno Valley's rate for Industrial Vacancy for 3<sup>rd</sup> Qt. 2011 remains the same as the previous quarter--at 3.4%. Overall, there is no desirable building product available—what the City needs is for developers to build more new product. There is presently NO available space to lease in either Ridge's Centerpointe Business Park or East Moreno Valley-Rancho Belago area. The South Industrial Area, with more than 5 million square feet of total building product, has a modest vacancy rate of 2.4%, with only a 125,600 S.F. sub-lease opportunity. Presently the older area of Centerpointe has four available buildings--including two small buildings on Veterans Way, the former MVP RV facility on Elsworth

Street and the closed Ecolite facility at 22101 Alessandro Boulevard.

#### Best Place to do Business

On July 12, the City Council adopted Action Steps to create the broad framework to help establish Moreno Valley as a “Best Place to do Business”. Barry Foster and I have worked closely with the Economic Development (ED) Subcommittee in drafting the framework being recommended to the City Council. As part of the study, the ED Subcommittee and staff looked at 30 communities across the U.S. that utilize a variety of ‘best practices’ in striving to be a Best Place to do Business. Eventually, we focused on five cities—Austin TX, Chico CA, Raleigh NC, Santa Clarita CA and Seattle WA to better understand the many best practices they employ in being a Best Place to do Business.

The recommended Action Steps presented to the City Council are envisioned as a way to help establish a solid foundation to use in further refining how specific tasks can be implemented in Moreno Valley. Some of the tasks being included for Moreno Valley’s Action Steps include:

- Implementing the use of E-Permitting
- Expanding and strengthening the City’s current ombudsperson and pre-development review programs
- Explore ways to improve the Economic Development web site and marketing programs
- Hosting a variety of workshops with contractors, developers and businesses all aimed at improving doing business in Moreno Valley
- Explore developing an incentive rate structure for the City’s Utility to help attract new business opportunities
- Enhance the City’s Business Resource Guide and Shop MoVal programs
- Increase the use of social media and implement e-newsletters to better educate the community about what is happening in Moreno Valley

#### Economic Development Summary - July 2011

The Economic Development Summary has been updated for July and is available on the City’s website or via hard copy in the information rack on the 2<sup>nd</sup> floor of City Hall.

#### Leadership Moreno Valley Program Graduates Class of 2011

The Leadership Moreno Valley Program graduated the Class of 2011 at a Graduation Luncheon on June 23, at

the Moreno Valley TownGate Community Center. The Leadership Moreno Valley Program is a cooperative effort between the City of Moreno Valley and the Moreno Valley Chamber of Commerce.

Thirteen local business and civic leaders completed the 2010-11 program, which is comprised of nine monthly-themed sessions from October through June. Each session offered discussions, tours, and “hands-on” activities covering a variety of topics and services including; government, business, media, public safety, health, education, natural resources, military and quality of life. Graduates included: Patricia Buzas of the Jan Peterson Child Development Center; Brian Fountain of Val Verde Unified School District; Vanessa Herrera of Visterra Credit Union; Donna Jacomet with Eastern Municipal Water District; Greg Kuster, of March Field Air Museum; Randy Metz with the City of Moreno Valley; Ross Nakatani of Blazar Communications; Kalpesh ‘KP’ Patel of LaQuinta Inn & Suites; Susan Rand with Riverside County Regional Medical Center; Deborah Rose with Riverside County; Mark Sambito with the City of Moreno Valley; Greg Sandoval of Moreno Valley College and Bertha Wallace with Mary Kay Cosmetics. Applications are available for the 2011-12 year through the City’s Community & Economic Development Department and the Moreno Valley Chamber of Commerce. Applications will be accepted until September 8. The new program year begins on October 6.

#### ***Building & Safety Division***

##### Harbor Freight Tools DC

Work is progressing towards the opening of the new Harbor Freight Tools Distribution Center (DC) in the Centerpointe Business Park. Racking is nearly complete for the new 779,016 S.F. DC that is situated at the NW corner of Cactus Avenue and Graham Street. Grading is also progressing for Harbor Freight Tools truck parking facility that will be situated north of the DC. The goal is to start moving product out of the new DC in Moreno Valley in November. Starting in early fall, Harbor Freight will begin hiring new employees for the Moreno Valley operation which will eventually serve Harbor Freight distribution needs throughout the western U.S. Harbor Freight Tools will start with 100 workers in Moreno Valley, but then ramp up to 350 by late November.

##### Skechers USA

Development Services staff lead by Barry Foster, with support by the Building Official, Planning Official, Land Development Division Manager, and Fire Marshall have worked closely with Highland Fairview and Skechers USA for another occupancy of the 1.8 million square

foot facility in the Rancho Belago area of eastern Moreno Valley. A Temporary Certificate of Occupancy (TCO) will be issued in early August for the use of about 90% of the Skechers facility. The area to be used with the TCO includes the entire Distribution Center, but does not include the office and retail store areas which are still under development. Skechers USA is busy moving product into the new Moreno Valley facility. The completion of the entire Skechers facility is planned for later this fall.

#### First Industrial

Development has started on the first new speculative industrial building in Moreno Valley in several years. First Industrial Realty Trust has secured a permit and started grading on the project situated on Nandina Avenue, just west of Perris Boulevard. Construction drawings for the 691,960 S.F. building have been approved and a Final Parcel Map went before the City Council on July 26 to enable building construction to start in August. Negotiations are on-going with two potential users for the project, which is being marketed as the San Michele Logistics Center.

### *Code & Neighborhood Services Division*

#### Unpermitted Signage

The City of Moreno Valley, like most municipalities, is often besieged with residents and business owners posting illegal signage in the public right of way. These unpermitted signs are placed along major thoroughfares including being attached to trees, light poles, utility poles and traffic signals and serve as advertisements for shows, events and garage sales. Unfortunately, most signs are never retrieved by their owner which results in the proliferation of discarded signage along major arterials creating blight Citywide.

Code Compliance staff from the Code & Neighborhood Services Division primarily address the problem through a pro-active sign removal effort, but also conduct investigations into businesses that are the most egregious offenders. City Staff issues these offenders a warning notice for the first violation and then can escalate enforcement for subsequent offenses through the administrative citation process.

So far in 2011, staff has removed more than 2,000 unpermitted signs from the public right of way and has issued sixteen citations to individuals for violating City regulations. Staff will continue efforts to address this issue and will provide City Council with quarterly updates through future City Manager reports.

### *Neighborhood Preservation Division*

#### Recent Improvements to NSP

In conjunction with the City's four authorized Development Partners, the City of Moreno Valley has acquired 43 single family properties through the Neighborhood Stabilization Program (NSP) for the purposes of rehabilitating and reselling them to income-qualified households earning up to 120% of the Area Median Income. Since receiving a grant award of \$11.39 million, the City and its Development Partners have been extremely active acquiring properties and creating homeownership opportunities. Below is a summary of the NSP Acquisition, Rehabilitation, and Resale Activity:

Total Properties Acquired:	43
Properties in Rehabilitation/Pending Listing:	4
Properties on the Market:	13
Properties with an Accepted Offer/ in Escrow:	8
Properties Resold / Escrows Closed:	18

City staff is committed to the continued success of the NSP Program. As a result, periodic changes are made to react to changing market conditions, along with pursuing improvements of the effectiveness of NSP efforts. In response to the softening residential real estate market and ever-changing homebuyer needs, recent modifications have been made to the NSP and Homebuyer Assistance Program (HAP) programs.

The changes include:

- **Revisions to the Homebuyer Assistance Program (HAP) Program.** On May 20, the City Council adopted modifications to the City's down payment assistance program. The recent changes to the Homebuyer Assistance Program (HAP) include a reduced loan term from a 30-year term to a 20-year term. In addition to the reduced loan term, a loan forgiveness feature has been added. Upon the 20-year loan maturity, the loan becomes forgivable. These benefits serve as added incentives to the already great benefits of the HAP, namely, the zero-percent interest rate and deferred payments. Since the recent changes to the HAP, the Development Partners, listing agents, and lenders working with NSP have positively expressed their opinions of the value added to the HAP and an increased desirability of the NSP properties. The City has already provided homeownership assistance to one homebuyer and is currently processing several more applications.
- **Partnering with Neighborhood Partnership Housing Services (NPHS).** The City of Moreno

Valley has recently contracted with NPHS to assist with the processing of all NSP homebuyer qualifications and Homebuyer Assistance Program (HAP) loan applications. NPHS will be the primary point of contact and will be responsible for working directly with lenders in facilitating the homebuyer qualification and NSP-related HAP application loan processes. NPHS has worked closely with the City of Moreno Valley to establish a streamlined two-phase approval process that should result in greater consistency, continuity, and the timely processing of homebuyer applications.

NPHS has a proven track record and has successfully assisted various cities—including Rialto, Fontana, Chino, Ontario and Hemet, with the administration of their NSP efforts by providing support with homebuyer qualifications, down payment assistance loan applications, and homebuyer education. Since Moreno Valley has joined forces with NPHS, twenty-two buyer qualification files have been received and thirteen *preliminary* buyer eligibility determinations have already been approved.

With the assistance of NPHS and the recent changes made the HAP program, it is anticipated that the productivity of the resale process will increase—aimed at stimulating more interest in Moreno Valley’s NSP property inventory.

#### YOC Opens

The new Youth Opportunity Center (YOC) for Moreno Valley has opened at 22635 Alessandro Boulevard, in the Moreno Valley Professional Village. The YOC is operated by ResCare Inc., a leading national provider of workforce development and youth training services. ResCare operates the YOC, through a contract with Riverside County. ResCare also operates YOC’s for Riverside County in Perris and Indio.

#### Future of Redevelopment

The future of redevelopment in California remains unclear. Recently, the State adopted AB1 X 26 that abolished redevelopment agencies in California. Concurrently, the State adopted AB1 X 27 that allows cities to restore its redevelopment agency if it agrees to transfer a significant portion of its redevelopment revenue to the State. Under the terms of AB1 X 27, Moreno Valley would be required to pay \$6.17 million in FY 2011-12 and then \$1.45 million in annual installments thereafter. On July 18, the California Redevelopment Association (CRA) and the League of California Cities (League) filed a lawsuit asking the California Supreme Court to overturn AB1 X 26 and

AB1 X 27 because the legislation violates the California Constitution. The cities of San Jose and Union City joined CRA and the League as plaintiffs against the State of California. Additionally, the lawsuit claims that AB1 X 26 and AB1 X 27 violate Proposition 22, a constitutional amendment which was passed by 61% of the California voters in November 2010.

Many cities in California are scrambling with being able to make the ‘ransom’ payments sought by the State to continue to be able to operate their redevelopment agencies. Moreno Valley is NO exception and will have to stretch deep into the financial resources of the existing fund balance of the RDA to make the initial \$6.17 million payment, along with the annual installments of \$1.45 million. However, it is critical for Moreno Valley to continue operating the RDA and fulfilling its existing financial obligations. On July 26, the State required actions went before the City Council to take the necessary steps (including a number of resolutions and an ordinance) to continue Moreno Valley’s RDA.

#### Affordable Housing Projects

Two affordable housing projects in Moreno Valley were approved prior to the adoption of AB1 X 26 and the suspension of redevelopment in California. Both Rancho Dorado South and the Hemlock Family Apartments have approved Affordable Housing Agreements with Moreno Valley, as well as having recently secured federal tax credit allocations. Please note, Moreno Valley has the ability to fund both of these projects, as well as make the payments specified under AB1 X 27. Both of these projects are looking at starting construction this fall.

#### Housing Resale Activity-July 2011

The housing resale market continues to struggle in the Inland Region. During the past 18 months the average resale values have gone up and down like a yo-yo in Moreno Valley, along with other nearby communities. Good news—in June 2011, the average home price increased by 1.8%—going from \$153,909 in May to \$156,729 in June. The unstable home values in Moreno Valley are further illustrated in the fact that the average resale home value has only risen from \$155,517 in January 2010 to a value of \$156,729 last month.

With a bit more good news, the number of resale transactions increased last month going from 232 in May to 271 in June, this is a healthy 14.4% increase.

Home sale values in June were also mixed in other nearby communities including Perris and Hemet/San Jacinto seeing increases and Corona, Riverside and Temecula seeing downturns. Let’s hope for a period of stability in the housing market in the Inland Region.

## ***Planning Division***

### Energy Efficiency and Climate Action Plan

The kick off meeting with the consultant for the greenhouse gas analysis study, Atkins North America Inc, occurred on June 23. The study will look at greenhouse gas emissions from both the City as an organization and the entire community. The analysis will provide recommendations for possible inclusion in the final draft of the City Council initiated Energy Efficiency and Climate Action Plan. The study is projected to be completed this October and will be funded entirely (including City staff support time) from the previously received Federal Stimulus Grant.

### Planning Commission

At the meeting of July 14, the Planning Commission took the following action:

Approved a Plot Plan and Amended Master Plot Plan for a new Kaiser Medical Building. The project is a 75,000 S.F. medical office building on Iris Avenue, adjacent to the Kaiser Moreno Valley Community Hospital. The project was continued from the June meeting at the request of the applicant. During this time, the applicant revised the proposed site grading, landscaping and building elevations in response to comments from the adjacent property owner – Highland Fairview. The proposed building includes an urgent care center, pharmacy, and various medical offices and laboratories. The project also includes a new 372-space parking lot. The applicant, Kaiser Foundation Hospitals, has indicated their intent to start construction of the facility later this year. According to Kaiser representatives, the facility will house 167 new employees, including adding 49 new doctors.

### Administrative Approvals

The following projects recently secured administrative approvals:

- Amended Plot Plan for revisions to an approved industrial warehouse building on the north side of Nandina Avenue west of Perris Boulevard. The revisions include removal of office areas, along with changes to the parking lot, driveway, circulation and water quality basin changes. The revised building footprint is 691,960 S.F. The applicant has commenced grading and anticipates pulling a building permit before the end of July. The applicant is First Industrial LP.
- Plot Plan for an interim truck storage facility at the northwest corner of Nandina Avenue and Perris Boulevard, in conjunction with the project highlighted above. The existing approval for an 180,000 S.F. warehouse industrial building will

remain in place to provide maximum flexibility to the applicant for the future development of the site. The applicant is First Industrial LP.

- Amended Plot Plan for revisions to an approved industrial warehouse building at the northwest corner of Cactus Avenue and Frederick Street. The revisions include removal of office area, along with parking lot, driveway and circulation changes. The revised building is 522,772 S.F. The applicant has submitted for plan check and has expressed interest in moving forward with development of the project later this year on a speculative basis. The applicant is Overton Moore Properties.
- Plot Plan related to a lot line adjustment to facilitate the operations of the relocated Moreno Valley Buick GMC dealership. The applicant is Moss Bros. Moreno Valley Properties LLC.
- Amended Plot Plan to facilitate expansion of the iHerb Distribution Center on the west side of Indian Street south of Grove View Avenue. The expansion includes substantially more office areas than originally envisioned for the building. The revisions include additional parking to accommodate the anticipated higher number of site employees. The expansion should be completed later this year. The applicant is RKV Inc. for iHerb.
- Extension of Time for an approved condominium project on the south side of Sunnymead Boulevard east of Perris Boulevard.
- Amended Plot Plan for revised paint colors and signs for the Chevron Service Station located at the NE corner of Cactus Avenue and Elsworth Street. The applicant is Jim Forgey for Chevron.
- Plot Plan for a 1200 S.F. detached garage /shop for a single family home at 28795 Kimberly Avenue. The applicant is Anusom Supabyotin.
- Plot Plan for a 925 S.F. detached patio cover and deck for a single family home at 25280 Pico Vista Way. The applicant is Ed Hoffman.

### West Ridge Commerce Center

At the request of the applicant – Ridge Property Trust, the appeal filed for the West Ridge Commerce Center, proposed was continued from the July 12 meeting to the August 23, City Council meeting. The proposed project is an approximately 937,000 S.F. warehouse/industrial building proposed for a 55-acre site on the south side of the SR60 and west of Redlands Boulevard. The project includes a Zone Change and Municipal Code Amendment to permit the proposed use.

### Dark Sky Ordinance

The Dark Sky Ordinance was continued by the City Council at its July 12 meeting to a future City Council

study session. The continuance was requested to allow staff time to review and incorporate recently adopted Federal light fixture efficiency standards. The Ordinance will return to the City Council early next year. The proposal is the follow up to a City Council request early last year to consider adoption of a Dark Sky Ordinance. Such consideration was required pursuant to the Settlement Agreement for the Highland Fairview Corporate Park.

#### Western Realco

A kick off meeting was held July 12 with the project applicant, environmental consultant, City peer consultant and staff. Comments received from responsible agencies and other interested parties as part of the Environmental Impact Report (EIR) Notice of Preparation (NOP) were reviewed. Written comments on the NOP were accepted through July 12 and oral comments were provided at a public meeting held on June 23. The environmental consultant indicated that the Draft EIR will be submitted to the City in August for review by staff and the City's peer environmental consultant. The proposed complex is located at the southeast corner of Heacock Street and Iris Avenue in the Moreno Valley Industrial Area. The complex includes four buildings, ranging in size from 16,732 to 1,103,003 S.F., with a total of 1,484,407 S.F. on 67 acres.

#### Southern California Edison Grant

Staff has submitted the first series of reports to Southern California Edison as required by the Local Government Strategic Plan Strategies program grant. The reports outline a training program for building inspectors and other City staff related to new energy efficiency codes and a schedule for the development of an energy efficiency chapter for the City's Energy Efficiency and Climate Action Strategy. The grant will provide funding to expand and continue the Energy Efficiency and Climate Action Strategy, including the preparation of a greenhouse gas analysis, as well as provide funding for building inspector training in energy efficiency codes. The \$375,000 grant was presented to the City Council for acceptance in February.

#### Prologis Business Park

Prologis has restarted processing of its 2,268,000 S.F. warehouse - business park proposed for the south side of SR 60, east of the Moreno Valley Auto Mall. The project manager for Prologis has indicated that the environmental impact report for the project will be submitted in August. The proposed business park project includes 5 buildings ranging in size from 186,000 to 861,000 S.F. The proposal includes a zone change to Light Industrial and a General Plan Amendment for the southern portion of the site from various residential

designations to Business Park. Staff has received responses to its request for proposals for a peer environmental consultant, with selection anticipated prior to the end of July.

#### Highland Fairview Corporate Park

Highland Fairview has submitted revisions to a sign program for their Highland Fairview Corporate Park on the south side of the SR 60, between Redlands Boulevard and Theodore Street. The proposed program includes two fifty-two foot high freeway oriented signs as well as monument signs along Eucalyptus Avenue and wall signs for the Skechers warehouse/distribution center that require variation from the City's sign code as permitted pursuant to approval of a sign program. Staff provided comments back to the applicant within one week and anticipates a re-submittal shortly to permit final review and approval of the program.

Staff also received an application related to the installation of solar panels on a portion of the roof of the warehouse. The installation appears to address the mitigation measure from the project approval related to providing alternative energy equivalent to the project's office and retail area needs. Staff is in contact with the project applicant to provide additional information, such as equipment appearance and screening, to clarify the application prior to completing review comments.

#### Foreclosures and Homes Listed for Sale

Information available from the RealtyTrac website for June shows an increase in foreclosure activity in the City, similar to all of Riverside County and most other western Riverside County cities. The website reported one in 109 housing units in Moreno Valley were in some stage of foreclosure. This compares to a rate of one in 132 units in April, a seventeen percent (17%) deterioration. The current rate is still a twenty five percent (25%) improvement from June 2010, when the rate was one in 87 units. Foreclosure activity was eighteen percent (18%) worse in the region, with the highest rates in communities with the highest levels of single family housing construction during the past building boom. Moreno Valley is in the middle of the list of local communities with Corona and Temecula. Slower growth areas such as Riverside and Banning had much better rates, and faster growth areas such as Beaumont, Murrieta and Menifee had much worse rates. Calimesa had the lowest rate locally (1 in 492) and Winchester had the highest rate (1 in 21). By zip code, area 92555 had the highest rate in the City (1 in 44) and area 92553 had the lowest rates (1 in 142). Foreclosure activity increased in all zip codes. Moreno Valley had 512 reported in some stage of foreclosure in April, compared to 422 in March. The City of Riverside had



the highest number of reported foreclosure properties at 768 and Corona had 558.

Information available from the Realtor.com website indicates a decrease in the number of homes for sale in the City and some weakness in median asking prices. As of July 1, 2011, 1,113 homes were listed for sale, compared with 1,119 on June 1st, and 1,011 in July of last year. January 2010 marked the low point for inventory in recent years. Inventory fell sharply in 2009 from a high of 2,068 in January 2009, and increased throughout 2010 and early 2011 before flattening out the last few months. The median asking price \$150,000, compared with \$156,500 in June and \$155,000 last July. The current inventory of homes for sale is approximately a four month supply. Anything less than a six month supply of homes for sale is considered positive.

## FINANCE & ADMIN SERVICES DEPT

### *Animal Services Division*

#### Animal Services Division Low Cost Rabies Vaccination Clinic Results

The Animal Services Division conducted two very successful low cost rabies vaccination clinics, one on May 28, at the Moreno Valley Animal Shelter and one on June 25, at Hound Town Dog Park located at the Equestrian Center. The results of these two clinics are as follows:

Number of Dog Licenses Sold: 146  
Number of Microchips Sold: 16  
Fees Collected: \$4,342

Pet owners patiently lined up at both clinic sites (pictured below) with their dogs in tow as Animal Services staff and volunteers assisted pet owners with preparing their pets for their required rabies vaccinations. Annual routine vaccinations were also offered at a reduced price during both of these three-hour long clinics. Dr. Rachel Sangl and her staff are pictured working together vaccinating an owner's pet at Hound Town Dog Park.



Low Cost Rabies Vaccination Clinics will resume this Fall. The low cost rabies vaccination clinics are a cooperative effort between the Animal Services Division, Moreno Valley Department of Parks and Community Services and Dr. Marshall Scott, DVM & Associates.

## FIRE DEPARTMENT

### Status of Truck 58

On Monday June 27, Moreno Valley Fire Department defunded and un-staffed Truck 58. Truck 58 was a 75 foot Aerial truck housed out of the Moreno Beach Fire Station # 58. This reduction caused 8 members of the Fire Department team to be reassigned to other Fire Stations throughout Riverside County. Also on the morning of June 27<sup>th</sup> Truck 6 from Towngate Fire Station # 6 was re-numbered back to its previous identifier "Truck 2" and was moved back to Sunnymead Fire Station # 2. This move was necessary to more centrally locate the Fire Department's two truck companies. Moreno Valley Fire Department now has two 100 foot aerial ladder trucks staffed at Sunnymead Fire Station # 2 and College Park Fire Station # 91. These apparatus are staffed with specially trained Firefighters and equipment that have additional / advanced training in Firefighting and Technical Rescue disciplines. These apparatus are critical to saving lives and property from fire and other life threatening emergencies. Truck 58 from the Moreno Beach Station will remain housed at Station 58 and will be used as a reserve truck in times when Truck 2 or Truck 91 are out of service.

## HUMAN RESOURCES & RISK MANAGEMENT DEPARTMENT

### Update Regarding Transfer of City ACES/STARS After School Grant Funded Program to THINK Together Inc.

All thirteen STARS City career employees were hired by THINK Together Inc., as part of the City's transfer of the after school program to THINK Together Inc., effective July 1. The majority of the 382 temporary employees of the STARS After School program are expected to be employed by THINK Together Inc., when the local schools open after summer vacation. HR staff completed a comprehensive work environment review regarding the STARS Program and shared the information from the study with the STARS staff and the leadership of THINK, in order to promote further development of the staff who operate the after school program.

### On-line TargetSafety.Com Safety Training for Field Service Employees

On-line safety training with TargetSafety.Com is being coordinated for all field service employees from the following four departments: Public Works, Parks, Financial & Administrative Services, and Community & Economic Development. Approximately 70 field service employees will be receiving training on topics from First Aid and Hazardous Material Awareness to Safe Driving and Workplace Safety Inspections. The City enjoys a special rate of \$15 per employee per year for employees

to receive the on-line training with over 60 certification courses to choose from.

## PARKS & COMMUNITY SERVICES DEPT

### *Administration*

During the summer months, Parks and Community Services has seen an increase in online registration. This site was first launched on April 9, 2009. Clients have registered for classes and programs online and have done so in English and Spanish. This bilingual online tool, the first of its kind throughout the Inland Empire, offers users a second language for registering for activities and programs. Clients may also check the availability of their favorite facility on line. If clients do not already have their own private online account, they can request one with our easy and secure online registration centre. The address for the site is <http://online.activecommunities.com/morenovalley> or you can access the site through the City's website address <http://moreno-valley.ca.us>

The seniors will be enjoying Hamburger Day on August 11 from 1:00 p.m. to 3:00 p.m. at the Senior Community Center back patio.

The Senior Community Center's Luau Party will be held on August 19 from 1:00 p.m. to 3:00 p.m. Throw on your grass skirts and Hawaiian shirts and join us for our annual luau. We will have light refreshments & live entertainment. The Senior Center is located at 25075 Fir Avenue. For information, please contact the Moreno Valley Senior Center at 951.413.3430.

The Moreno Valley Parks and Community Services Department will host its annual Youth Fest on September 10 from 10:00 a.m. to 2:00 p.m. at Moreno Valley Community Park, located at 13380 Frederick Street. The event will showcase youth-oriented businesses and services in the community. This is a great time for families to come out to the park and see what the community offers to our youth. For information on obtaining a booth or for general information, contact the Parks and Community Services Department at 951.413.3280. Stay connected through Youth Fest!

The Moreno Valley Parks and Community Services Department will host a Time for Tots Open House on August 18 from 10:00 a.m. to 12:00 p.m. at the TownGate Community Center located at 13100 Arbor Park Lane. This annual event showcases the Time for Tots program which prepares children ages 3-5 years for kindergarten. This is a great time for families to come out to the park and see what the community offers to their youth. There will be an information booth, light

refreshments, free entertainment, and various activities for children.

All new this summer – Easel on Down! Artists are invited to display their work and paint in the park. Bring 2 to 5 completed works of art for the public to view, who knows, you might gain a few admirers. “Easel on Down” takes place from 10:00 am to 2:00 pm the fourth Saturday throughout the summer at Ridgecrest Park 28506 John F. Kennedy Dr. Come enjoy the ambiance and meet other artists. Bring your easel, table, art supplies, chair, and perhaps enjoy a picnic lunch. For more information contact Commissioner Laretta R. Phillips at 951.247.4848 or email [tagofmv@live.com](mailto:tagofmv@live.com) or Moreno Valley Parks and Community Services at 951.413.3280.

The summer sessions continue to run smoothly with new and continuing students enjoying the creative curriculum. Themes for the sessions in early July included safari and America and on the farm and round-up. Those registered for the summer sessions are also participating in Harkin's Movie Theater Summer Movie Fun watching MegaMind, How to Train Your Dragon, and Despicable Me. Each week also features water days and other fun-filled summer activities.

Summer Valley Kids Camp registration continues to steadily grow with children in kindergarten through eighth grades. Attending children spent the beginning of the month playing fun-filled games, performing creative skits, watching movies, playing video games, creating artistic crafts, playing carnival-like games and activities onsite, and attending action-packed field trips to the Los Angeles Zoo and Yucaipa Regional Park. The camp will be open until August 9.

### *Library Services Division*

#### Summer Reading Program

The annual Summer Reading Program concluded its registrations on July 14 with a record amount of signups! Participants included 221 Toddlers (ages 2-4), 1,022 Children (ages 5-11), 266 Young Adults (ages 12-18) and 273 Adults (ages 19 and over), for a grand total of 1,782 readers! The deadline for picking up prizes was Thursday, July 21. Those participating in the Super Reader program had until July 30 to turn in their logs, to vie for recognition at the August 23 City Council meeting. The Summer Reading Program is sponsored through the generous support of the Moreno Valley Friends of the Library and various local merchants.

#### Play and Learn Island on Loan

Babies and young children learn through play. It is their source for information about the world. The Rancho

Cucamonga Public Library has created four specialized stations for young children and their families to play together and learn. These stations, or Play and Learn Islands (PALs), are small interactive, museum-like exhibits that are designed to incorporate critical types of educational play in a library space. At these stations children will imagine, discover, create, and bring learning to life. One of these PALs will be on free loan to Moreno Valley Public Library from August 2 through September 24. To be located in the Children's Library, this station features both dig and build platforms. Children may participate in a variety of hands-on activities, encouraging different types of educational play and appealing to a range of ages, all to encourage the family to play and learn together.

Play and Learn Islands are made possible through the support of a Library Services Technology Act (LSTA) Grant from the California State Library and a generous donation from the Rancho Cucamonga Library Foundation.

### ***Park Projects***

Lasselle Sports Park is in its final phase of design of the site and restroom/concession. The developer is in the process of obtaining required permitting from the Department of Water Resources, EMWD, and the City. Completion of the project is planned for fall/winter 2012.

Shadow Mountain Park officially closed on May 2, for construction of the ballfield lighting and restroom. After the project is complete, there will be a 90-day maintenance period for establishment of replacement turf. Additional work will be added to slurry and stripe the parking lot, remove failing tree planters and install new trees. The project appears to be ahead of schedule. Completion of maintenance and the park's re-opening is scheduled for November 2011.

The replacement of the play equipment at John F. Kennedy and Woodland Parks has been completed.

The planning process for the replacement of play equipment at Ridgecrest and Gateway Parks will begin this month. Installation is expected winter 2011.

### ***Parks Maintenance Division***

Completed projects include the R&R irrigation pump at Victoriano Park; repaired damage from rain storms at Equestrian Center and Hidden Springs Paseo trails; removed and repaired sump pump at Community Soccer Fields; and installed new walkway lighting at El Potrero Park.

Projects in progress including replanting beds at various park sites 70% complete; aerating and fertilizing parks 75% complete; repairing area drains at Cottonwood Golf Course 90% complete; weed abatement of March Field open space; weed abatement of aqueduct bikeways; and planting trees at various park sites.

The total cost for vandalism/graffiti during June was \$3,437. Total labor hours for vandalism/graffiti during June were 73 hours, approximately 9 full-time work days.

Court referrals performed a total of 873 hours during June. The total hours for court referrals in 2011 are 6,149 which equates to approximately 769 full-time work days.

The mobile stage was rented for the following events:

- June 7: March Mountain High School Graduation
- June 9: Moreno Valley College Commencement
- June 19: Imani Praise Fellowship Church Event

### ***Recreation Division***

The summer session began on June 13 with a large number of new children joining the program. The eight-week summer session includes themes for each week: recycling and nursery rhymes, safari and America, on the farm and round-up, and ocean life and super heroes. Creative curriculum was created by staff to coincide with these themes. Those registered for the summer sessions will also participate in Harkin's Movie Theater Summer Movie Fun. Each Friday features an exciting movie that the children are sure to enjoy.

Recreation classes continue to gain popularity within the community with many classes continuing to increase registrations. The summer session of dance classes such as Dance Exploration, Ballet, and Hip-Hop especially saw an increase of registration during the month of June. Art classes and music classes also had a dramatic increase in monthly registrations with many classes filling close to capacity or filled completely. Many instructors are also putting together their performances with their students for the annual YouthFest to be held in September.

Summer Valley Kids Camp began on May 31 for children in kindergarten through eighth grades. Registration has been steadily increasing into the triple digits since early June and continues to grow. Attending children spent the beginning of their vacations playing fun-filled games, performing creative skits, watching movies, playing video games, creating artistic crafts including carnival-like games

and activities onsite, and attending an action-packed field trip to Brunswick Moreno Valley Bowl. Many more fun-filled activities are planned during the summer. It is sure to be an exciting summer at Valley Kids Camp.

Our Pee Wee and Junior Spudball program has 120 youth playing baseball multiple nights of the week.

Men's basketball will begin playoffs in July and will start their next season in early August.

## PUBLIC WORKS DEPARTMENT

### *Administration*

#### Ironwood Avenue Improvement From Heacock Street To Perris Boulevard

This project is the second phase of the Ironwood Avenue improvements from Heacock Street to Perris Boulevard. This project will construct full street improvements on both sides of Ironwood Avenue. The improvements will include widening the road by constructing two additional lanes and installing curb, gutter, and sidewalk. There are 16 Southern California Edison (SCE) power poles to be relocated prior to the project construction. This section of Ironwood Avenue has twenty-six (26) properties, most with existing single-family residences from which the City needs to acquire right-of-way. Right-of-way acquisition was completed in December 2010. The construction of SCE power pole relocation will start in July 2011. The design of the project is at 100% completion. The project is budgeted for construction in FY 2011-2012 and will start after the completion of the power pole relocation in November 2011.

#### Morrison Park Fire Station

This project will construct a new fire station at the northeast corner of Cottonwood Avenue and Morrison Street occupying approximately 1.5 acres. The Morrison Park Fire Station will be a two-bay fire station with low maintenance landscaping design. The project is funded with Redevelopment 2007 Tax Allocation Bonds. The design is at 100% completion. The project will be advertised for bid in mid July this year. Construction will start in October 2011.

#### EOC Family Care Emergency Generator

Capital Projects is in charge for the Design and Installation of the Emergency Operation Center (EOC) building Family Care Emergency Generator. The City Hall EOC currently has a generator to provide emergency power to the City Hall building, the Public Safety Building (PSB), and the EOC. The City is planning to install a new generator serving a dual purpose which is to provide emergency power to the

Conference and Recreation Center Family Care Center locating in the north side of the Civic Center Buildings and at the same time be a back up to the existing City Hall EOC generator. The Electrical Engineer Consultant completed their analysis in July 2011. The design is tentatively scheduled from November 2011 to April 2012 with construction from May 2012 to August 2012.

### *Land Development*

#### Storm Water Compliance Inspections

The Public Works' Storm Water Management Program staff wrapped up their annual commercial and industrial inspection program on May 31. During the past year, Storm Water Management Program staff performed approximately 560 mandated compliance inspections of local businesses. Working in conjunction with the County of Riverside, businesses of varying types were examined to determine their adherence with the City's Storm Water Ordinance and regional water quality regulations. If deficiencies or violations were identified, Storm Water Management Program staff worked closely with the business owner to address the noted deficiencies or violations and bring the business back into compliance.

### *Capital Projects*

#### Heacock Street Improvements From Hemlock Avenue To Ironwood Avenue

This project consists of widening approximately 500 feet of the west side of Heacock Street from 390 feet north of Hemlock Avenue to 530 feet south of Ironwood Avenue. Project benefits include new sidewalk that will join existing roadway and sidewalks at both ends of the project. Additionally, three new street lights will be installed for improved vehicle and pedestrian safety. Construction is scheduled from July 2011 to October 2011, barring any unforeseen circumstances.

#### Sr-60/Nason Street Interchange Improvements

The Public Works Department hosted an open house for the SR-60/Nason Street Interchange Improvement Project from on Thursday, July 14. The public was invited to view project exhibits and were able to ask questions of project staff. For more information, contact the toll-free hotline at (888) 493-8410 or visit the project website at: [www.60nasonproject.com](http://www.60nasonproject.com).

#### Ironwood Avenue Street And Storm Drain Improvements (Indian Basin)

Work is almost complete on the Ironwood Avenue Street and Storm Drain Improvements between Heacock Street and Hubbard Street. All of the pipe systems in Ironwood Avenue draining south to the Indian Basin have been built and are being inspected by Riverside County Flood

Control and Water Conservation District, who will take over maintenance of the majority of the system. The contractor has completed and striped the new eastbound lane on Ironwood Avenue from Heacock Street to Nita Drive. Minor fence installation and cleaning of catch basins remain to be completed. The project is expected to be done in mid-July, barring any unforeseen circumstances.

### ***Land Development***

#### Proposed Oversized Load Being Transported by SCE

Southern California Edison (SCE) has been coordinating the relocation of several obsolete steam generators being removed from their San Onofre Nuclear Generating Station to a location just west of Salt Lake City, Utah. Prior to the start of transportation, the generators have been broken down into large, but manageable segments. The pieces will be fitted with a shielded shipping cover and packaged in accordance with the Department of Transportation (DOT) and the Nuclear Regulatory requirements. A special DOT permit was obtained for the shipment of these units.

Each portion of the generators being moved is over forty-six (46) feet long and weighs 760,000 pounds. Because of the extreme size and weight of the package, SCE and Perkins Transportation had to construct a special 24-dolly vehicle which would safely carry the cargo and distribute the weight over a large area to prevent damage to bridge structures along the haul route. This unique vehicle is 385 feet long, 20 feet wide and is fitted with over 160 tires.

Perkins and SCE have been working with CalTrans districts throughout the state to obtain the necessary approvals and encroachment permits needed to transport the oversized load through the state. The last permit was recently issued and pre-haul construction activities have commenced. CHP support was organized for the evening of July 31 and departed from San Onofre with the first of four (4) generators segments. In addition to the state agencies, SCE has coordinated with the City of Moreno Valley Public Works Department in preparation of the haul through our City. Transportation Division and Engineering Staff monitored the progress as the load was transported through the City late in the evening, providing inspection and support as needed.

The plan for movement of the first generator will involve the vehicle and load being parked along Perris Boulevard at Nandina in the early morning of August 4 as it completes the previous segment of the haul through the City of Perris. Both SCE and CHP will be providing security for the haul vehicle and cargo throughout the entire trip to Utah. The next portion of the trip will begin

very late in the evening of August 4 where the convoy of CHP and other security and support vehicles will travel north on Perris to Alessandro. Then the load will be hauled west on Alessandro and into the City of Riverside where it will continue its slow journey to Northern California and eventually to the final destination in Utah.

SCE and Perkins personnel will follow-up with City staff after passing through to ensure there was no damage to public infrastructure and any items removed to clear the way for the load were replaced in good condition.